CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

CULTURAL RESOURCES OFFICE PRESERVATION BOARD

REGULAR MEETING

WEDNESDAY MAY 27TH, 2009
1015 LOCUST ST. #1200
4:00 P.M.

APPROVAL OF APRIL 27TH, 2009 MINUTES

PRELIMINARY REVIEWS

A.	**3501-09 N. GRAND BLVD.**	**PRESERVATION REVIEW DISTRICT**
B.	**7944-48 N. BROADWAY**	**PRESERVATION REVIEW DISTRICT**

APPEALS OF STAFF DENIALS

C.	**3424R N. 14TH ST.**	**HYDE PARK HISTORIC DISTRICT**
D.	**3015 N. 19TH ST.**	**MURPHY-BLAIR NATIONAL REG. DIST.**

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
Cultural Resources Department

A.

Date: **May 27, 2009**
To: **City of St. Louis Preservation Board**
From: **City of St. Louis Cultural Resources Office**
Subject: **Preliminary Review: Demolition in a Preservation Review District.**
Address: **3501-09 N. Grand**
District: **Preservation Review District** **Ward: 3**

3501-09 N. GRAND AVENUE

Owner:
Daryl and Deborah Mitchell

Applicant:
Hon. Freeman Bosley, Sr. Alderman, 3rd Ward

Jurisdiction:
Preservation Review District

SITE OF PROPOSED DEMOLITION

Background
In April, 2007, the owners of the building at 3501-09 N. Grand applied for a demolition permit for the property. The proposed demolition of the building was opposed by Alderman Freeman Bosley, Sr. at that time, and that opposition, combined with staff's assessment of the quality of this large, early 20th Century commercial building led staff to the application in May, 2007. The owners, Daryl and Deborah Mitchell, did not appeal the staff denial, and the demolition was not perused.

Mr. Bosley has recently contacted staff to request that the demolition now be approved. Because the appeal time for the original application has elapsed, staff is taking the proposal to the Preservation Board as a Preliminary Review. If the demolition is approved by the Preservation Board, the owners will need to reapply for a demolition permit, or the Department of Public Safety could demolish the building and bill the owners.

LOOKING NORTH/EAST ON N GRAND FROM BUILDING	**LOOKING SOUTH ON N. GRAND WITH BUILDING IN THE FOR-GROUND**

Site and Surrounding Area:
This three story commercial building was constructed in 1905, with retail establishments on the ground floor and 8 apartments in the upper two stories. It has been inspected as a vacant building by the building division since 1989.

FOUR VIEWS OF STRUCTURE

LOOKING WEST ON HEBERT FROM INTERSECTION OF N. GRAND AND HEBERT

LOOKING EAST ACROSS FROM BUILDING AT INTERSECTION OF N GRAND AND HEBERT

Reasons for Application:

The 3rd Ward Alderman, Hon. Freeman Bosley, Sr. has asked that the Board reconsider the staff denial of the application for a demolition permit as a Preliminary Review.

....

Relevant Legislation
St. Louis City Ordinance 64689:
PART X - DEMOLITION REVIEWS
.....Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.
There is no Redevelopment Plan approved by ordinance for this site.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.
As constructed, the building would be described as a "Merit" Revival Style Neighborhood Commercial property type. Although it still retains much of it's original ornamentation and style, it has sustained considerable losses, and is therefore most likely currently described as "Qualifying"

VIEW OF TERRA COTTA AT PARAPHET	**VIEW THROUGH FRONT DOOR TO COLLAPSED REAR OF THE BUILDING**

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

> ***1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.***

LOOKING AT THE REAR WALL LOSSES THROUGH

THE LARGE FRONT COMMERCIAL WINDOWS

Although the building could be rehabilitated, the costs would be extremely high. It is unclear if a market would exist in the area for the range of rents that would be necessary to support the debt service on such an investment, even if the State and Federal Tax Credit Programs for Historic Preservation were used to off-set some of the rehabilitation costs.

> ***2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.***

NA

D. Neighborhood Effect and Reuse Potential.

> ***1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.***

The building is surrounded by vacant lots and under-maintained commercial buildings on Grand Avenue. Houses to the rear and across the street along Hebert are in fair to excellent condition.

LOOKING NORTH WEST BEHIND BUILDING (ABOVE)

LOOKING EAST AT RESIDENCES ON HEBERT PLACE ACROSS GRAND AVENUE

LOOKING DIERCTLY WEST ON HEBERT TOWARDS RESIDENTIAL AREA (ABOVE)

LOOKING SOUTH EAST AT COMMERCIAL BUILDINGS ON GRAND AVENUE

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The building consists of 15, 531 square feet over the three stories. While possibly eligible for listing in the National Register, it is not currently listed, although any rehabilitation would benefit greatly from the use State and Federal Tax Credit for Historic Preservation Programs to off set costs. The estimated cost of a National Register nomination for the site has been added to the estimated cost of rehabilitation. These costs, although based upon considerable staff experience in reviewing Tax Credit projects, are only approximate, and not based upon professionally prepared construction estimates. The costs are high because of the condition of the building.

Acquisition:		**0.00**
Rehabilitation costs per square foot:	**$225.00 X 15, 531 =**	**$ 3,494,475.00**
National Register nomination preparation:		**7,000.00**
Total estimated cost:		**$ .3,501,475.00**
Less Tax Credits for Historic Preservation:	**33% of total cost:@ $.85 per dollar:**	**$ 982,163.00**
Total estimated rehabilitation cost:		**$ 2,519,312.00**

AREA BUSINESSES: 1/4 MILE RADIUS

Number of Business	18	Number of Supermarkets	0
Total Wages	$1,891,570.00	Number of Pharmacies	0
Number of Employees	209	Number of Gas Stations	3
		Number of Restaurants	1
		Number of Hospitals	0
		Number of Fast Food	4
		Number of Banks	0
		Number of Law Firms	1

Demographics (Last Census Information) *

1 Mile Radius Around 3501-3509 N GRAND BLVD

Summary			
Population:	**19,965**	**Number of Households:**	**7,186**
Race			
Male:	9,060 (45.4%)	Female:	10,905 (54.6%)
Age Totals			
Under 5 Years:	**1,490 (7.5%)**	**45 to 49 Years:**	**1,310 (6.6%)**
5 to 9 Years:	1,926 (9.6%)	50 to 54 Years:	983 (4.9%)
10 to 14 Years:	**1,930 (9.7%)**	**55 to 59 Years:**	**749 (3.8%)**
14 to 19 Years:	1,715 (8.6%)	60 to 64 Years:	687 (3.4%)
20 to 24 Years:	1,213 (6.1%)	65 to 69 Years:	747 (3.7%)
25 to 29 Years:	1,150 (5.8%)	70 to 74 Years:	826 (4.1%)
30 to 34 Years:	**1,137 (5.7%)**	**75 to 79 Years:**	**609 (3.1%)**
35 to 39 Years:	1,308 (6.6%)	80 to 84 Years:	373 (1.9%)
40 to 44 Years:	**1,415 (7.1%)**	**85 Years and Over:**	**397 (2.0%)**

Area Incomes*

1 Mile Radius Around 3501-3509 N GRAND BLVD

Summary Information

Aggregate Household Income:	$204,855,700	Household Income Per Square Mile:	$66,061,387
Average Household Income:	$28,508	Per Capita Income:	$10,465

Household Income			
Less than $10,000:	**1,970**	**$10,000 to $15,000:**	**945**
$15,000 to $20,000:	837	$20,000 to $25,000:	619
$25,000 to $30,000:	**619**	**$30,000 to $35,000:**	**377**
$35,000 to $40,000:	337	$40,000 to $45,000:	256
$45,000 to $50,000:	**240**	**$50,000 to $60,000:**	**272**
$60,000 to $75,000:	275	$75,000 to $100,000:	217
$100,000 to $125,000:	**67**	**$125,000 to $150,000:**	**29**
$150,000 to $200,000:	0	Greater than $200,000:	48
Economic Breakdown			
Households Earning Over $40,000:	**1,433 (19.9%)**	**Households Earning Over $50,000:**	**937 (13.0%)**
Households Earning Over $60,000:	665 (9.3%)	Households Earning Over $100,000:	173 (2.4%)

* Information on Business Profiles, Demographics and Area Incomes provided by City of St. Louis Geographic Information System (GIS) maintained by the Planning and Urban Design Agency.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such

consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No information concerning Economic Hardship has been provided by the owner or applicant.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

NA

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

The building is the only dominant site on the block face. When demolished, the site will be a vacant lot as indicated by the map (illustrating parcels) below.

...

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The building holds the corner of this commercial boulevard and has some continuing merit, especially when compared with the large vacant lot which will be revealed if it is demolished. It also, however, is in deplorable condition, especially as experienced at the pedestrian level, and its derelict nature does little to improve the appearance of the streetscape.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

NA

Comments

The building has been inspected as a vacant building since 1989. 20 years. It has owned by the current owner, Daryl Mitchell, since 2007. It was previously owned by a family member since at least 1997). The building has not been maintained or even boarded-up. City records indicate at least 39 complaints about conditions at the building since 1998.

Conclusion
Approval of the demolition of this size and prominence on a major commercial street will have a serious effect on the urban design of the neighborhood, not only will the building be gone, leaving a large, potentially unmaintained series of vacant lots, but also the building still retains architectural value.

On the other hand, a conservative estimate of the cost for rehabilitation and re-use of the building suggests that the costs would not be recovered, and that any rehabilitation within the foreseeable future is unlikely as the current demographic information about the surrounding area suggests that income levels and ages of the residents would not support a 'high-end' retail and residential development at this location.

The alternative to demolition is to keep the building in its current condition. Although the owner has not maintained the structure, the Property Taxes are current. The owner is not currently being prosecuted in City Court for the condition of the building, however he has not appeared to address the condition of the structure. Mr. Daryl Mitchell has owned the site since 2006.

The City Assessor's Office records are illustrated below:

Sales History Record 1	Sales History Record 2
Zero Value	Rltd. Pty.
Zero $ or $1 recorded	Buyer & Seller Related
12/14/2006	12/14/2006
$0.00	$0.00

In a correction to the previously published Agenda, staff has discovered that the past owners, Lloyd and Colleen Mitchell, **not the current owner, Mr. Mitchell,** had been cited for building code and health code violations for conditions at the property. A Bench Warrant for non appearance in housing court had been issued for these previous owners, however that Warrant has expired and was never pursued.

Alderman Bosley has written a letter asking that the Preservation Board approve the proposed demolition. It is unclear if the owner would re-apply for a permit, or if the building division would demolish the building and bill the owner for the cost.

Contact:

Kate Shea	Planning and Urban Design, Cultural Resources Office
Telephone:	314- 259-3463
Fax:	314-622-3413
E-Mail:	sheak@stlouiscity.com

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
Cultural Resources Department

B.

Date: May 27, 2009
To: City of St. Louis Preservation Board
From: City of St. Louis Cultural Resources Office
Subject: Appeal of Staff Denial: Demolition in a Preservation Review District.
Address: 7944-48 N Broadway
District: Preservation Review District **Ward: 2**

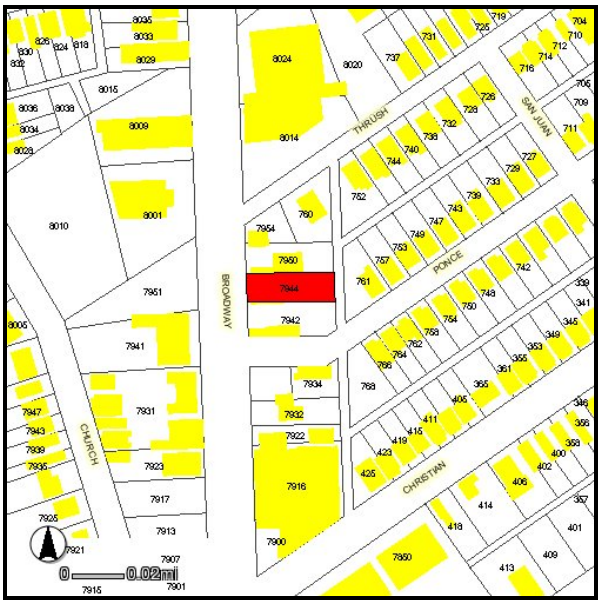
7944-48 N. BROADWAY SIDE VIEW

7944-48 N. BROADWAY
FRONT VIEW WITH ADJACENT BUILDING

Owner:
Lloyd and Lisa Baron

Applicant:
Gaines Wrecking Co Charles Gaines

Jurisdiction:
Preservation Review District



Background
In August, 2006 the owners of 7944 N. Broadway applied for a demolition permit for the building. In a meeting with staff, the owners stated that they own the entire block face on N. Broadway (7942, 7944, 7950 and 7954) in the 7900 Block where they run a plumbing and plumbing fixture business. They stated that they had no use for the building and could use the vacant land it occupies for their business. Staff denied the application for a demolition permit in September, 2006. The owners did not appeal the denial.

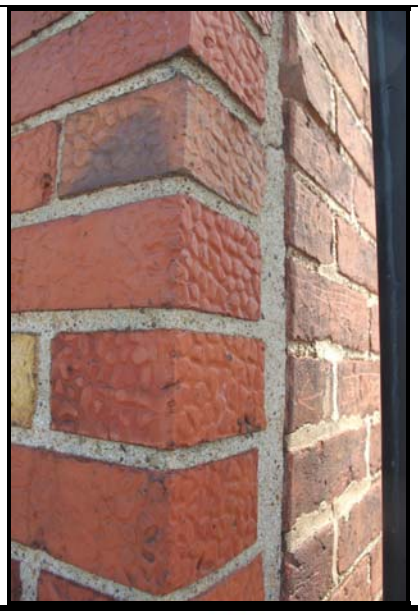
In April, 2009 the owners again applied for a demolition permit. Staff denied the application and the owners have appealed that denial to the Preservation Board.

Site and Surrounding Area:
The building at 7944 N. Broadway is an Italianate Vernacular Town House Property Type. These multifamily, residential structures were constructed during the early settlement of St Louis, when the region began to attract waves of German immigrants who swiftly replaced the early French settlers. These immigrants founded the towns of Bremen, where this building is located, North St. Louis and settled Soulard. This historic period of City development (1820-1870) is termed the "Walking City", as it predates the introduction of streetcars after the Civil War. The building on N. Broadway was most like constructed at some point during the 1860's.

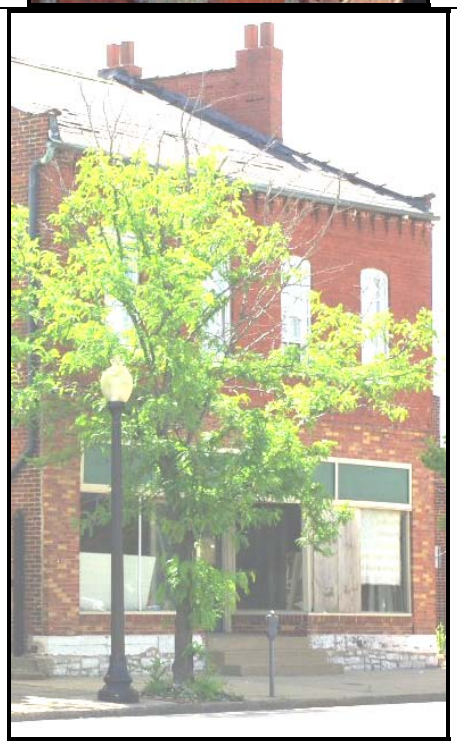
This building type is characterized by a relatively low sloped roof, tall Baltimore chimneys, a stone foundation, corbelled cornice and tall, narrow two-over-two windows under segmental arches on the second floor. An example of the property Type is the restored Scott Joplin House at 2658-60 Delmar Boulevard, which is owned and operated by the Missouri Park System as a historic site.

SCOTT JOPLIN HOUSE	**7944 N BROADWAY**

*"The Scott Joplin House is a four-family house, constructed about 1865. The Italianate vernacular building has six bays, with two sets of paired entrances, deeply recessed under round arches. Italianate influence is seen in the wood cornice with modest brackets, and the tall, narrow two-over-two windows under round arches on the first story and under segmental arches on the second. "**
*** ***City of St. Louis Preservation Plan,***



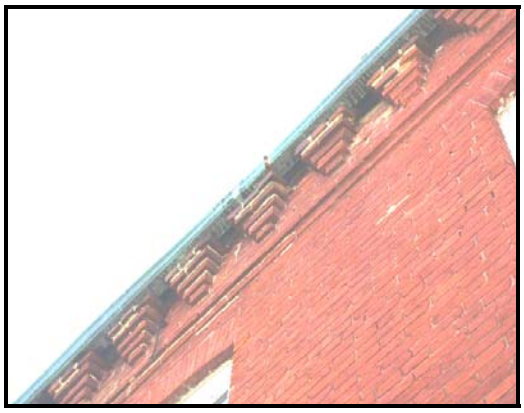
According to City building division records, the building was altered in 1900, when the first floor, originally containing four windows and a recessed entrance, was replaced with a commercial storefront. This alteration was verified in the field by viewing and documenting the differing brick types at the front wall and the large mortar joint which separates the original wall and the "new" front wall. Although the addition of a commercial storefront is an alteration to the original building, the alteration itself is 109 years old, and, thus, does not detract from the National Register eligibility of the building as a single site.



1900 ERA FIRST FLOOR STOREFRONT ADDITION

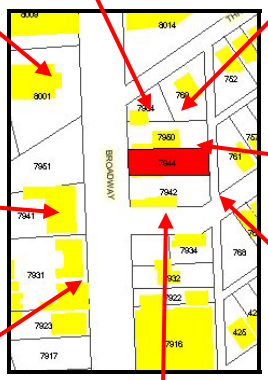
INTERIOR OF STORE FRONT CURRENTLY

PHOTOGRAPH OF THE BUILDING ILLUSTRATING THE BALTIMORE CHIMNEYS, LIMESTONE FOUNDATON AND SECOND STORY WINDOWS WITH SEGMENTAL ARCHES.
THE REAR ENCLOSED SPACE WAS ORIGINALLY A TWO STORY WOOD GALLEY PORCHE WITH STAIRWAYS FOR ACCESS TO THE SECOND FLOOR UNITS.

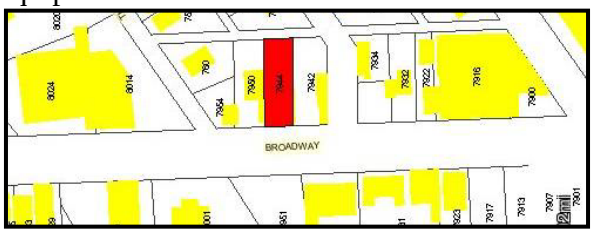


DECORATIVE BRICKCORBEL TABLE CORNICE

WHILE THESE BUILDINGS WERE ONCE UBIQUITOUS IN ST. LOUSI, THEY HAVE BECOME INCREASINGLY RARE, ESPECIALLY IN BREMEN.

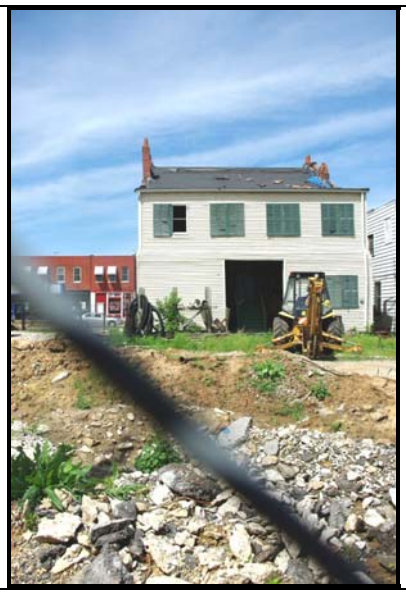


The building is located in the Bremen neighborhood, in the 7900 block of N. Broadway, a commercial street with active businesses on the east and west side. The east side of the block-face, from the street to the alley at the east, is controlled by the building's owners. It is surrounded by a chain link and other metal fences and is maintained as a mostly unpaved lot with outside storage of equipment and other trade items.



VIEWS OF ALL PARCELS ON N BROADWAY CONTROLLED BY THE OWNER.
ABOVE ARE PHOTOGRAPHS OF THE LOTS FROM N. BROADWAY AND A VIEW FROM THE ADJACENT (NORTH) THRUSH.

BELOW ARE VIEWS FROM THE ALLEY EAST OF THE SITES.



ADJACENT TO THE SITE ARE RESIDENTIAL PROPERTIES ON TRUSH AND PONCE.

Reasons for Application:
The owners have stated that they no longer need the building and wish to use the space for business purposes. The site has a record of three CSB citations for its condition, and two notices of inspection. It has not been condemned for Demolition by the Department of Public Safety.

Relevant Legislation
St. Louis City Ordinance 64689:
PART X - DEMOLITION REVIEWS
.....Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.
There is no Redevelopment Plan approved by ordinance for this site.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.
As noted above, the building is a rare example of a rapidly disappearing property type in St. Louis, especially in the commercial areas of Bremen. Inspections of the N. Broadway commercial and industrial corridor from the City limits to Downtown, showed only two other remaining similar buildings, both in current use, but in altered condition.

EARLY RESIDENTIAL PROPERTY TYPES ON N. BROADWAY THAT HAVE BEEN CONVERTED TO COMMERICIAL USE. THE BUILDING ON THE LEFT IS AN EARLY FEDERAL VERNACULAR BUILDING THAT PREDATES 7944 N. BROADWAY. THE BUILDING ON THE RIGHT HAS LOST its BALTIMORE CHIMNEYS

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

> ***1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.***

The building is sound, and fairly well maintained except for the deteriorating condition of the Baltimore Chimney on the north side. It appears to be an excellent candidate for rehabilitation.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

NA

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The buildings in the surrounding commercial and residential districts are in good to excellent condition, although a couple of businesses, such as the used car-lot across N. Broadway, are currently empty.

VIEW OF COMMERCIAL BUILDINGS ACROOS THE STREET FROM THE SITE. THE AREA BUILDINGS, WHILE NOT ALL OCCUPIED, ARE IN GOOD TO EXCELLENT CONDITION.

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

Rehabilitation and National Register nomination costs are based upon staff's considerable experience with other similar projects.

Acquisition:	**1985 City Records:**	**$ 17,500.00**

Rehabilitation costs per square foot:	**$150.00 X 3,024 =**	**453,600.00**
National Register nomination preparation:		**7,000.00**
Total estimated cost:		**$478,100.00**
Less Tax Credits for Historic Preservation:	**33% of total rehabilitation cost:@ $.85 per dollar:**	**$127,234.00**
Total estimated rehabilitation cost:		**$350,866.00**

AREA DEMOGRAPHICS*

* Information on Business Profiles, Demographics and Area Incomes provided by City of St. Louis Geographic Information System (GIS) maintained by the Planning and Urban Design Agency.

Indicator	1/4 Mile Radius	1/2 Mile Radius	3/4 Mile Radius
Number of Business	16	46	70
Total Wages	$1,132,501.00	$9,797,726.00	$1,6520,906.00
Number of Employees	131	856	1,611
Number of Supermarkets	0	0	0
Number of Pharmacies	0	0	0
Number of Gas Stations	0	1	3
Number of Restaurants	0	0	0
Number of Fast Food	1	2	2
Number of Hospitals	0	0	0
Number of Banks	0	0	0
Number of Law Firms	0	0	1

AGE DEMOGRAPHICS
1 Mile Radius Around 7944-7948 N BROADWAY

Population: 8,658 **Number of Households:** 2,901

Gender			
Male:	**4,369 (50.5%)**	**Female:**	**4,289 (49.5%)**
Age Totals			
Under 5 Years:	**502 (5.8%)**	**45 to 49 Years:**	**591 (6.8%)**
5 to 9 Years:	629 (7.3%)	50 to 54 Years:	522 (6.0%)
10 to 14 Years:	**734 (8.5%)**	**55 to 59 Years:**	**328 (3.8%)**
14 to 19 Years:	833 (9.6%)	60 to 64 Years:	245 (2.8%)
20 to 24 Years:	**745 (8.6%)**	**65 to 69 Years:**	**238 (2.7%)**
25 to 29 Years:	569 (6.6%)	70 to 74 Years:	224 (2.6%)
30 to 34 Years:	**639 (7.4%)**	**75 to 79 Years:**	**172 (2.0%)**
35 to 39 Years:	680 (7.9%)	80 to 84 Years:	149 (1.7%)
40 to 44 Years:	**687 (7.9%)**	**85 Years and Over:**	**171 (2.0%)**

Area Income			
1 Mile Radius Around 7944-7948 N BROADWAY			
Summary Information			
Aggregate Household Income:	$106,027,500	Household Income Per Square Mile:	$24,312,769.00
Average Household Income:	$ 36,549	Per Capita Income:	$ 13,184.00
Household Income			
Less than $ 10,000:	**529**	**$10,000 to $15,000:**	**277**
$15,000 to $ 20,000:	281	$20,000 to $25,000:	152
$25,000 to $ 30,000:	**152**	**$30,000 to $35,000:**	**199**
$35,000 to $ 40,000:	135	$40,000 to $45,000:	115
$45,000 to $ 50,000:	**147**	**$50,000 to $60,000:**	**198**
$60,000 to $ 75,000:	232	$75,000 to $100,000:	208
$100,000 to $125,000:	**61**	**$125,000 to $150,000:**	**25**
$150,000 to $200,000:	0	Greater than $200,000:	11
Economic Breakdown			
Households Earning Over $40,000:	1,022 (35%)	Households Earning Over $50,000:	760 (26%)
Households Earning Over $60,000:	562 (19%)	Households Earning Over $100,000:	122 (4%)

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No information concerning Economic Hardship has been provided by the owner or applicant.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

NA

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

The building is the middle of four buildings which make up a significant portion of the block face. The areas in between buildings are primarily unpaved lots used for open storage.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The significance of the building has been discussed previously. Demolition of the building would not only disrupt the block face, but would leave the view of the open storage and unpaved yards visible from the commercial street.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

NA

Comments

The building at 7944 N. Broadway is part of the site of an active business, McHenry and Grahn Plumbing and Heating. The business is licensed as Master Plumbers and Drain-Layers in St. Louis County. The site itself appears to be used as a small office site and open storage area for the business.

Although the demographics of the area immediately surrounding the site would seem to attest that the area might not economically support commercial rehabilitation of the building proposed for demolition, the financial capacity of the owner's business is unknown. Physically located within the City of St. Louis, the property owners pay property taxes on the four parcels of $3,602.58 per year. Removing the building from the parcel would decrease the owner's property tax liability as the building is taxed as an 'improvement'.

The building itself is a very important structure, eligible for listing in the National Register as a single site because of its age and condition.

Conclusion
The appeal of the staff denial should be denied by the Preservation Board as the owner has not met the Ordinance standards for approval.

Contact:

Kate Shea	Planning and Urban Design, Cultural Resources Office
Telephone:	314- Fax: 314-622-3413
E-Mail:	sheak@stlouiscity.com

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

Date: May 27, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Director, Cultural Resources Office
Subject: Preliminary Review of a proposed demolition in City Historic District
Address: 3424 R. North 14th Ave.
District: Hyde Park Local Historic District **Ward:** 3

3424 R. NORTH 14TH AVE.

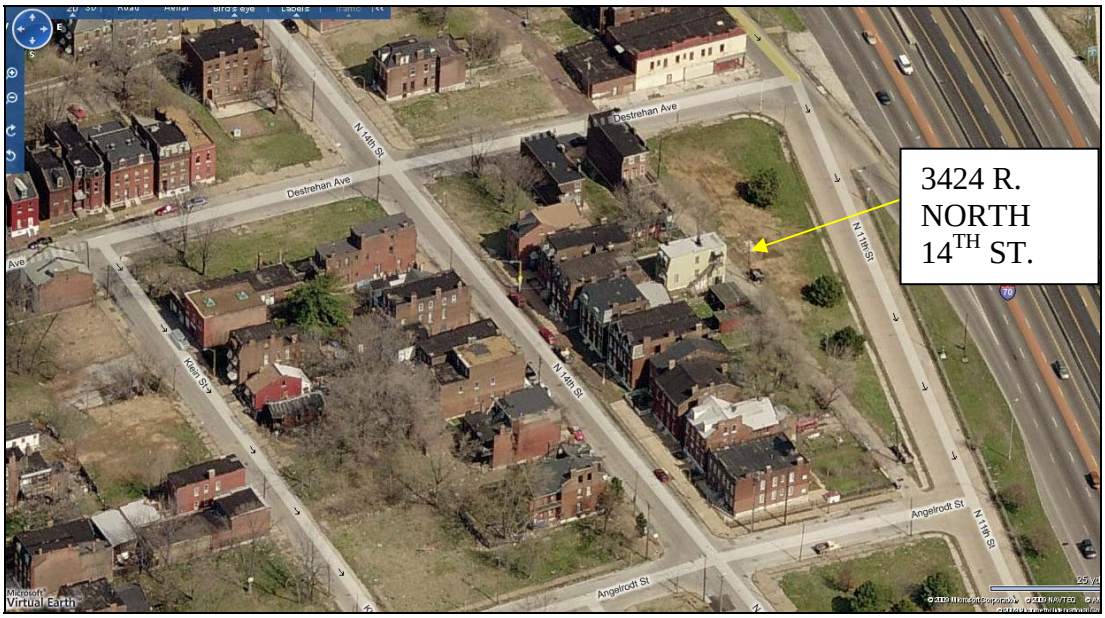
Owner and Applicant:
Sterling Hester

Purpose:
Appeal of a staff denial for a demolition in the Hyde Park Local Historic District

Recommendation:
Staff recommends that the Preservation Board uphold the staff denial.

Background

On April 6, 2009, the City of St. Louis received an application to demolish an alley house in the Hyde Park Local Historic District. The owner has stated that the house is beyond repair and appealed the staff denial on May 1, 2009. The project was subsequently scheduled for the May Preservation Board.



AERIAL

LOOKING SOUTHWEST FROM ALLEY

LOOKING SOUTH DOWN ALLEY

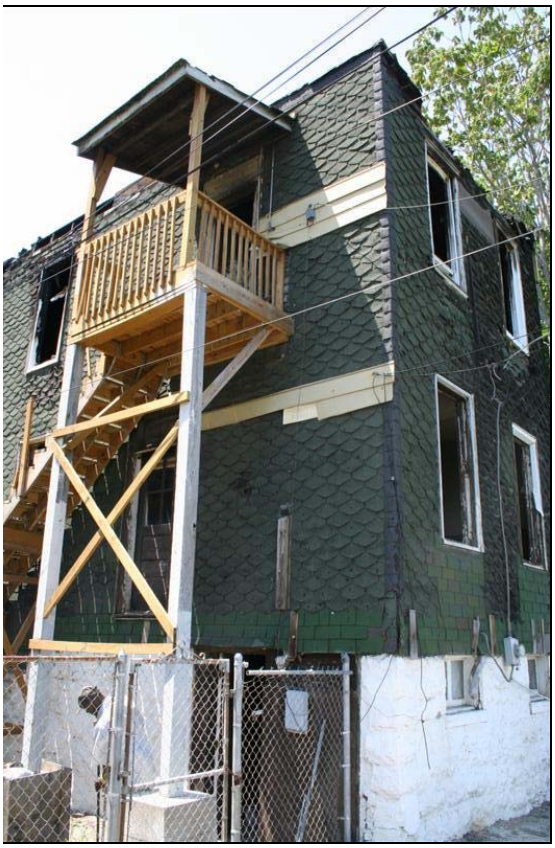
Site and Surrounding Area
3424 R. 14th St. is located on the eastern edge of the Hyde Park Local Historic District. The rear of the property looks onto I-70, and the front of the property faces the rear of the house that fronts 14th Street. Surrounding buildings are well maintained and contributing resources to the local historic district.

Reasons for Application
The owner wishes to demolish the building after a recent fire. There are no plans for any new construction on the lot.

LOOKING EAST FROM SITE

Relevant Legislation
HYDE PARK HISTORIC DISTRICT ORDINANCE # 57484
REHABILITATION AND NEW CONSTRUCTION STANDARDS

The prime objective in the proposed Hyde Park Historic District Use, Construction and Restoration Standards is to maintain the distinctive architectural character found throughout much of the neighborhood. There are a few existing sections where there are residential structures of later construction but the impression remains of one predominant style characterized by structures built predominantly in the mid to late 1800's. Throughout the district there are entire blocks that exhibit continuity of design through height, width, material, window size, shape and overall spacing. These elements help to create an unusually strong "streetscape" which should receive considerable emphasis during the review process....



LOOKING NORTHWEST FROM ALLEY

NORTH SIDE OF BUILDING

No building or structure within the Historic District shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission and the Community Development Agency both shall find that the building or structure is in such a state of deterioration and disrepair or is so unsound structurally as to make rehabilitation impracticable.

The building suffered a fire that has damaged the roof and portions of the second floor. The first floor and foundation appear sound. The structure is in no danger of collapse. Rehabilitation of the property is clearly an option given the overall condition of the building.

St. Louis City Ordinance 64689 (Enabling Ordinance)

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

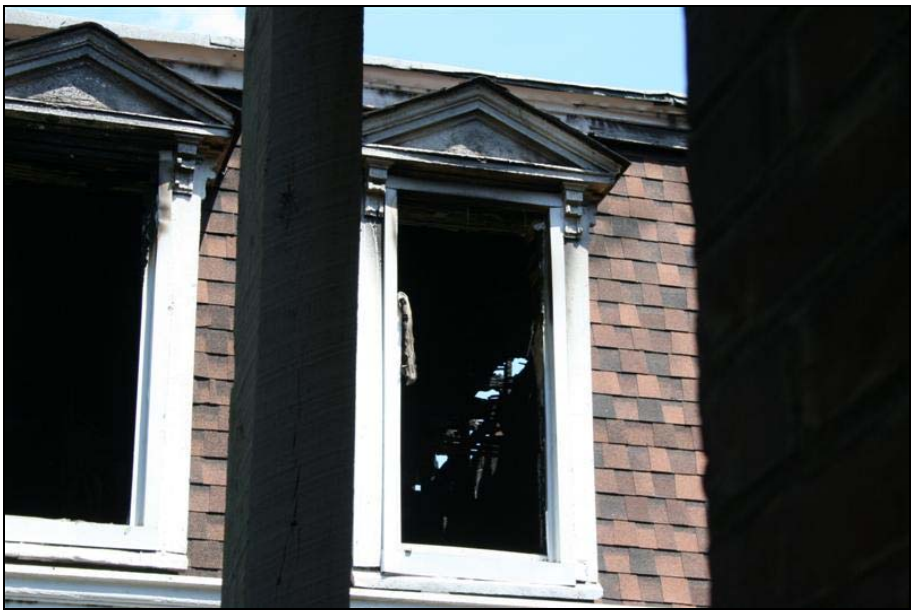
SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District. *If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark*

plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board…

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition - Historic District. *In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.*

Community Consultation

Third Ward Alderman, Freeman Bosley Sr. has expressed concern over the demolition and has stated that he does not want any further demolition to take place in Hyde Park for fear that it will jeopardize its historic district designation.



DETAIL ON DAMAGE TO ROOF

Comments

3424 R.North 14th Street, constructed in 1893, is a two-story frame Second Empire house located on the eastern edge of the Hyde Park Historic District. The Second Empire style was popular in the St. Louis area from the 1870's up until the turn of the century. There are very few remaining frame examples of this style in the district. Lack of investment for many years has left the neighborhood in distressed condition with many vacant properties.

Investment, however, is returning to this neighborhood and to the adjacent Old North St. Louis National Register Historic District. Substantial new construction projects are being proposed in the Hyde Park District and investment in rehabilitation of historic properties is increasing.

The owner has not presented any evidence that the building cannot be rehabbed due to economic hardship. In addition, the owner has not provided any plans to construct anything new on the site following the demolition. The property is in a Local Historic District and qualifies for National and State Historic Tax Credits which can aid in the repair of the building.

FOUNDATION DETAIL

Conclusion
Staff recommends that the Board uphold the staff's denial of the demolition.

Contact:

Bob Bettis	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-259-3463
Fax:	314-622-3413
E-Mail:	bettisb@stlouiscity.com

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

Date: May 27, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of a Staff Denial of a Demolition
Address: 3015 North 19th Street, A.K.A. 1097 R. Dodier
District: Murphy Blair National Register District **Ward: 5**

3015 N. 19TH A.K.A. 1907 R. DODIER

Owner:
Starlight M.B. Church Inc.

Applicant:
Z & L Wrecking-Zak Little

Purpose:
Appeal of a staff denial to demolish a two-story brick residence

Recommendation:
That the Preservation Board deny the demolition permit application as the building is in a National Register District and has a potential for rehabilitation and reuse.

Proposal
The owner proposes to demolish a two story, single-family brick "Flounder" residence located within the boundaries of the Murphy-Blair National Register District.

AERIAL

Background
On March 30, 2009 an application for a demolition permit was received by the Cultural Resources Office. The permit was denied as the building is a contributing resource to the Murphy Blair National Register District. The owner purchased the property with the intent of demolishing the building, and has appealed the decision of the staff.

Site and Surrounding Area
The building is located at the northwest corner of Dodier and 19th Street, one block to the east of Florissant. The building under review is located at the rear of the lot on the alley and is clearly visible from Dodier, 19th and Sullivan. Surrounding buildings are in fair to good condition and are contributing resources to the Murphy Blair National Historic District.

LOOKING EAST ON DODIER

ACROSS DODIER

Reasons for Application
The owner wishes to demolish the property because it has become a nuisance and potentially use the land for parking.

VIEW FROM DODIER

Relevant Legislation

St. Louis City Ordinance 64689

PART X - DEMOLITION REVIEWS - SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

The house is located within a Preservation Review District.

SECTION SIXTY-ONE. Demolition Permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by

the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. *Redevelopment plans. Demolitions that comply with a redevelopment previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*
There is not a redevelopment plan for the project area.

B. *Architectural Quality.*

Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.
The building would be classified as "Merit" under the ordinance due to the rarity of the Flounder building type.

SOUTHEAST CORNER

SOUTH FACADE

C. *Condition.*

The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the

extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

   Staff inspected the exterior of the building on May 12, 2009. That assessment revealed that the building was structurally sound under the ordinance. There is a collapse of the south wall of the building that does not appear to be impacting the three other walls or the foundation itself. Although the building has suffered from a lack of maintenance, most of it appears to be in sound condition.

EAST WALL

D. Neighborhood Effect and Reuse Potential.

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

   There are a few other vacant buildings, but most of the properties on the block appear to be occupied. The surrounding buildings are in good condition. The area is

located within the boundaries of the Murphy Blair National Register District which makes it eligible for Federal and State Historic Tax Credits.

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

   The reuse potential of the building seems possible based upon the professional experience of Cultural Resources Office staff. Staff experience includes reviewing applications for building permits for rehabilitation in the City's Historic Districts and proposals for housing redevelopment projects funded in part by the Community Development Agency.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

   Staff has received no information regarding financial hardship.

E. Urban Design. The Office shall evaluate the following urban design factors:

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

   Although the building is located at the alley and not at the building line, it is highly visible from Dodier, 19th and Sullivan. The loss of the building would adversely effect the rhythm of the block which is still largely intact.

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

   Loss of the building would have a significant impact on the context of the block in a National Register District, already having seen several demolitions. Flounder, and alley buildings in general, are a vanishing resource within the

neighborhood. Historically, alley buildings played an important role in housing the working class. Every bit of space was used to construct housing including the alley.

F. *Proposed Subsequent Construction.*

Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

The Cultural Resources Office is not aware of any plans to construct a new building on this site.

NORTHWEST CORNER

Community consultation

There has been no response from the Alderman or any community organization.

LOOKING SOUTHEAST ON 19TH

Comments
The flounder, sometimes called a half-flounder, is a house type which appears to be unique to St. Louis, Missouri and Alexandria, Virginia. The flounder is a narrow house, usually two or two and a half stories tall and one or two bays wide. Entry was most often from the side elevation which sometimes had a two-story gallery. Since these houses were exclusively working class homes, decoration was limited, confined to segmental arched windows and perhaps a corbelled cornice. Flounder houses were especially appropriate for dense neighborhoods where space was at a premium. Like the subject property, they were often constructed as alley buildings, sharing a lot with as many as two larger tenement buildings. Flounder houses can be found in the City's oldest neighborhoods, Old North St. Louis, Hyde Park and Soulard.

Other flounder houses found in the City have been dated to 1850. Because of the lack of investment in the older parts of St. Louis until the 1980's, very few of these stand alone Flounder houses remain.

The building has suffered from lack of maintenance which has led to the collapse of the south wall, but is by no means structurally unsound. In the staff's experience, the building could be successfully rehabilitated. The building is listed as a contributing resource to the Murphy Blair National Register District, and its demolition would further degrade the integrity the district. The demolition would leave a hole in the block face with no plans to construct a new building at the site.

The building is a contributing resource to the Murphy Blair National Register District and is eligible for Federal and State Historic Tax Credits for Rehabilitation.

The applicant has not provided evidence supporting the decision to demolish the existing building as opposed to rehabilitation. The Cultural Resources Office recommends that the Board deny the permit for demolition.

Conclusion
Staff recommends that the Preservation Board deny the demolition permit application as the building is in a National Register District and has a potential for rehabilitation and reuse.

Contact:

Bob Bettis	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-622-3400 ext. 216
Fax:	314-622-3413
E-Mail:	bettisb@stlouiscity.com