



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY OCTOBER 26TH, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

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

A.

Date: October 26, 2009
From: Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: New Application For A Demolition Permit and Preliminary Review of Proposed Demolition
Address: 3959 N 11th Street
District: Hyde Park Certified Local Historic District **Ward:** 3

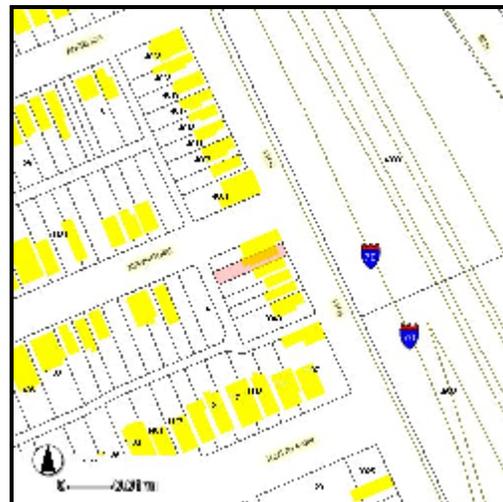


3959 N 11TH STREET

Owner/ Applicant:
 Dana E and Jahi Adisa Bakari

Purpose:
 Preliminary Review of a application for a demolition permit

Recommendation:
 Staff recommends denial



Background:

On October 5, 2009, the owners of the property filed a Preliminary Review application with the Cultural Resources Office for demolition of the house at 3959 N 11th Street. The building has been owned by the current owners since 2002. The building had suffered extensive fire damage recently.



3959 N 11TH STREET FRONT FACADE



3959 N 11TH STREET REAR FACADE

City records do not show the date of the fire that damaged the site, they do show that although the building was inspected by the Department of Public Safety building division on September 28, 2009, it was not Condemned for Demolition but merely cited for two violations of the building code. During the time the applicants have owned the building, they have been cited 15 times for building or environmental code violations including rat infestation, dead trees, and Minimum Exterior Building Code violations. All violations have been closed by the within days of the violation citation (see attachments).

Reasons for Application:

The owners have stated that they currently live in Texas and cannot maintain the building, thus wanting to demolish it as it has suffered extensive fire damage.



REAR FENCE AND REAR ELEVATION OF THE SITE AND ADJACENT PROPERTY

Site and Surrounding Area:

The building is located within the boundaries of the Hyde Park Certified Local Historic District. The houses on the street are well maintained and contribute to the context of the historic district.



VIEWS OF SITE AND N. 11TH STREET





The building next door (on the north) to the site at 3961 N. 11th Street is also fire damaged. It was condemned for demolition by the Department of Public Safety in September, 2003. The demolition was denied by the staff of the Cultural resources Office. After the recent fire, the Public Safety Department ordered that the building be boarded and secured on the first floor.

3961 N 11TH STREET ADJACENT TO TH SITE SITE, FRONT FACADE AT LEFT ANDSIDE AND REAR FACADES BELOW.



Governing Legislation:

HYDE PARK HISTORIC DISTRICT 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.

Despite the fire damage the building retains its character as a brick, Second Empire single family house constructed in 1895.

*These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District which does not involve a change in design, material, color, or outward appearance, **nor to prevent the demolition of any structure or detail which the building inspector certifies as dangerous and unsafe.***

The building has not been condemned for demolition or repair by the Department of Public Safety. It was inspected in September, 2009 and the owner was required to "board-up" the openings and repair the exterior.



AT LEFT IS A VIEW LOOKING NORTHEAST ON N. 11TH STREET

LOOKING SOUTH ON THE WEST SIDE OF N. 11TH STREET, WHERE THE WEST SIDE OF THE STREET IS LARGELY INTACT AND CONTRIBUTES TO THE DISTRICT.



BELOW IS A VIEW OF THE EAST SIDE OF N. 11TH STREET WHERE THE CONSTRUCTION OF THE RIGHT-OF-WAY FOR HIGHWAY 70 HAS CAUSED THE LOSS OF THE HISTORIC CONTEXT.



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 (currently the Preservation Board) and the Community Development Agency (no longer

exists as described in Ordinance) *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.* This 1,760 square foot building is in stable condition and could be rehabilitated. At a cost of \$125.00 per square foot, and use of the Federal and State Tax Credit for Historic Preservation Programs, rehabilitation would cost approximately 110,000.00.

**CULTURAL RESOURCES OFFICE AND PRESERVATION BOARD ENABLING ORDINANCE
(TITLE 24) ST. LOUIS CITY ORDINANCE 64689**

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such..... demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District..... standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

The Department of Public Safety has not condemned the building for demolition because of its condition, therefore the proposed demolition does not comply with the Hyde Park Historic District Ordinance (above).



3RD FLOOR MANSARD AND BOARDED FIRST FLOOR

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed.....demolition is not covered by any duly approved design standard for the Historic District,.....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

See above, the standard requires that the building be declared unsafe by the Department of Public Safety, this has not occurred.

..... the intent of this ordinance,

- A. *St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.*
- B. *This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.*

Loss of this contributing building in a City Historic District will lessen the benefit of the intact 3900 block of N 11th Street.

C. *Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.*

The Enabling Ordinance encourages rehabilitation as economically feasible; this statement is supported by an analysis of the potential cost of rehabilitation.

D. *Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.*

See above.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

The effect of such proposed..... demolition on the significant features or characteristics of the Historic District..... which were the basis for the Historic District.....designation and such other considerations as may be provided by rule of the Preservation Board.

The loss of this building will negatively impact the continuity and urban design of this intact residential block the Hyde Park Historic District.

The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

Community Consultation:

Alderman Bosley of the 3rd Ward telephoned staff to communicate his opposition to the proposed demolition. He stated that if the owner's could not rehabilitate the building, they should donate it to the Land Reutilization Authority, which could then find a suitable buyer for the property. Mr. Bosley expressed particular concern that loss of many more buildings in the Hyde Park Certified Local Historic District would jeopardize the National Register eligible status of the District and cause the loss of the use of the State and federal Tax Credit for Historic Preservation Programs for property owners. District.

Comments

The owners, who no longer live in St. Louis, have stated to staff that they wish to demolish the building because they cannot afford to rehabilitate the building and cannot manage the property from their new home in Texas. No financial evidence illustrating financial insufficiency has been submitted for analysis.

Staff has found that rehabilitation as income producing property is feasible given rents in the area of as much as 750.00 per month for a two bedroom apartment.

Conclusion

The Cultural Resources Office recommends that the Preservation Board deny the application for a demolition permit as no evidence has been submitted to support approval and the proposed demolition does not meet the Standards of the Hyde Park Certified Local Historic District.

A denial of the application for a demolition permit at this date would be called a 'provisional decision' under Missouri Statutes. Any denial by the staff or the Board would be appealable back to the preservation Board which would hold an evidentiary hearing on the matter during the time period prescribed by law.

Contact:

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HYDE PARK HISTORIC DISTRICT 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. Particularly when new construction is proposed, consideration of the "streetscape" and the relationship of the new structures to the existing buildings is of the utmost importance.

The following are specific standards to control the use of structures and establish criteria by which alterations to existing structures as well as new construction can be reviewed. Some of the guidelines are precise whereas others are, by necessity, more general, allowing a range of alternative solutions all of which are compatible with the existing neighborhood. In order for these criteria to best become working tools for the developer, architect and client, they should be studied thoroughly before design work begins.

It is not the intention of these regulations to discourage contemporary design which through careful attention to scale, materials, siting and landscaping can be harmonious with the historic, existing structures.

I. RESIDENTIAL (PROPOSED "B" AND "C" ZONING DISTRICTS)

A. Use:

A building or premises shall be utilized only for the use permitted in the zoning district within which the building or premises is located.

B. Structures: (New construction or alterations to existing structures)

1. Location

New or moved structures shall be positioned on their lot so as to continue the existing pattern on the block with respect to front yards, side yards, rear yards, etc.

2. Height (scale, size and proportion).

Maintaining the scale and proportion of all buildings in Hyde Park is very important. All new construction should complement and respect existing buildings.

1. New residential structures shall be within 15% of the average height of the nearest existing buildings on the block in which it is built.

2. New apartments or row houses shall be designed in such a manner as to give the impression of single attached units rather than of one large structure.

3. The first floor elevation of new residential structures shall approximate the first floor elevation of the house(s) on either side of it.

3. *Exterior Materials.*
The texture and color of basic building materials give continuity to Hyde Part and future construction should utilize these same materials wherever possible. Exterior materials shall be stone, brick (red to match in most cases), stucco, terra cotta, wood, (only on bays, dormers, porches and other architectural features and garages and similar accessory buildings), and concrete (only on foundation walls not facing a street.) Mortar shall be of a color similar to buildings on either side. Color finished aluminum of appropriate gauge may be used to replace siding on existing frame structures in Hyde Park area. However, architectural details or features are NOT to be removed in the application of the siding. Asphalt shingle siding is not considered proper.
4. *Roof Materials (and roof shape).*
Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Where asphalt shingles are used it is suggested that colors shall be black or dark green. Bright colored asphalt shingles are not acceptable. Any commonly used roof materials may be utilized where the roof is not visible from the street. Any new construction shall be compatible to the nearest existing buildings in regards to roof shape.
5. *Details.*
Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings. Metal awnings and canopies are not acceptable. Roll up canvas awnings on large display windows of commercial buildings only will be considered proper. Awnings of canvas only are acceptable on residential structures.
Storm doors and windows, if used, shall be of wood or color finished aluminum. A color code of white, dark green, gray or wood tones is suggested. Raw or unfinished aluminum shall not be acceptable.
Exterior shutters, if used, shall be made of wood or color finished aluminum the correct size and shape needed to fit the entire opening for which they are intended. A color code of dark green or black is suggested.
Cornices on existing structures shall be maintained as originally constructed. New gutters and downspouts on all structures shall be of copper, or color finished aluminum or other acceptable color coordinated material. A color code of dark green, black, or brick red is suggested. Color shall be coordinated with structure involved.
6. *Walls, Fences and Enclosures.*
New walls (free standing or retaining) shall be faced with brick (red) stone

(white) or stucco. Existing walls shall be kept in repair of existing material. Fences shall be either privacy, security or ornamental. Material for fences shall be cast iron or wood when visible from the street. Wooden fences shall be a maximum of five feet. The suggested color code for fences shall be: Cast iron - Black, Wood - Gray

7. *Landscaping. Small flower gardens in front or rear yards are encouraged wherever possible. Installation of street trees by request to the City is encouraged. Type of trees used shall be compatible with other street trees in Hyde Park. If a lawn area exists between the side walk and street curb, this area should either be planted with ground cover or paved with brick or cobblestones.*
8. *Street Furniture and Utilities. Where possible, all new utility lines shall be underground or enter above ground from rear of property. All free-standing light standards or fixtures attached to a structure shall be of a design which is compatible with lighting throughout Hyde Park. The design and location of all items of street furniture shall be compatible with the area. Special permits must be obtained if street furniture is to be located within public right-of-way.*
9. *Drives and Parking (Paving or ground cover materials). Off-street parking at the rear of residential property shall be provided if at all possible. Drives shall be constructed of brick, granite pavers, Portland cement concrete or asphaltic concrete.*
10. *Walks. All public walks shall conform with existing walks on the block. Private walks may be located in any appropriate place. They shall be constructed of stone, red brick, or concrete. Asphaltic concrete or crushed rock shall not be acceptable.*
11. *Signs. No signs shall be allowed in the residential districts except:
 - a. *One (1) temporary sign, not exceeding six (6) square feet in area pertaining to the lease, rent or sale of the building. Signs shall be placed in window of structure. Free-standing signs shall not be allowed. Special permits must be obtained as required.*
 - b. *On multi-family buildings, a sign upon which is placed the name of the building. In no case shall such a sign be free-standing or exceed six (6) square feet in area.*
 - c. *Free-standing signs for institutional uses not to exceed a total of thirty (30) square feet in area. These signs shall be non-flashing, without moving parts and neither neon or backlighted.**

II. COMMERCIAL/INDUSTRIAL (PROPOSED "F", "G", "J" ZONING DISTRICTS)

- A. *A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located, except that none of the following shall be permitted:
 1. *Drive-in Restaurants*
 2. *Service Stations*
 3. *Any use that requires materials, in raw form, emits obnoxious odors, is of an explosive nature, or is a high hazard potential to the general public as the result of the assembly or compounding process.**

B. *Structures: (New Construction or Alterations to Existing Structures)*

1. *Location.*
New or moved commercial structures shall be positioned on the lot to enhance the character of the commercial location.
2. *Height (scale, size and proportion).*
New buildings must be constructed within 15 percent of the average height of existing commercial buildings on the block. In no case shall a commercial structure of less than two stories be permissible.
3. *Exterior Materials.*
In Hyde Park brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Perma-Stone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.
4. *Roof Materials (and roof shape).*
Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate. When there is a strong, dominant roof shape in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.
5. *Details.*
Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated similar details salvaged from other buildings may be substituted. Both new and replacement window and door frames shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.
6. *Walls, Fences and Enclosures.*
Walls and fences form an important part of the overall streetscape. These should be of brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials.
7. *Landscaping.*
If there is a predominance of particular types or qualities of landscape materials, any new planting should be compatible by considering massing and continuity. The installation of street trees by request to the City is encouraged and in some instances may be required.
8. *Street Furniture and Utilities.*
All free-standing light standards placed in the front yard of any structure or premises shall be either authentic period styling or high quality contemporary design. The design and location of all items of street furniture must be approved prior to placement. Special permits must be obtained if street furniture is to be located within public right-of-way. Where possible, all new utility lines shall be underground.
9. *Drives and Parking (Paving or Ground Cover Materials) and Walks.*
The use of masonry units compatible with adjacent building materials is encouraged. Pedestrian walks, courts, sitting areas, etc., shall be surfaced by a

permanent material including textured concrete, brick pavers, cobblestone or street pavers or any other material consistent with adjacent surfaces. Asphalt paving shall not be acceptable on any areas for pedestrian use, exclusively, and acceptable on vehicular use areas only.

All off-street parking shall be located behind or to the side of commercial structures. Where visible from the street, screening with visually opaque landscaping or 5' minimum high masonry, shrubbery or concrete wall shall be necessary.

10. *Signs.*

Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:

- . Non-appurtenant advertising signs.*
- a. Pylon signs in excess of 25' in height.*
- b. Wall signs above the second floor window sill level.*

Wall signs should be designed to complement the existing building and never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per facade located below the second floor window sill line designating only the name and address of the building.
- c. Roof top signs.*
- d. Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor window sill level. Only one projecting sign is allowed per street frontage for each establishment.*
- e. Flashing or rotating elements.*
- f. Painted wall signs.*

These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District which does not involve a change in design, material, color, or outward appearance, nor to prevent the demolition of any structure or detail which the building inspector certifies as dangerous and unsafe. Any building feature or detail so removed shall be replaced by a material consistent with the original appearance. 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.

In the event an element of these proposed uses, construction and restoration standards is not consistent with the zoning ordinance for the City of St. Louis, or other City codes or ordinances, the more restrictive shall apply.

ATTACHMENT II

PART VIII - LEGISLATIVE FINDINGS WITH RESPECT TO REVIEW OF CERTAIN DEMOLITIONS SECTION FIFTY-FOUR. Findings.

The Board of Aldermen of the City finds and declares as follows:

A. St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.

B. This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.

C. Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.

D. Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.

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

SECTION THIRTY-NINE. Permit required when: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site

No Owner or other person shall demolish any designated feature or Exterior Architectural Feature with respect to any Improvement situated within an Historic District,.... nor shall such person cause or permit any such work to be performed upon such property, unless an application shall have been filed with the building commissioner and a permit obtained therefor from the building commissioner. The building commissioner shall immediately upon receipt of any such application for permit forward a copy of such application to the Cultural Resources Office for review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. 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. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

SECTION FORTY-THREE. Granting or denial of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The building commissioner shall in any case grant or deny the application for a permit within fifty (50) days from the date of application.

SECTION FORTY-FOUR. Appeal on actions or determinations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. Any person aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the action of the building Commissioner with respect to a requested permit based on the Cultural Resources Office's application of the Landmark or Historic District standards to a requested permit or based on the recommendations or determinations by the Preservation Board or Cultural resources Office pursuant to Sections Thirty-Nine through Forty-Three, may appeal the action of the building commissioner to the Preservation Board for review and hearing. Such appeal shall be known as a preservation appeal and shall be taken within thirty (30) days after the action of the building commissioner by filing a notice of appeal with the Cultural Resources Office specifying the grounds of such appeal.

SECTION FORTY-FIVE. Hearing on filed appeal: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. Within forty five (45) days after the filing of appeal to the Preservation Board, the Preservation Board shall hold a hearing thereon. The Preservation Board shall hear the recommendations and evidence submitted by the Cultural Resources Office and by any officer, department, board, bureau or commission desiring to be heard thereon and shall permit the appellant and other parties to the appeal an opportunity to appear and be heard by the Preservation Board and to submit evidence. The Preservation Board may permit any other interested person an opportunity to appear and be heard by the Preservation Board. The Preservation Board may continue or adjourn the

hearing or schedule additional hearings to permit a full hearing of the appeal. The Preservation Board shall cause all proceedings in a preservation appeal to be suitably recorded and preserved.

SECTION FORTY-SIX. Attempt to reconcile proposed action with applicable standards: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The Preservation Board shall endeavor to reconcile the construction, alteration or demolition proposed by the Applicant for permit with the applicable Historic District or Landmark standards. If an application for permit is revised or resubmitted in accordance with such a reconciliation, then the building Commissioner shall approve the necessary permit, provided that any conditions for such permit under the building code or other ordinances have otherwise been met.

SECTION FORTY-SEVEN. Consideration of claim that property cannot be put to reasonable beneficial use without approval of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

If the Applicant for permit claims that the property involved cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition the Applicant shall present evidence at the hearing before the Preservation Board, establishing such claim, and in the case of income producing property, the Applicant shall also present evidence whether the Applicant is able to obtain a reasonable return on the Applicant's investment from the property without the approval of the proposed construction, alteration or demolition. If such a claim is presented, the Preservation Board shall consider the possibility of preserving the property, including plans for its use in economically productive ways. The Preservation Board may hear evidence thereon at the hearing or may continue the hearing for a reasonable time to permit the preparation and presentation of evidence thereon to the Preservation Board by the Cultural Resources Director, the Cultural Resources Office, or any other person, including members of the Preservation Board. After consideration of the evidence, the Preservation Board shall make a determination whether the property can be put to a reasonable beneficial use without the approval of the proposed work; and in the case of income producing property, the Preservation Board shall also determine whether the Applicant can obtain a reasonable return on its investment from the property without the approval of the proposed work.

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

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.

SECTION FORTY-NINE. Decision or determination: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

A. Unless there shall have been a reconciliation, the Preservation Board shall reverse or affirm, with or without conditions or modifications, the action of the Building Commissioner with respect to the requested permit or make such order, decision or determination as ought to be made. The Preservation

Board shall make its decision within fifty five (55) days after the filing of appeal to the Preservation Board, except that if the Applicant for permit submits evidence in support of a claim that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall have forty five (45) days following completion of the hearing on the preservation appeal to make its decision, including any determinations required to be made under Section Forty-Seven of this ordinance. The Preservation Board shall promptly notify the parties and the Building Commissioner in writing of its decision.

B. If the Preservation Board determines that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall recommend that the application for permit be granted (subject to applicable building code requirements), except that the Preservation Board may delay the granting by the Building Commissioner of the permit for construction, alteration or demolition for up to one hundred (100) days to pursue alternatives for preserving such property. Such period of delay shall be measured from the date of the Preservation Board's decision of the preservation appeal. The determination to delay the granting of such permit shall require the affirmative vote of at least five of the seven members of the Preservation Board and a finding by the Preservation Board that the proposed construction, alteration or demolition will have a significant adverse effect on the Historic District or the Landmark or Landmark Site. If, during such period of delay, new or additional material information is discovered or becomes available to the Preservation Board relating to the reasonable beneficial use of the property or to alternatives for preserving such property, the Preservation Board may, during such period of delay and upon notice to the parties, reopen the hearing to take additional evidence and may revise its findings or decision based on such evidence.

SECTION FIFTY. Further appeals: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

Any person or persons jointly or severally aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the decision of the Preservation Board upon a preservation appeal may appeal such decision to the Planning Commission for review in accordance with Section Fifty-Three of this ordinance and the Missouri Administrative Procedure Act. The Planning Commission's decision may be further appealed to Circuit Court for review pursuant to the Missouri Administrative Procedure Act.



B.

Date: October 26, 2009
From: Robert Bettis, Preservation Planner
Subject: Preliminary Review to install a service platform and handrail system on roof
Address: 728 Lafayette Ave.
District: Soulard Historic District – Ward 7



728 LAFAYETTE AVE.

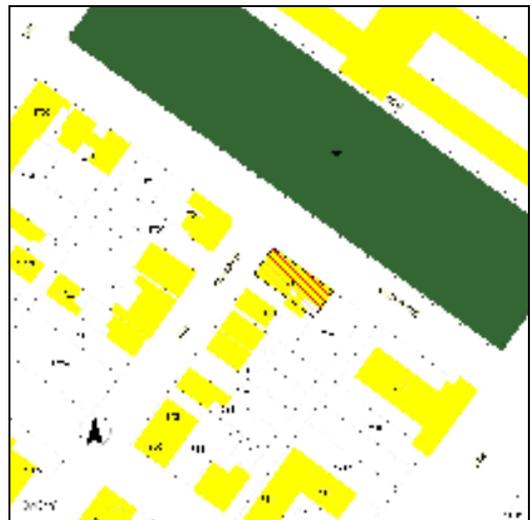
Applicant and Owners:

Dan Poettgen-Geo & Co. LLC.

Purpose: To construct a service platform required by building code for a roof top ventilation system.

Recommendation:

The Cultural Resources Office recommends that the Preservation Board grant a variance due to the requirements of the mechanical code, with the stipulation that the owners work with Cultural Resources staff on a design for the platform.



Background

The owner of the property began the rehabilitation of the building back in April, 2008, with the intention of opening a bar and grill on the first floor with second floor rental units. Recently, the owners installed a roof top vent-fan for to service the kitchen. Because they were using an existing mechanical run and rooftop duct, the Cultural Resources Office staff approved the application, with the condition that elements above the roof be painted dark to be less visually obtrusive.

The owners were denied an occupancy permit when the City Mechanical Section stated that because of the slope of the roof, a service platform was required by city code. The owners submitted an initial design that will not meet the Soulard Local Historic Design Guidelines, but are willing to redesign it to minimize its appearance as much as possible.



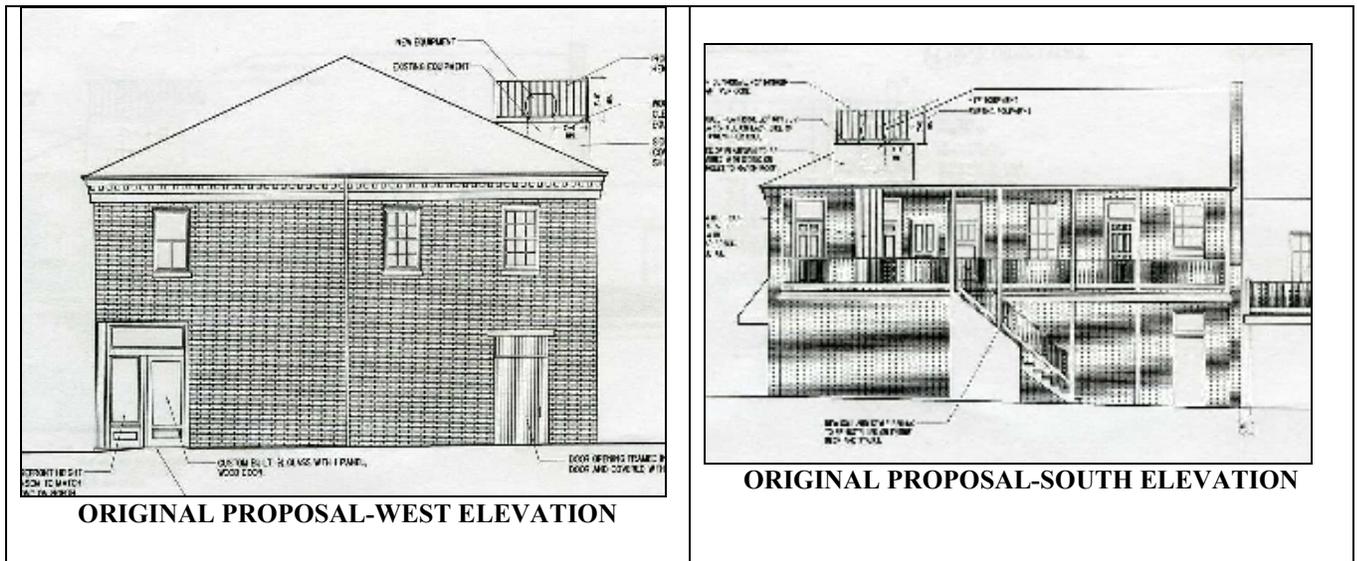
SOULARD MARKET ACROSS FROM PROPERTY



LOOKING EAST ON LAFAYETTE

Site and Surrounding Area

728 Lafayette Ave., built in 1894, is a two-story mixed-use building designed in the Federal style in the Soulard Historic District. It is owned by the Geo & Co. LLC. The subject property is located at the southeast corner of 8th St. and Lafayette Ave., directly across the street from Soulard Market in the heart of Soulard. Surrounding buildings consist of single and multi-family residential and mixed used houses of similar designs and are all well-maintained, contributing resources to the historic district.



Relevant Legislation

Per the Soulard Historic District Ordinance 57078:

201.9 Roofing Accessories:

Other

Other items which are not original to a structure shall not be visible from a street unless based on a Model Example.

Does not comply. No Model Example was provided.

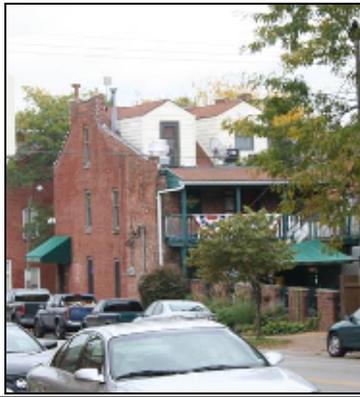
206.2 New Appendages to Public Facades:

New Appendages to Public Facades are prohibited.

Does not comply. The platform is considered a new appendage; viewable from both Lafayette and 8th Street.

Community Consultation

At this time, the Cultural Resources Office has received no official communication concerning the project from the Alderman or any neighborhood group.



SIMILAR VENTILATION SYSTEMS IN SOULARD

Comments

The applicant has stated that they have explored other options trying to relocate the exhaust fan, but cannot find a different location because of fire code issues and having to move existing ventilation through residential units. Staff has spoken with the building inspector who stated that regardless of the location of the vent on the roof, a platform will be required. The owners of the building are willing to construct the platform entirely out of black wrought iron in an attempt to minimize the visual impact of the platform.



LOOKING SOUTH ON LAFAYETTE

Conclusion

The Cultural Resources Office recommends that the Preservation Board grant a variance due to the requirements of the mechanical code, with the stipulation that the owners work with Cultural Resources staff on a design for the platform.

Contact:

Robert Bettis
Telephone:
E-Mail;

Planning and Urban Design, Cultural Resources Office
314-622-3400 x 277 Fax: 314-622-3413
bettisb@stlouiscity.com



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

C.

Date: October 26, 2009
From: Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: Appeal of a Staff Denial of an Application for a Demolition Permit
Address: 1925-27 S 10th Street
District: Soulard Certified Local Historic District Ward: 7

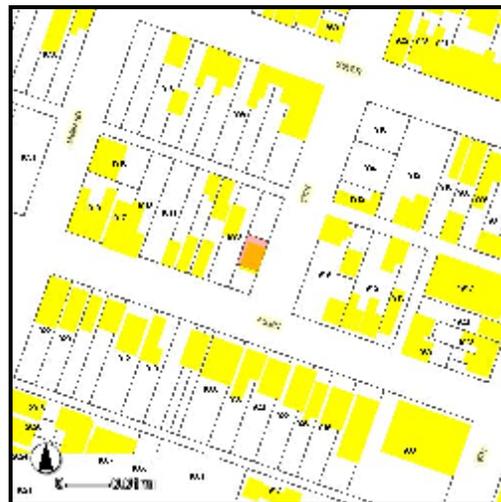


1925-27 N 11TH STREET

Owner/ Applicant:
 Rehab Girls, LLC
 Rothchild Development

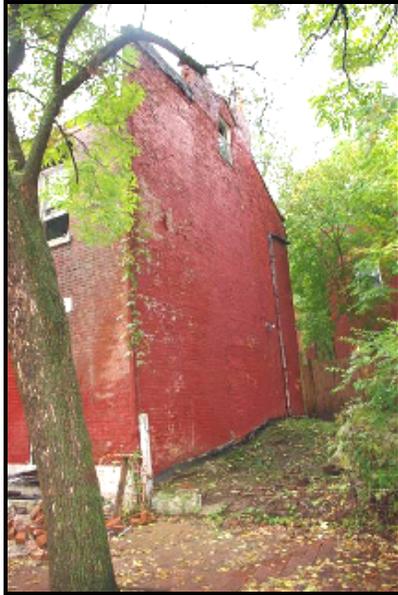
Purpose:
 Appeal of a staff denial of an application for a
 demolition permit

Recommendation:
 Staff recommends denial



Background:

On July 28, 2009 the Office received a copy of a Notice of Condemnation issued by the Department of Public Safety for the building at 1925-27 S 10th Street. The Condemnation Notice was issued under Section 118.0 of Ordinance 66790, these notices read that after inspection "...the structure....are in a condition which endangers the health and/or.....safety....of persons...." The Notices go on to state that the owner is "....hereby ordered to have thestructure repaired or removed...." (Removal meaning demolition). Under the provisions of Title 24 of the City Code (as amended) staff denied the demolition of the building under the Condemnation Notice.



VIEW OF NORTH SIDE OF BUILDING



FRONT FACADE WITH EARLY 'FEDERAL' STYLE WINDOWS, LEFT OPEN TO THE ELEMENTS

On August 31, 2009, the owner of 1925-27 N 10th Street applied for a demolition permit through its demolition contractor, Bellon Wrecking. A letter from Rothchild Development, submitted with the application, stated that the building's condition was so deteriorated that it precluded rehabilitation.

At the owner's request, the application for the demolition permit was scheduled for review by the Preservation Board at its September 28, 2009 meeting. On September 21, 2009, the owner's representative wrote staff asking that the Board's review be rescheduled until its October meeting because of a conflict with the Board's meeting date and a religious holiday. Staff rescheduled the hearing until the October, 2009 meeting.

In the interim, the Ordinance mandated time constraints on holding an application for a demolition permit for review by this Office expired on October 15, 2009. Staff issued a denial of the application on October 14, 2009. Because staff denied the application, the Board's review is now an appeal of a staff denial. Staff has discussed this change of status for the application with the owner's representative, Mr. Schwartz, and he requested that the October 26, 2009 hearing go on as originally intended. Mr. Schwartz was advised that because the proceeding is now a legal appeal of a staff denial, he should consider being represented by legal counsel.

According to City records, the current owner has owned the site for three years. Before the site was purchased in 2006, the house was occupied for at least 10 years by Obie and Ruth Eldridge. City records of the 2006 property sale reveal that the house was never on the open market, it was purchased by an unnamed buyer on December 19, 2006 for \$50,000.00 and then sold on the same day to another unnamed buyer for \$100,000.00. City records indicate that the site is currently owned by an entity called 'Rehab Girls, LLC'. "Rehab Girls, LLC" shares an office address with Rothchild Development, and all correspondence from the owner's representative has been written on Rothchild Development letterhead.

Reasons for Application:

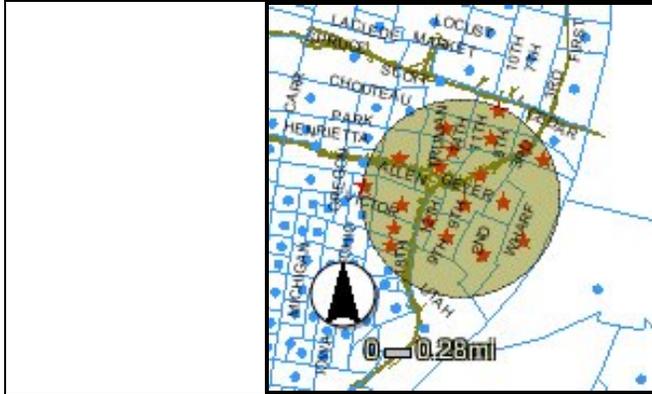
The owner's representative, Mr. Schwartz, has stated that given current market conditions, he could not receive sufficient bank financing to rehabilitate the property, especially given its current condition.

THE LINTEL AT THE SECOND FLOOR WINDOW ON THE NORTH OF THE FRONT FACADE HAS COLLAPSED BECAUSE OF A FAILURE OF THE CORBELLED PARAPET. THIS IS A CONDITION WHICH CAN BE EASILY REPAIRED, ALTHOUGH THE BUILDING, IN ITS CURRENT CONDITION NEEDS 100% PROFESSIONAL TUCKPOINTING



Site and Surrounding Area:

The site is located in the heart of the Souard Certified Local Historic District. All of the buildings surrounding this located are in good to excellent condition. The Souard neighborhood is one of the most successful and prosperous neighborhoods in the City. According to the U.S. Census Bureau, the household income within one square mile of the site is \$78,924.00; the average value of housing sales for 2009, thus far, is \$249,700.00.



ONE MILE RADIUS AS ANALYZED BY THE U.S. CENSUS BUREAU

#1.



#3.



#2.



#4.



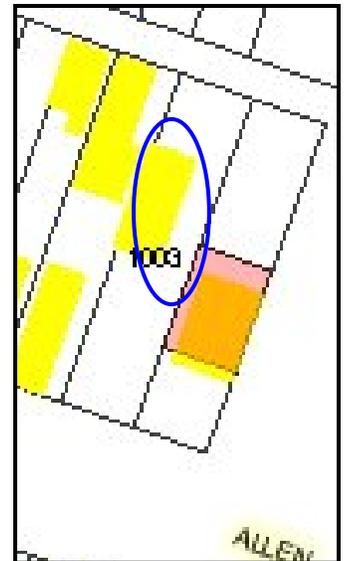
REHABILITATED HOUSES AROUND THE SITE INCLUDE: # 1 AND #2 ALONG ALLEN, #3 AND #5 ALONG GEYER AND #4 ON S 10TH STREET. AT THE REAR OF THE SITE IS AN REHABILITATED ALLEY HOUSE ILLUSTRATED BELOW.



#5.



#1



MAP ILLUSTRATES SITE IN RED AND THE ADJACENT ALLEY HOUSE CIRCLED IN BLUE.

THE PHOTOGRAPHS SHOW THE REAR OF SITE (#1) AND THE ALLEY HOUSE AT THE REAR (#2 AND #3) WITH AN ADDRESS OF 1003 ALLEN



#2

#3



Governing Legislation:

TITLE 24: ST. LOUIS CITY ORDINANCE 64689

- A. *St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.*
- B. *This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.*
- C. *Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.*

The Enabling Ordinance encourages rehabilitation when economically feasible. No evidence has been submitted to show that the rehabilitation of the building is not feasible, especially given the current market in the Soulard area as shown by current U.S. Census Bureau numbers.

- D. *Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.*

The building at 1925-27 S 11th Street is listed as a two family two story building having 1,414 square feet. Although the building was occupied as late as 2006, it has been left open to the elements since that time, and its interior condition is unknown. Given this lack of knowledge concerning condition, and the obvious lack of maintenance of the exterior, staff has projected that the cost of rehabilitation would be \$150.00 per square foot.

Raw estimated costs:	1,414 square feet X \$150.00 = \$ 212, 100.00
Less State Tax Credits for Historic Preservation Program (25% of cost)	\$ 212,100 X .25 = <u>53,040.00</u>
Total cost after use of Tax Credit Program	\$ 159,060.00

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such..... demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District..... standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

Demolition of this sound, contributing building does not meet the Soulard Historic District Design Standards.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed.....demolition is not covered by any duly approved design standard for the Historic District,.....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.....as well as the intent of this ordinance,

The Soulard Historic District Plan (see Attachment I) calls for rehabilitation and re-use of existing historic structures. This early Federal style two family building is a prime example of the historic building stock in Soulard and is typical of the kinds of buildings the ordinance was written to save.

In any case, the building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the Building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

The application for a demolition permit was denied in a timely manner.

Community Consultation:

Staff has received three letters from neighbors adjacent to the site asking the Board to uphold the staff denial. In addition, the Soulard Restoration Group (SRG) and Alderwoman Phyllis Young have stated opposition to approval of the demolition permit.



RECTANGULAR LINTELS



SHAPED CHIMNEY

Comments

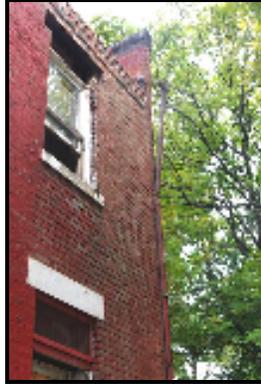
The house at 1925-27 S 10th Street is an early Federal Style historic building. One of the earliest types of buildings still extant in St. Louis, these buildings were constructed in the years between 1840 and 1885, after around 1880, the style was gradually replaced by the more ornate "Italianate" style of building. The Federal Style is identified by the rectangular stone (or sometimes wood) lintels and sills at the windows, tall, shaped, chimneys at the sides and brick corbelled cornices.

Within the last three years, this building has gone from an owner occupied house to a derelict building with a collapsed at the front facade. The owner's representative has stated that the building's condition is so dire as to preclude rehabilitation, citing rotting joists, collapsing walls and failing roof.

While these conditions may exist, it has been the owner's responsibility for the last three years to maintain this valuable, increasingly rare and extremely old historic building. Its current condition is a result of the owner's continued lack of maintenance.



CORBELLED BRICK CORNICE



A letter received from the owner of an adjacent building (Attachment III) cites numerous complaints made over the last three years to the Citizen's Service Bureau about the building code violations at the site. Staff has found a record of 11 complaints recorded since 2006, including "Building Collapse" (2008 and 2009), "Rat Infestation" (2006), Exterior Code Violations (2007, 2008, and 2008) and overgrown and dangerous tree growth (2008).

The owner's proposal to demolish a building that he has allowed to deteriorate is an unacceptable solution.

Staff has shown that the building is located in a For-Sale-Market where the cost of rehabilitation can easily be supported by the average sale price of surrounding buildings.

Conclusion

Staff recommends that the Preservation Board uphold the staff denial of the application for a demolition permit.

Contact:

Kate Shea
Telephone:
E-Mail:

Planning and Urban Design, Cultural Resources Office
314-259-3463 Fax: 314-622-3413
sheak@stlouiscty.com

ATTACHMENT 1

SOULARD NEIGHBORHOOD HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

An ordinance to amend the Zoning Code of the City of St. Louis, including the District Map 1960 by designating two areas, one bounded by Marion Street on the east, I-55 on the west and Lynch Street on the south; and the other bounded by Wyoming Street on the north, Broadway on the east, Cherokee Street on the south and an irregular line with 13th Street and I-55 on the west, and more fully described in the body of this ordinance, as a Historic District to be known as the Soulard Historic District and providing for a development plan including Standards to be applied within the district and land use controls and zoning regulations; containing severability clauses and an emergency clause.

WHEREAS, the preservation, protection and enhancement of buildings, other structures, parks and items of natural or artificial phenomena located within a district impart a distinctive aspect to the City of St. Louis by serving as a visible reminder of the historic, architectural and cultural heritage of the City; and

WHEREAS, the district herein described as the Soulard Historic District has architectural and historical value which should be preserved for the people of the City of St. Louis and the State of Missouri; and

The character, size and quantity of the relatively unaltered historic buildings contained within the Soulard Historic District (the "District") make the Soulard Historic District unique. It is distinct for the manner in which its historic buildings relate to one another and to the street, for its cross section of architectural styles and for its uniformity of construction. The combination of these physical characteristics and the importance of the Soulard Historic District in the historical development of the City of St. Louis serves as a compelling reason for preserving the Soulard Historic District.

The establishment and enforcement of controls over exterior architectural features within the Soulard Historic District will ensure the on-going historical value of the Soulard Historic District. At the same time, such controls must reasonably accommodate contemporary design and lifestyles in order to maintain and improve the quality of life of those residing within the Soulard Historic District.

These Soulard Historic District Standards (the "Standards") have been developed to establish a clear and consistent set of standards to govern the exterior architectural features within the Soulard Historic District. These Standards supplement the Building Code of the City of St. Louis (the "Building Code") and any applicable ordinances establishing standards pertaining to the construction, maintenance and repair of buildings located within the Soulard Historic District, and the areas surrounding such buildings. These Standards should not be interpreted as giving any relief from, or as constituting an abandonment of the Building Code or any such ordinances.

Pursuant to Ordinance No. 57986 of the City of St. Louis (codified as Chapters 895 through 898), as may be amended from time to time, the primary responsibility for enforcing, waiving enforcement of, and, where necessary, interpreting and supplementing the provisions of these Standards rests in the Commission on Heritage and Urban Design (hereafter, together with any legally authorized successor

entity, the "Commission"). Accordingly, all questions regarding such matters should be directed to the Commission.

There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples; Establishing definitions for three types of building facades serves to recognize the fact that certain portions of a building are more critical to the Souland Historic District's character than others, Accordingly, the regulations contained herein are more stringent for the Public elements Of buildings than are those for Semi Public and Private elements.

Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

As a final matter, many provisions of these Standards specify the composition of building materials which may be used in constructing and reconstructing buildings and building elements. It is recognized, however, that technological advances in the manufacture of building materials may already have resulted, or may in the future result in building materials which, while of composition different than that specified herein, perform identically, or sufficiently similarly in function and appearance. The fact that provisions of these Standards specify the composition of building materials which may be used should not be interpreted as forever foreclosing the possibility that building materials of a different composition may be approved for use. However, the decision to allow the use of such building materials rests wholly within the discretion of the Commission.

ARTICLE 2: EXISTING BUILDINGS

200 General Law:

If documented evidence can be provided which verifies that an element of an existing building has been altered, it may be reconstructed to its original configuration.

If a building, addition to a building, or element of a building was constructed after January 1, 1929, it may be altered only in accordance with the requirements for New Construction. Evidence that the building, addition, or element was constructed after January 1, 1929, shall be provided.

Comment: January 1, 1929 was chosen because at the time of writing of these Standards, all buildings contributing to the historic character of the neighborhood were built before that date. However, that which is today current will one day be historic. Therefore, this date should be reviewed at Least once every 10 years and brought forward, as necessary, to reflect the date before which buildings contribute to the historic character of the neighborhood at that time. All other references to that date should be changed simultaneously.

Unless specifically stated otherwise, all regulations herein apply to Public Facades only. Those for Semi-Public and Private Facades are specifically noted.

When a choice of solutions is given, the solutions are presented in order of preference.

These Standards do not require the correction of any condition predating their enactment except the stabilization of vacant buildings as described in Section 212.

212 Securing Vacant Buildings

Vacant buildings shall be protected from deterioration and vandalism as follows:

All windows and doors shall be covered by 1½" exterior grade plywood if such windows and doors are incapable of securing the building. Comment: City Codes require that plywood used for this purpose be painted red.

The roof, gutter and downspouts shall carry the rain water to the ground.

Work necessary to protect the structural integrity of the building must be performed.

ATTACHMENT II

PART VIII - LEGISLATIVE FINDINGS WITH RESPECT TO REVIEW OF CERTAIN DEMOLITIONS SECTION FIFTY-FOUR. Findings.

The Board of Aldermen of the City finds and declares as follows:

A. St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.

B. This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.

C. Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.

D. Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.

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

SECTION THIRTY-NINE. Permit required when: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site

No Owner or other person shall demolish any designated feature or Exterior Architectural Feature with respect to any Improvement situated within an Historic District,.... nor shall such person cause or permit any such work to be performed upon such property, unless an application shall have been filed with the building commissioner and a permit obtained therefor from the building commissioner. The building commissioner shall immediately upon receipt of any such application for permit forward a copy of such application to the Cultural Resources Office for review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. 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. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

SECTION FORTY-THREE. Granting or denial of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The building commissioner shall in any case grant or deny the application for a permit within fifty (50) days from the date of application.

SECTION FORTY-FOUR. Appeal on actions or determinations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. Any person aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the action of the building Commissioner with respect to a requested permit based on the Cultural Resources Office's application of the Landmark or Historic District standards to a requested permit or based on the recommendations or determinations by the Preservation Board or Cultural resources Office pursuant to Sections Thirty-Nine through Forty-Three, may appeal the action of the building commissioner to the Preservation Board for review and hearing. Such appeal shall be known as a preservation appeal and shall be taken within thirty (30) days after the action of the building commissioner by filing a notice of appeal with the Cultural Resources Office specifying the grounds of such appeal.

SECTION FORTY-FIVE. Hearing on filed appeal: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. Within forty five (45) days after the filing of appeal to the Preservation Board, the Preservation Board shall hold a hearing thereon. The Preservation Board shall hear the recommendations and evidence submitted by the Cultural Resources Office and by any officer, department, board, bureau or commission desiring to be heard thereon and shall permit the appellant and other parties to the appeal an opportunity to appear and be heard by the Preservation Board and to submit evidence. The Preservation Board may permit any other interested person an opportunity to appear and be heard by the Preservation Board. The Preservation Board may continue or adjourn the

hearing or schedule additional hearings to permit a full hearing of the appeal. The Preservation Board shall cause all proceedings in a preservation appeal to be suitably recorded and preserved.

SECTION FORTY-SIX. Attempt to reconcile proposed action with applicable standards: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The Preservation Board shall endeavor to reconcile the construction, alteration or demolition proposed by the Applicant for permit with the applicable Historic District or Landmark standards. If an application for permit is revised or resubmitted in accordance with such a reconciliation, then the building Commissioner shall approve the necessary permit, provided that any conditions for such permit under the building code or other ordinances have otherwise been met.

SECTION FORTY-SEVEN. Consideration of claim that property cannot be put to reasonable beneficial use without approval of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

If the Applicant for permit claims that the property involved cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition the Applicant shall present evidence at the hearing before the Preservation Board, establishing such claim, and in the case of income producing property, the Applicant shall also present evidence whether the Applicant is able to obtain a reasonable return on the Applicant's investment from the property without the approval of the proposed construction, alteration or demolition. If such a claim is presented, the Preservation Board shall consider the possibility of preserving the property, including plans for its use in economically productive ways. The Preservation Board may hear evidence thereon at the hearing or may continue the hearing for a reasonable time to permit the preparation and presentation of evidence thereon to the Preservation Board by the Cultural Resources Director, the Cultural Resources Office, or any other person, including members of the Preservation Board. After consideration of the evidence, the Preservation Board shall make a determination whether the property can be put to a reasonable beneficial use without the approval of the proposed work; and in the case of income producing property, the Preservation Board shall also determine whether the Applicant can obtain a reasonable return on its investment from the property without the approval of the proposed work.

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

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.

SECTION FORTY-NINE. Decision or determination: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

A. Unless there shall have been a reconciliation, the Preservation Board shall reverse or affirm, with or without conditions or modifications, the action of the Building Commissioner with respect to the requested permit or make such order, decision or determination as ought to be made. The Preservation

Board shall make its decision within fifty five (55) days after the filing of appeal to the Preservation Board, except that if the Applicant for permit submits evidence in support of a claim that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall have forty five (45) days following completion of the hearing on the preservation appeal to make its decision, including any determinations required to be made under Section Forty-Seven of this ordinance. The Preservation Board shall promptly notify the parties and the Building Commissioner in writing of its decision.

B. If the Preservation Board determines that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall recommend that the application for permit be granted (subject to applicable building code requirements), except that the Preservation Board may delay the granting by the Building Commissioner of the permit for construction, alteration or demolition for up to one hundred (100) days to pursue alternatives for preserving such property. Such period of delay shall be measured from the date of the Preservation Board's decision of the preservation appeal. The determination to delay the granting of such permit shall require the affirmative vote of at least five of the seven members of the Preservation Board and a finding by the Preservation Board that the proposed construction, alteration or demolition will have a significant adverse effect on the Historic District or the Landmark or Landmark Site. If, during such period of delay, new or additional material information is discovered or becomes available to the Preservation Board relating to the reasonable beneficial use of the property or to alternatives for preserving such property, the Preservation Board may, during such period of delay and upon notice to the parties, reopen the hearing to take additional evidence and may revise its findings or decision based on such evidence.

SECTION FIFTY. Further appeals: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

Any person or persons jointly or severally aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the decision of the Preservation Board upon a preservation appeal may appeal such decision to the Planning Commission for review in accordance with Section Fifty-Three of this ordinance and the Missouri Administrative Procedure Act. The Planning Commission's decision may be further appealed to Circuit Court for review pursuant to the Missouri Administrative Procedure Act.



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

D.

Date: October 26, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of a Staff Denial to install a non-compliant front porch
Address: 4457 Westminster Place.
District: Central West End Local Historic District Ward: 28



4457 WESTMINSTER AVE.

Owner/ Appellant:

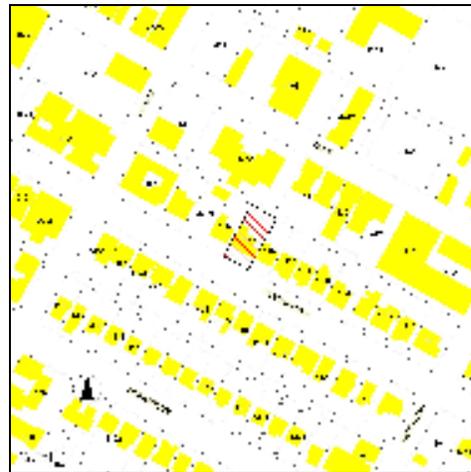
Joseph Scoggin

Purpose:

To install a non-compliant front porch

Recommendation:

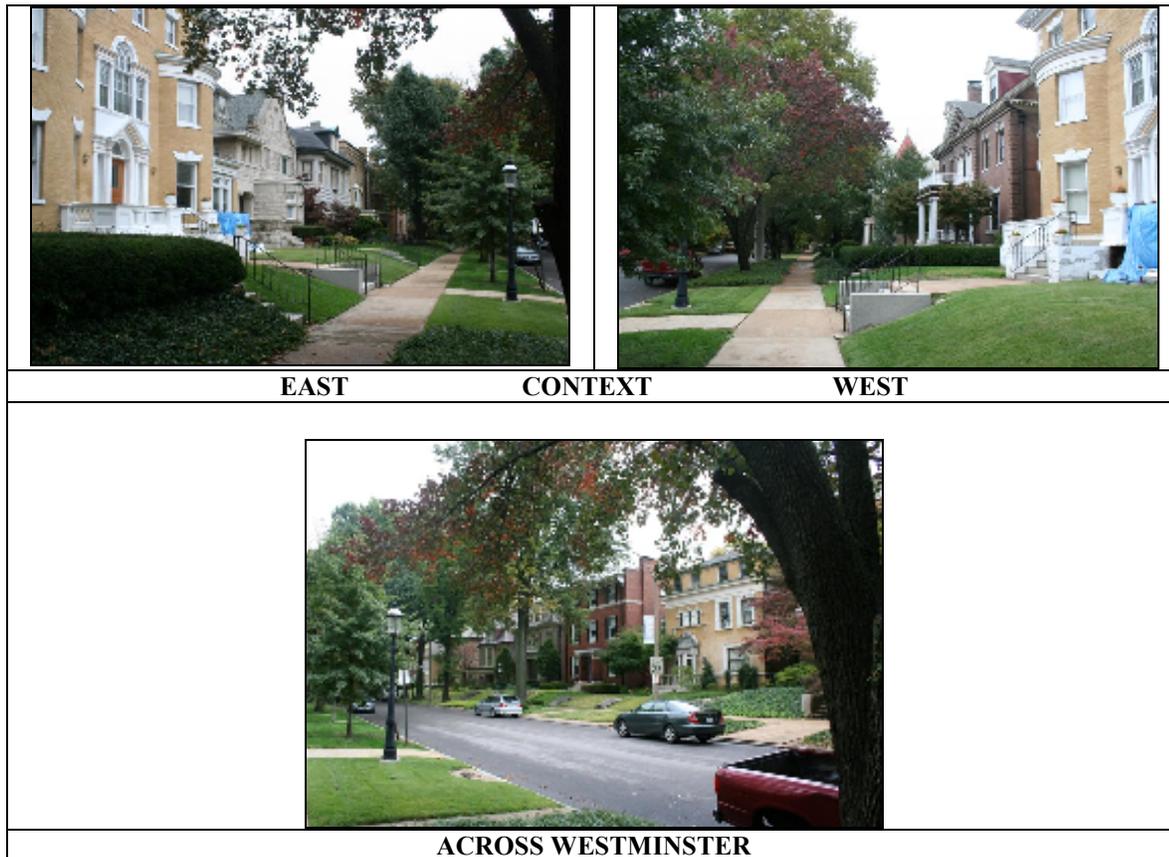
That the Preservation Board uphold the Staff denial as the proposed porch does not meet the Central West End Historic District Standards and instruct the owner to repair the existing porch.



Background

Following a collapse of a portion of the front balustrade and front porch wall of the architecturally significant stone porch, the owners applied for a permit on September 29, 2009 to replace the entire porch with a new concrete block porch with brick posts and wrought iron railing. As the proposed design did not meet the Central West End Historic District Standards and no remedy could be reached with the owner in regards to the design, the permit was denied. The owner appealed the decision on October 2, 2009, and was subsequently scheduled for the October 26, 2009 Preservation Board.

The applicant had previously appeared before the Preservation Board in early 2008; he had replaced a slate roof with asphalt shingles without a permit. That project involved a investment property in the same neighborhood. The current project is for the applicant’s residence.

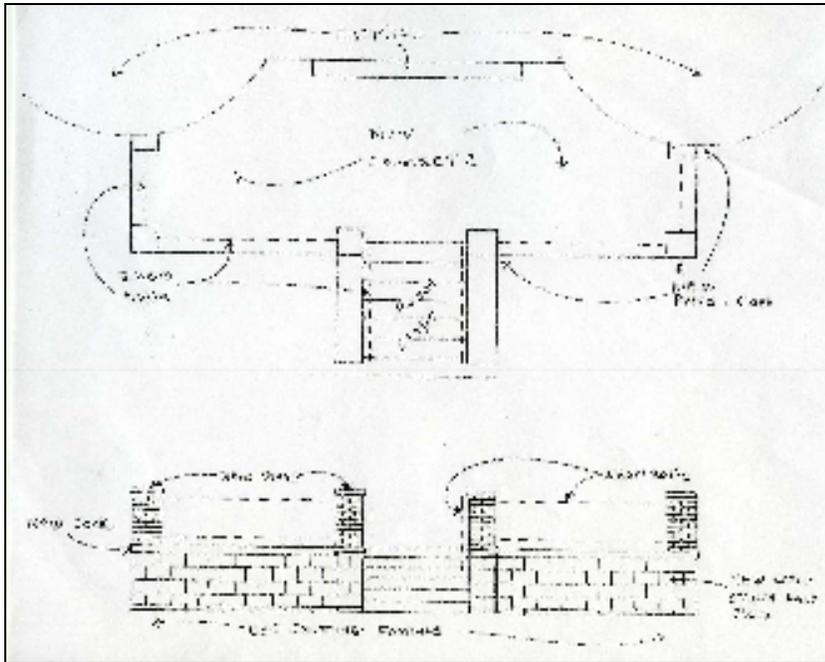


Site and Surrounding Area

4457 Westminster Ave., constructed in 1896, is a two-story single family house designed in the Classical Revival style in the Central West End Historic District. The subject property is located on the north side of Westminster between Taylor and Newstead Avenue in Fullerton’s Westminster Place which is listed on the National Register of Historic Places for being one of the finest turn-of-the-century streetscapes in America. Westminster Place was designed exclusively by St. Louis architects who primarily utilized Georgian, Revival, and Romanesque themes.



DETAIL OF DAMAGE AND ORIGINAL BALUSTRADE



PROPOSED FRONT PORCH

Relevant Legislation

Per the Central West End Historic District Standards from Ordinance #56768:

RESIDENTIAL APPEARANCE STANDARDS...

2. Structures...

D. Details (for permit required work):

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted.

Does not comply. The proposed front porch would utilize material and details that are not original to the building and incompatible with its architectural design. The proposal calls for the entire base of the porch to be constructed of contemporary 8” split face block. The new proposed balustrade system would utilize brick piers and wrought iron handrails. It is possible to repair the porch given the amount of salvageable material.

Removing the existing porch would result in the loss of a significant architectural feature. Although altered, the original porch is complimentary to the overall architecture of the building. The two original balustrades highlight the ornate nature of the porch and its overall importance to the character of the building. The architectural integrity of the building would be severely compromised by the removal of the porch and replacement with an inferior design.

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.

Comments

4457 Westminster, built in 1896, is a Classical Revival style building with classical architectural detail, especially apparent in the ornate entry porch. The original porch, its heavy balustrade and posts highlighted with recessed panels and molded caps, complement the architectural styling of the house by its size and material. The original porch produces a sense of grandeur as you ascend the granite stairs toward the ornate entryway.

In contrast, the design of the proposed porch is inappropriate and proposes to use material such as wrought iron, brick, and split-face concrete block that do not fit with the house. The porch is a highly prominent feature of the front elevation and its loss would severely compromise the house's architectural integrity. Although the owner intends on reusing the original steps, the proposed new porch design is inadequate in scale, detailing and style for the architectural significance of the house.

The owner has stated that he cannot afford to repair and restore the porch to its original appearance. To this point, the owner has yet to provide any evidence of financial hardship.

Conclusion

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as proposed porch does not meet the Central West End Historic District Standards; the Board should recommend to the owner that the existing porch be repaired.

Contact:

Bob Bettis

Telephone:

Fax:

E-Mail:

Planning and Urban Design, Cultural Resources Office

314-622-3400 x 277

314-622-3413

bettisb@stlouiscity.com



E. F. G.

Date: October 26, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of Staff Denials for three separate projects on the Serbian Orthodox Campus
Address: 1910 Serbian
Jurisdiction: McKinley Heights Local Historic District Ward 7



1910 SERBIAN

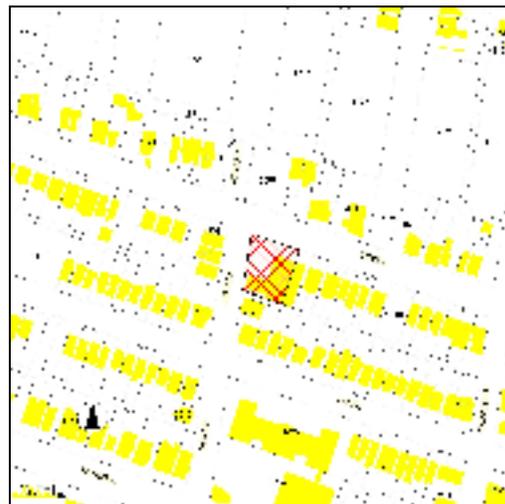


Applicant: Ron Goedeker

Owner: Holy Trinity Serbian Eastern Orthodox Church

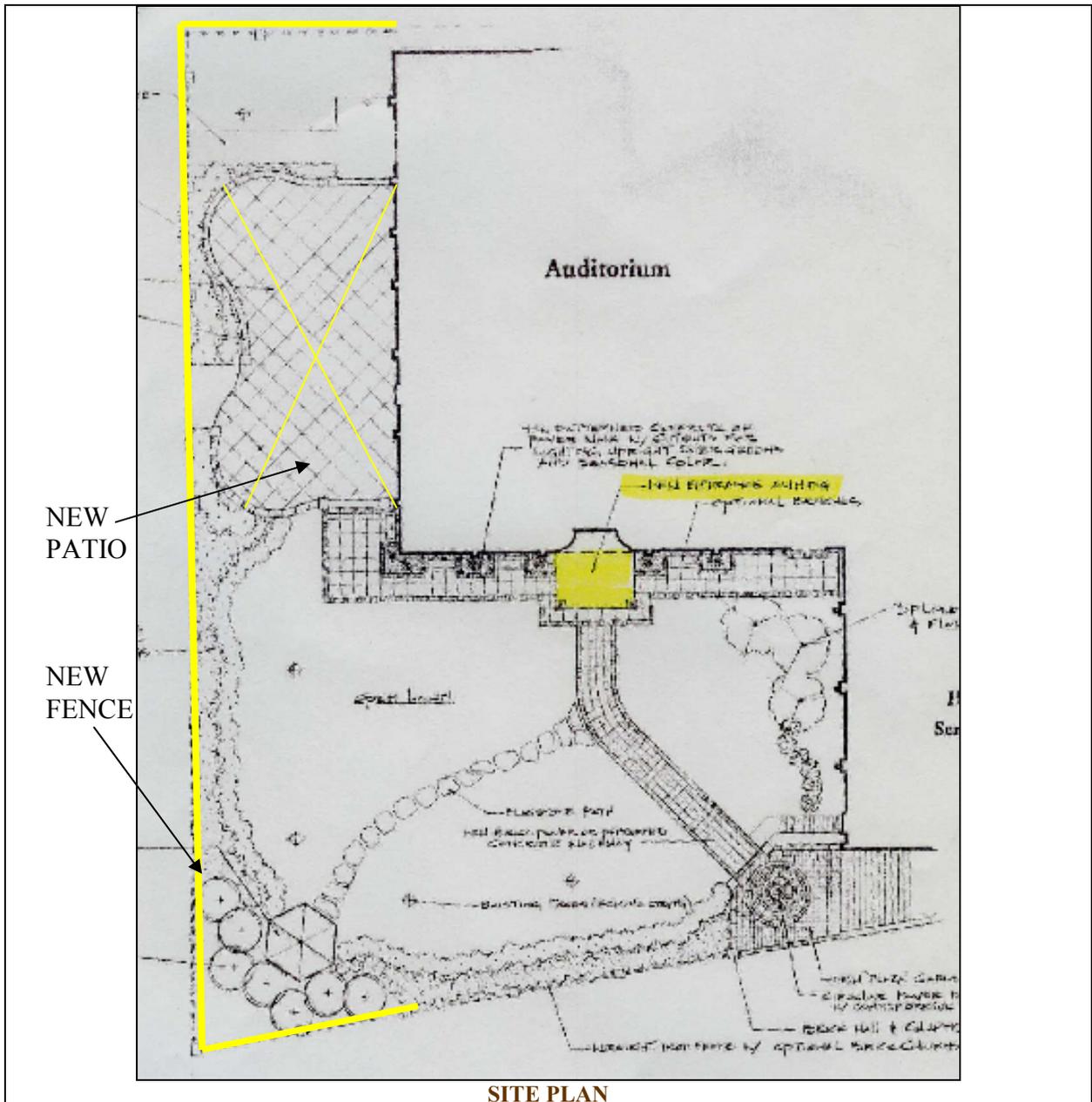
Purpose:
 To retain a retaining wall installed without a permit, install a non-compliant fence, and construct a non-compliant awning.

Recommendation:
 That the Preservation Board uphold the staff denial and not issue any variances as the proposed projects do not conform to the McKinley Heights Historic District.



Background

The Cultural Resources Office staff received a complaint for construction of a retaining wall at the subject address on September 25, 2009. Upon inspection, it was discovered that a new 54' long patio or porch, bordered by a nearly 3' high serpentine concrete block wall had been constructed along Geyer Ave. Upon receipt of the violation notice, the contractor applied for a permit for the wall in hopes of getting a variance to keep the non-compliant structure. In addition, the church applied for an awning and fence that also do not conform to the McKinley Heights Historic District Standards; these applications were also denied and appealed. The three projects were scheduled for the October 26, 2009 Preservation Board.





CONTEXT WEST



SITE LOOKING SOUTH

Site and Surrounding Area

The site is located at the southwest corner of Serbian Drive and Geyer Ave. in the McKinley Heights Historic District. Buildings surrounding the site are primarily residential and are contributing resources to the local historic district. The Revival style church was constructed in 1928 and the auditorium was built in 1940's.

Relevant Legislation

Excerpt from Ordinance #67901, McKinley Heights Historic District:

305 New Appendages:

- 1. New porches, stoops and steps at Public or Semi-Public Facades shall be based on a Model Example.*

Does not comply: The applicant did not provide a Model Example for the brick patio or the 3' high Versa-Lok walls. The scale of the appendage and its serpentine wall design is contemporary in design and incompatible with the architectural character of the church, as is the proposed plaza at the street. Historic walls from the period would have been simple and linear. The rough-faced block that was used for the walls is not compatible with the red brick of the auditorium or church: historic materials would be brick or stone. The installed landscaping of upright junipers is not sufficient in concealing the new patio.

404 Sidewalks and Steps: At Public Facades, sidewalks shall be one of the following:

- 1. Red brick, is the preferred material, and is not to be replaced with concrete.*
- 2. Cast-in-place concrete with an exposed aggregate finish.*
- 3. Bomanite or equivalent.*
- 4. A combination of the above.*

Partly complies. The sidewalks and steps facing Geyer utilize stone pavers and not approvable under the standards and do not compliment the brick used in the church and auditorium. The red brick that is used for the sidewalk on the Serbian Dr. Side is appropriate, although the design and scale of the proposed plaza are not.



PATIO



PATIO

403 Fences

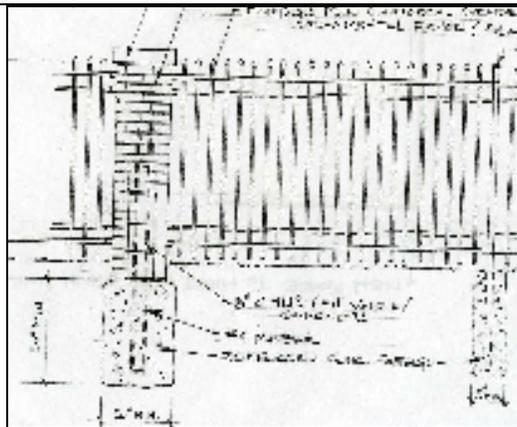
403.1 Low Fences: Low fences are to have a height of 48" or less, measured from the ground.

1. Low fences shall be of one of the following types:

- a. Wrought or cast iron;
- b. Treated or rot-resistant wood picket fence consisting of posts, rails, and vertical pickets painted or treated with opaque stain; or
- c. Chain link, but only if it is behind a Private Facade and either painted a dark color or clad with a dark colored vinyl.
- d. Masonry materials that replicate existing stone or brick work of primary building with matching joints and materials.

2. Low fences shall be based on a Model Example. When located in front of a Public Facade of the building, The Model Example fence shall be located in front of a building of similar vintage to the property under consideration.

Partly Complies: The fence design is not based on a Model Example and is 60" in height. The wrought iron fence is 58" in height with 60" high brick columns that are 16" X 16". The owners submitted a Model Example from a school located in the district that the office would have approved. However, the church feels that the proposed 58-inch height provides more security.

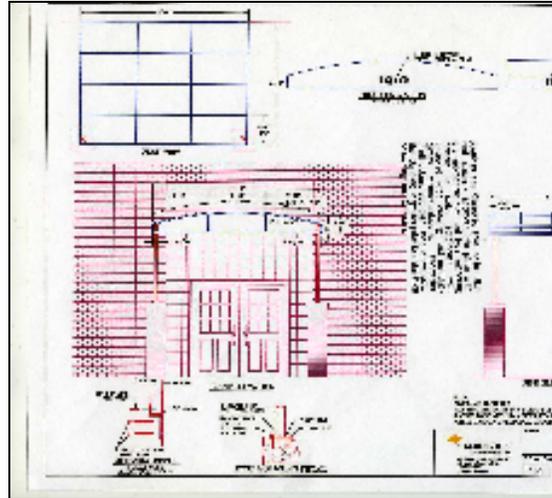


PROPOSED FENCE DETAIL

207.4 Awnings and Canopies: New awnings and canopies shall be based on a Model Example and shall be:

1. The same shape and size as the window, door, or storefront behind,
2. Constructed of a canvas-like fabric with a metal frame.
3. New metal and fiberglass awnings and canopies are prohibited. However, existing awnings may be retained

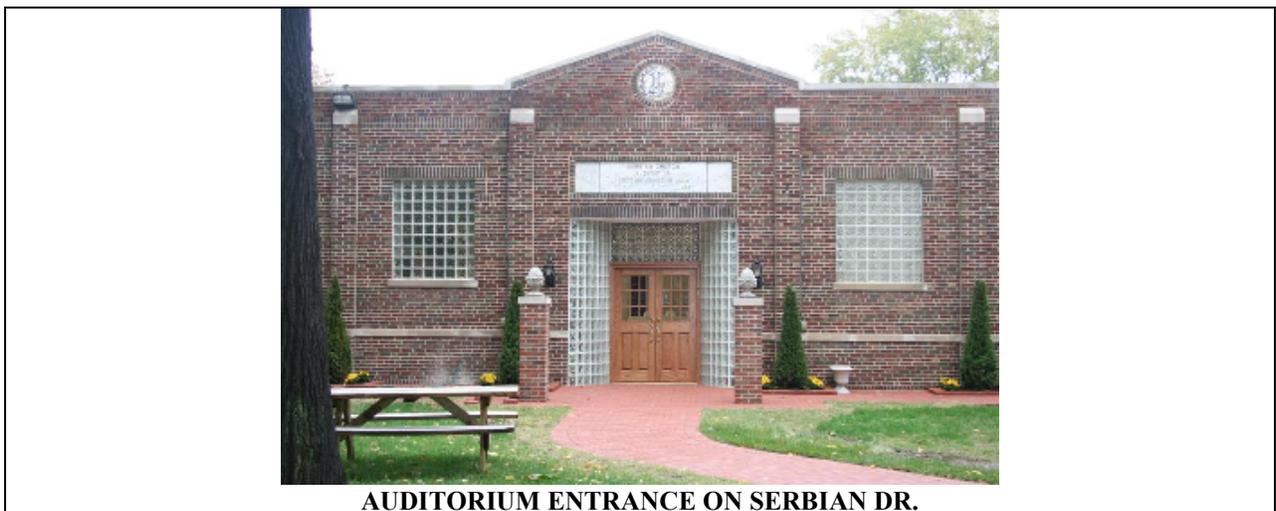
Does Not Comply: The awning is not the same shape as the door opening and a Model Example was not provided. The awning system will conceal the Moderne detailing and detract from the overall appearance of the entrance.



PROPOSED AWNING

Community Consultation

There has been no communication from the Alderwoman of the 7th Ward. The McKinley Heights neighborhood group has sent correspondence in support of the retaining wall, and the fence, but is waiting for further information to make a decision on the awning.



AUDITORIUM ENTRANCE ON SERBIAN DR.

Comments

All of the proposed work does not comply with the McKinley Heights Historic District Standards. Despite landscaping installed following the initial violation inspection, the stone wall and patio remain highly visible from Geyer Ave. and do not resemble any other historic walls within the district. The proposed fence is nearly a foot taller than allowed under the standards. The applicant submitted a Model Example of the fence at Sigel School that could have been approved; however, the owners decided that the Sigel school fence example was too short to meet their safety concerns. The proposed awning does not fit the opening and would not complement the architectural styling.

Conclusion

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the applications as proposed projects do not meet the McKinley Heights Historic District Standards.

Contact:

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E-Mail;	bettisb@stlouiscity.com



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

H.

Date: October 26, 2009
To: City of St. Louis Preservation Board
From: Robert Bettis, Preservation Planner, Cultural Resources Office
Subject: Nomination to the National Register for the Wellston Loop Commercial District
Address: Bounded by the city limits, and the alley of M.L.K. to the north and south and Clara Ave. to the east
Ward: 22



WELLSTON LOOP COMMERCIAL DISTRICT.

Owners: Various homeowners

Preparer: Cultural Resources Office, St. Louis Planning & Urban Design Agency

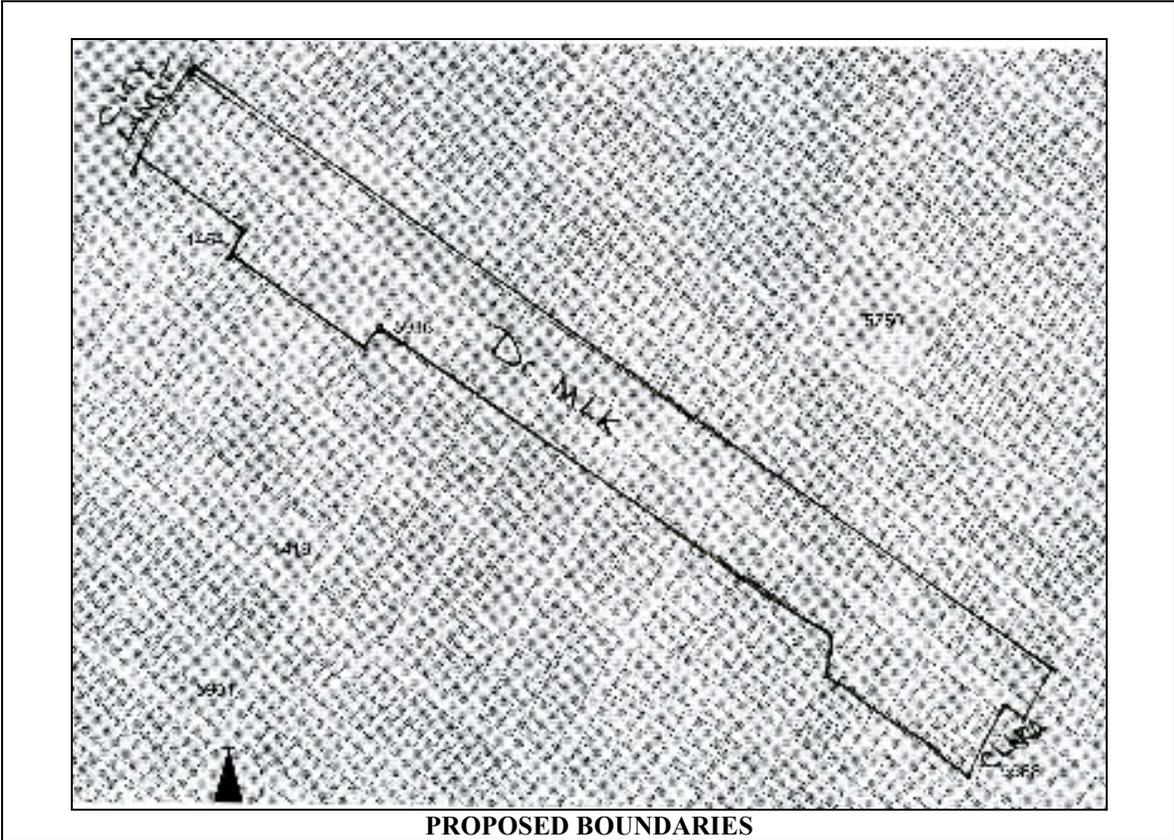
Purpose: To review a historic district nomination to the National Register of Historic Places.

Recommendation:

The Preservation Board should direct staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion A in the areas of Community Planning & Development.

Proposal

To nominate the Wellston Loop Commercial Historic District to the National Register of Historic Places.





WEST ON M.L.K.

Background

For the past several years the Alderman, Landmarks, and the Cultural Resources Office has been working to nominate to the National Register of Historic Places a district focusing on the Martin Luther King/Wellston commercial district.



LOOKING WEST ON M.L.K.

Site and Surrounding Area:

The proposed district is located in the northwest part of the City, in the Hamilton Heights Neighborhood. The district includes 69 contributing historic commercial and multi-family buildings, and seven non-contributing structures. The eastern boundaries of the district lie 4.7 miles to the northwest of downtown.

Reasons for Application:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for historic districts within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



WELLSTON STREETCAR STATION-ALREADY LISTED ON N.R.

Relevant Legislation

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



NORTH SIDE OF M.L.K. LOOKING NORTHWEST

Community Consultation

The original survey and nomination were completed at the request of the Alderman.

Comments

Wellston Loop Commercial Historic District is clearly eligible because of the quality of its architectural resources and planning, for the National Register as an example of Community Planning and Development. It is also significant today for its commercial importance and for its role that it played in St. Louis' Eastern European Orthodox Jewish community during the first part of the 20th century.

Architecturally, the district retains a fairly intact collection of early 20th century commercial buildings.

Conclusion

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the district clearly meets the Criteria for the National Register.

Contact:

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

I.

Date: October 26, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Nomination to the National Register for the Federal Cold Storage Company
Address: 1800-28 North Broadway Ward: 5

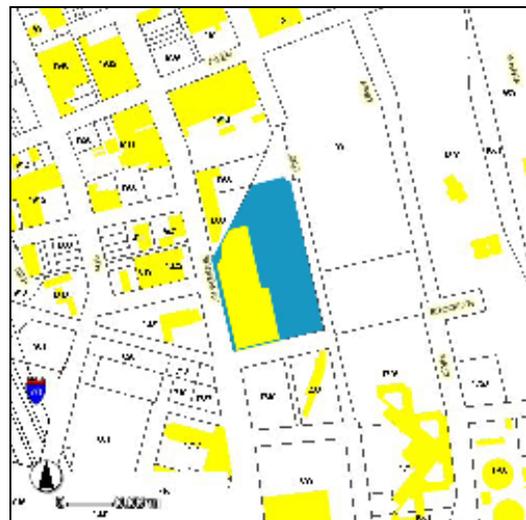


Owner:
1800 North Broadway LLC

Preparer:
Julie Ann LaMouria and Matt Bivens
Lafser & Associates

Purpose:
To review a single-site nomination to the National Register of Historic Places.

Recommendation:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the buildings meet the requirements of National Register Criterion A, Industry; and Criterion C, Architecture, with the recommendation that the nomination be edited prior to submission to the Department of the Interior.



Proposal

To nominate the Federal Cold Storage Company to the National Register of Historic Places.



ICE STORAGE BUILDING LOOKING SOUTH TO COLD STORAGE BUILDING

Background

On September 14, 2009, the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination prepared at the request of the building owner by Lafser & Associates.

Site and Surrounding Area:

The Federal Cold Storage Company complex is located in an industrial area between Interstate 70 and the Mississippi River. Belt Freight Depot (NR 4/21/04). There are a number of vacant parcels and parking lots in the surrounding blocks.



AERIAL OF AREA WITH FEDERAL COLD STORAGE BUILDING OUTLINED IN RED

Reasons for Application:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



BROADWAY FAÇADE WITH ENGINE ROOM ON THE LEFT AND ICE STORAGE BUILDING ON THE RIGHT

Relevant Legislation

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



COLD STORAGE BUILDING

Community Consultation

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or Alderwoman Young. Lafser & Associates were hired to prepare the nomination by the current owner of the complex.

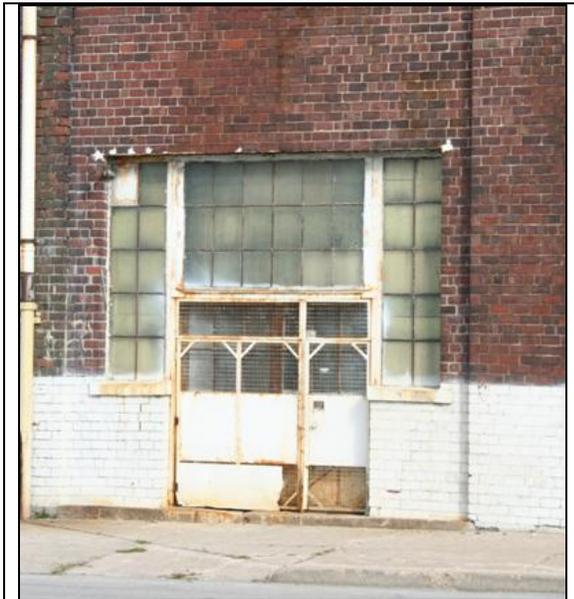
Comments

The Federal Cold Storage complex is eligible for the National Register under Criterion A in the area of Industry and Criterion C in the area of Architecture. The complex is important for its association with the cold storage industry in St. Louis and as an excellent example of regional design trends in this specialized building type.

The architectural elements of the building are adequately addressed in the nomination; and its significance identified. There are numerous typographical errors in the draft nomination, however, and it should be carefully edited prior to final submission.



SHAPED PARAPET WITH TERRA COTTA DETAIL



ENTRY TO ENGINE ROOM

Conclusion

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the buildings meet the required Criteria for the National Register. The Board should also recommend that the nomination be closely edited, and that numerous typographical errors be removed prior to its submission to the Department of the Interior.

Contact:

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Planning and Urban Design
Cultural Resources Office

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J.

SUBJECT: Nomination to the National Register for the Central Carondelet Historic District (Boundary Increase III)

ADDRESS: Roughly bounded by Bates St., I-55, South Broadway and Holly Hills

WARD: 11

STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



OWNERS:

Various

PREPARER:

Landmarks Association of St. Louis

PURPOSE:

To review a district boundary increase nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the District meets the requirements of National Register Criterion A for Community Planning & Development and Criterion C for Architecture.



PROPOSAL:

To nominate the Central Carondelet Historic District (Boundary Increase III) to the National Register of Historic Places.

BACKGROUND:

On, September 14, 2009, the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

The District is roughly bounded by Bates St. on the north, South Broadway on the east, Interstate 55 on the west and Holly Hills to the south. The proposed district includes most of the northern section of the original town of Carondelet.



REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS:

The Central Carondelet Historic District (Boundary Increase III) is eligible under Criterion A for Community Planning and Development and Criterion C for Architecture. The district includes 468 contributing resources and 179 non-contributing resources (nearly half of which are outbuildings). The period of significant is from the date of the first extant building constructed in the boundary increase area, c. 1858 to 1942 when construction in the area dropped off dramatically. The area is directly to the north of the Central Carondelet Historic District and its first boundary increase, and is historically linked with Saints Mary and Joseph School complex (Boundary Increase II). The neighborhood in Boundary

Increase III was formed by the same forces which formed the neighborhoods of the existing district and its current boundary increases. The area represents patterns of development which reveal the evolution of Carondelet from an independent town to an urban neighborhood of St. Louis.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the District meets the Criteria for the National Register.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
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