



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY SEPTEMBER 28TH, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

PRELIMINARY REVIEW		PG
A.	4110 BECK & 4175 CHIPPEWA PRESERVATION REVIEW DISTRICT	1
APPEALS OF STAFF DENIALS		
B.	3127 LONGFELLOW BLVD. COMPTON HILL HISTORIC DISTRICT	8
C.	3949 RUSSELL BLVD. SHAW HISTORIC DISTRICT	12
D.	2734-36 ARMAND PL. FOX PARK HISTORIC DISTRICT	17
E.	2805 McNAIR ST. BENTON PARK HISTORIC DISTRICT	21
F.	1516 MISSISSIPPI AVE. LAFAYETTE SQUARE HISTORIC DIST.	26
G.	4316, 4322 & 4328 McREE NORTH I-44 HISTORIC DISTRICT	30
NEW APPLICATION		
H.	2819 INDIANA ST. BENTON PARK HISTORIC DISTRICT	34
RESOLUTIONS FOR BOARD APPROVAL		
RESOLUTION NO. 1		
RESOLUTION NO. 2		
RESOLUTION NO. 3		



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

A.

Date: September 28, 2009
To: Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Exterior alterations to one-story industrial building
Address: 4110 Beck Avenue AKA 4175 Chippewa Street **Ward: 15**
District: Board of Public Service Referral — Encroachment into Public Right-of-Way

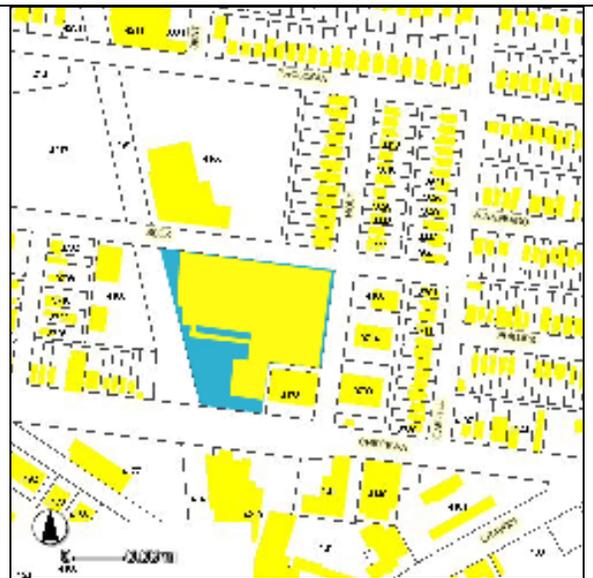


4110 BECK/4175 CHIPPEWA

Applicant:
 City of St. Louis Board of Public Service

Owner:
 Kriss Kross LLC

Recommendation:
 That the Preservation Board approve the project with the condition that the decorative pilasters be deleted.





Background

On August 24, 2009, the Cultural Resources Office received a referral from the Board of Public Service, to review an encroachment application for the property at 4110 Beck Avenue, also known as 4175 Chippewa Street.

The project proposed rehabilitation of an existing one-story industrial building: installation of new openings; new windows and doors; and the addition of a number of projecting brick pilasters with overscaled capitals along the Beck and Holt street frontages.

4110 Beck is a significant example of Mid-Century Modern industrial design and the false pilasters are not compatible in scale, design or materials with the building's architectural design.

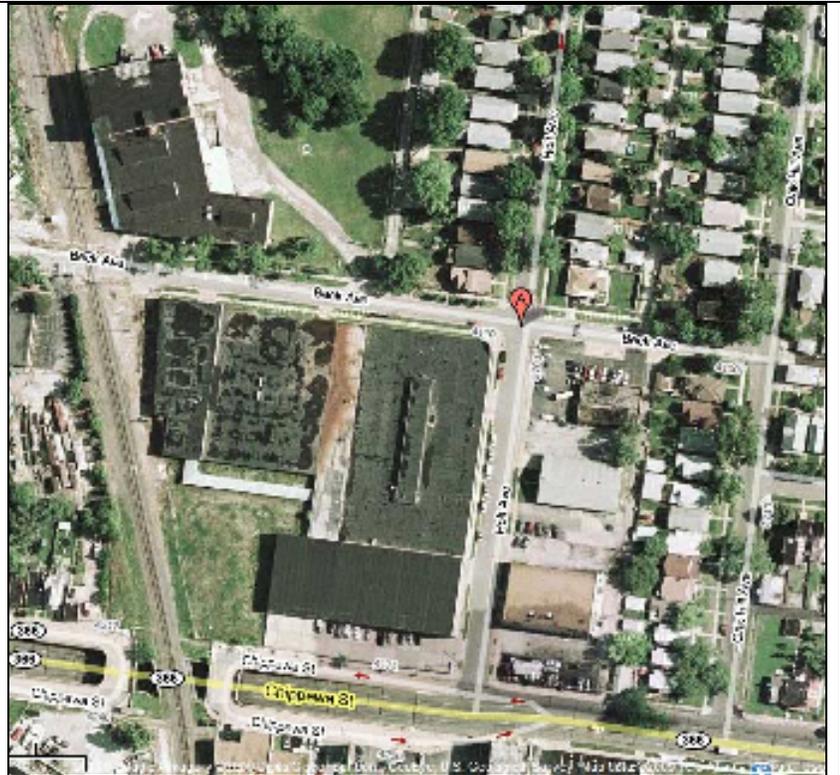
The project was scheduled for review by the Preservation Board at its next meeting.

DETAIL OF FRONT ENTRY

Site and Surrounding Area:

4110 Beck is a large, one-story manufacturing building, occupying most of City Block 4955 and was constructed in 1951. Just north of Chippewa Avenue on an elevated site, the building is adjacent to an area of single-family buildings on the northwest, constructed between 1924 and 1950. A large brick industrial building, ca. 1920, is located to the northeast; and a few small scale industrial uses are opposite the site along Holt Avenue.

Properties appear generally well-maintained. 4110 Beck is the most architecturally significant structure in the area.



AERIAL OF 4110 BECK SHOWING RESIDENTIAL AREA TO THE NORTH AND WEST

Reasons for Application:

Encroachments into the public right-of-way require the approval of the Cultural Resources Office or the Preservation Board.

Relevant Legislation

St. Louis City Ordinance 64689:

PART VI – PUBLIC STRUCTURES, MONUMENTS AND FIXTURES

SECTION FIFTY-TWO. Exterior design review of Structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.

...The approval of the Preservation Board shall be required in respect to all fixtures or Structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this ordinance. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of Structures to be altered or erected thereon shall be first approved by the Preservation Board. Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section Fifty-One of this ordinance shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its decision shall prevail. If the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be presumed.



EAST ELEVATION ALONG HOLT

NORTH ELEVATION ALONG BECK



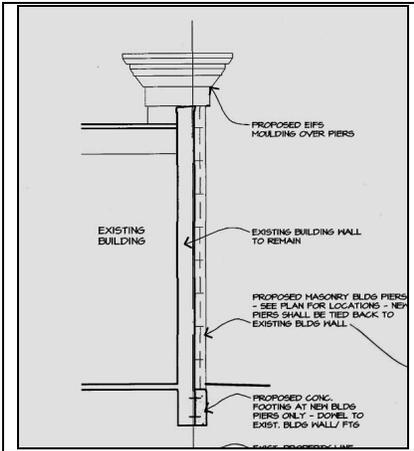
PARTIAL ELEVATION OF BECK AVENUE FAÇADE, SHOWING PROPOSED FALSE PILASTERS AND NEW OPENINGS



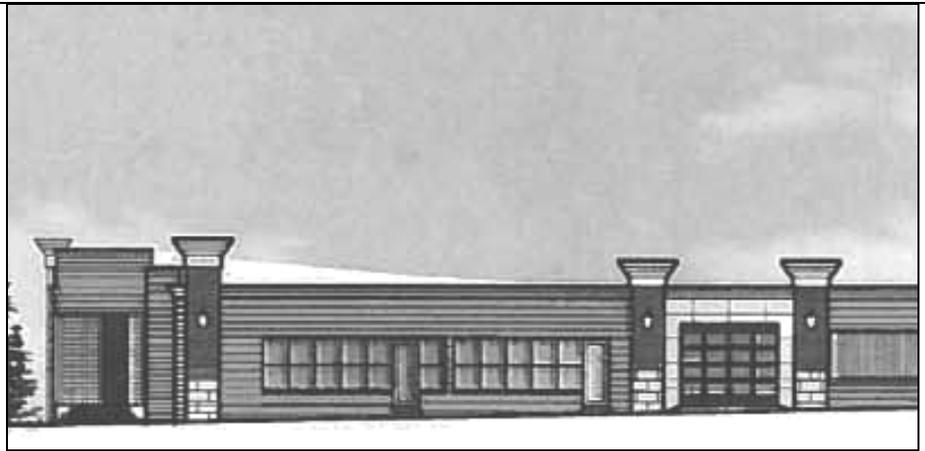
EXISTING BECK AVENUE FAÇADE LOOKING WEST



EXISTING BECK AVENUE FAÇADE LOOKING EAST TOWARD ENTRY



PILASTER DETAIL



DETAIL OF PROPOSED ALTERATIONS



HOLT AVENUE FACADE



RESIDENTIAL AREA NORTHWEST OF SITE



CONTEXT EAST OF SITE AT HOLT

Comments

The current owners are changing the building into a storage facility. The architects of the project feel that the pilasters will break up the long horizontal elevations, which are a character-defining feature of the building's original Mid-Century Modern design. The significance of Mid-Century Modern buildings is currently being reevaluated by preservationists and architectural historians, and 4110 Beck is a noteworthy representative of that architectural style: it appears eligible to be listed in the National Register of Historic Places.

In addition to the decorative pilasters, there are proposed changes to openings on both street elevations: installation of new single-leaf doors; and replacement of glass block with ganged doublehung windows. If this building was located in a historic district or listed in the National Register of Historic Places, the Cultural Resources Office staff would object strongly to these alterations; however, as an encroachment referral from the Board of Public Service, we have no defined standards controlling the design of the building's rehabilitation. However, the intent of Ordinance 64689 clearly intends the Office and the Preservation Board to review encroachments into the public right-of-way for their impact upon the streetscape and neighborhood, and upon the design of architecturally significant structures throughout the City. The staff feels strongly that the addition of the decorative pilasters, which are proposed to be constructed of red brick and EIFS material, is an unfortunate alteration that will clearly detract from the architectural character of the building.



CONTEXT OPPOSITE

Conclusion

The Preservation Board should approve the project with the stipulation that the decorative pilasters be deleted.

Contact:

Jan Cameron

Planning and Urban Design, Cultural Resources Office

Telephone:

314-622-3400, Extension 201

Fax:

314-259-3406

E-Mail:

CameronJ@stlouiscity.com



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

B

Date: September 28, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner
Subject: Appeal of a staff denial of an application to install aluminum windows on two street visible facades.
Address: 3127 Longfellow
District: Compton Hill Local Historic District – Ward 7

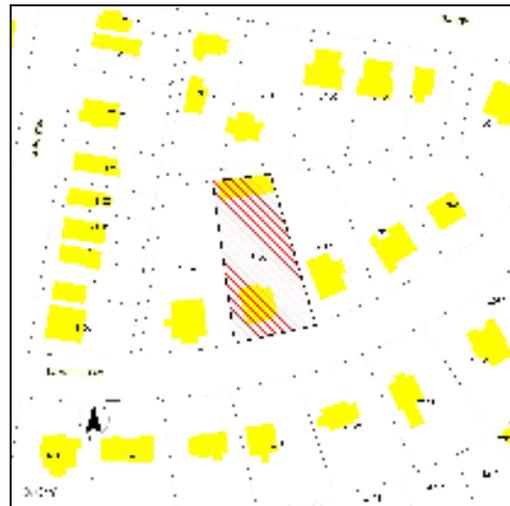


3127 LONGFELLOW

Owner/Appellant:
Jeffrey & Stacy Hill

Purpose:
An appeal to install aluminum windows.

Recommendation:
That the Preservation Board should uphold the Cultural Resources Office denial as the proposed work does not comply with the historic district standards.





CONTEXT ACROSS LONGFELLOW



CONTEXT WEST ON LONGFELLOW

Background

The owner applied for a permit to install windows on July 10, 2009. As the proposed windows did not meet the requirements of the Compton Heights Historic District Standards, and a resolution could not be reached with the owner, the staff denied the permit on August 10, 2009, which the owner subsequently appealed the same day. The appeal was then scheduled for the September 28, 2009 Preservation Board meeting.



TO BE
REPLACED

VIEW OF BUILDING FROM SOUTH

Site and Surrounding Area

3127 Longfellow is an architecturally significant, three-story single-family Chateausque building in the Compton Hills Local Historic District. The property is located one block south of Russell near the corner of Longfellow and South Compton Avenues. Buildings surrounding 3127 Longfellow are residential, single-family buildings of similar architectural style and date of construction.

The surrounding buildings are all well-maintained and are contributing resources to the Compton Hills Local Historic District.



TO BE
REPLACED

VIEW FROM SOUTHEAST

Relevant Legislation

Excerpt from Ordinance #57702, Compton Hill Historic District:

F. Exterior Materials

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material.

Does not comply. The windows are aluminum and not a consistent material with existing windows.

G. Architectural Detail

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

Does not comply. The replacement windows being proposed are aluminum and not consistent with other wood windows on street visible facades.

2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures.

Does not comply. The new windows will have different dimension from existing wood windows.

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

3127 Longfellow Avenue, built in 1895 is an excellent example of the Chateausque style building. Drawing strongly inspiration from rural French chateaus, the style was popular in the United States from 1880 to 1910. The style was also widely utilized throughout the Compton Heights neighborhood.

The owner has not produced any evidence that installing wood windows would constitute an economic hardship. Even though some of the windows have been altered previously, several original wood windows remain. A building of this significance, the window styles and material are critical to the character of the building. .

Conclusion

Staff recommends that the Preservation Board uphold the staff's denial of the application, as the work is not in compliance with the historic district standards. On the street-visible side facades, the owner should be instructed to install appropriate historic replacement wood windows.

Contact:

Bob Bettis
Telephone:
E-Mail;

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



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

C.

Date: September 28, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Cultural Resources Office
Subject: Appeal of a Staff Denial to retain a non-compliant handrail installed without a permit.
Address: 3949 Russell
District: Shaw Local Historic District **Ward:** 8

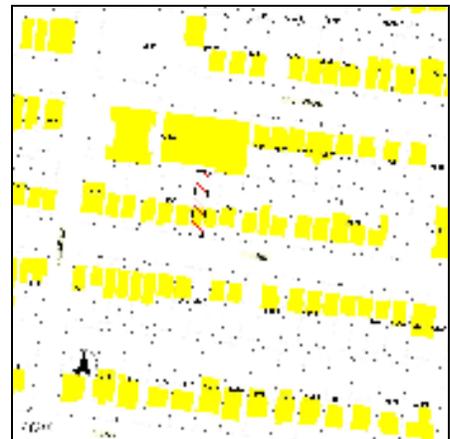


3949 RUSSELL

Applicant:
Jennifer Taylor

Owner:
Jennifer Taylor

Staff Recommendation:
That the Preservation Board uphold the staff denial, as the installed handrail in not comply with historic district standards.



Proposal

To retain a non-compliant handrail on a two-story residential building in the Shaw Historic District.



Background

On May 13, 2009, the Cultural Resources Office received a complaint for installation of a handrail constructed of piping on a single-family house in the Shaw historic district. The owner subsequently applied for a permit for the railing upon notification from the Cultural Resources Office. The owner was given the opportunity to remove the non-compliant rail and install a simple wrought iron rail system, but chose to retain the existing handrail. Staff denied the application and the owner appealed on September 8, 2009.

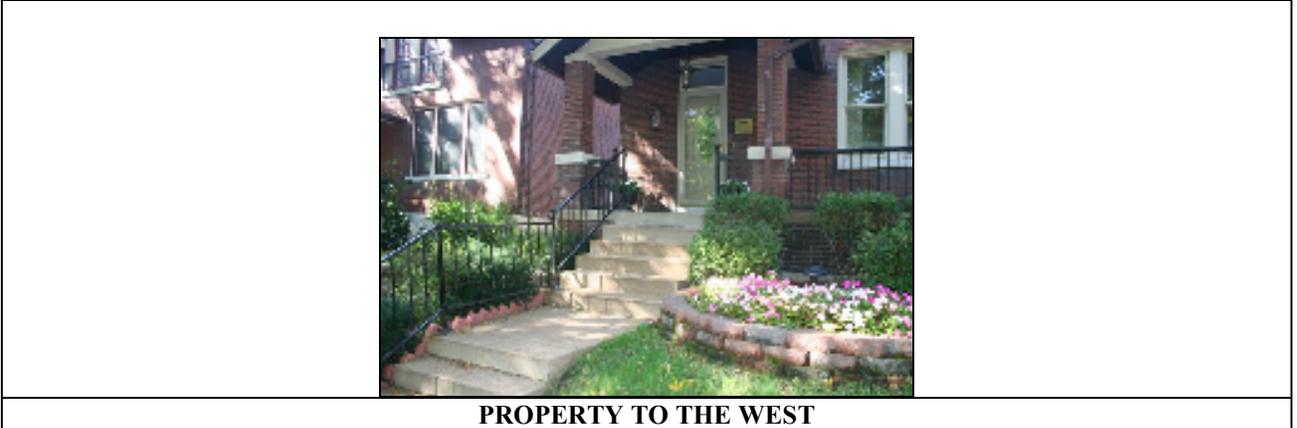
Because the installed handrail does not comply with the historic district standards, the application was scheduled for the next Preservation Board meeting.



3949 RUSSELL

Site and Surrounding Area:

3949 Russell Blvd. is a two-story residential building, located on the north side of the block between 39th St. and Lawrence St., in the Shaw Local Historic District. Surrounding buildings are residential and are contributing resources to the Shaw Local Historic District.



Relevant Legislation

Excerpt from Ordinance #59400, Shaw Historic District:

1. *Residential Appearance and Use Standards*

Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible.

Does not comply: The addition of a plumbing pipe railing to the house does not comply with this requirement.

Excerpt from Ordinance # 64689, Enabling Ordinance:

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.

Does not comply: The intent of the ordinance is to prevent the installation of non-compatible elements like the plumbing pipe handrail from being used.

Community Consultation

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.



LOOKING EAST

Comments

3949 Russell was constructed in 1902. It is an example of the American Foursquare that is in excellent condition. The American Foursquare, which was a popular style from 1895 until the early 1930's, was a change from the heavily ornate Victorian era of architecture. The foursquare form was a great canvas for a myriad of architecture features, like the Queen Anne style that is utilized in the subject property. The large Foursquare form was popular in urban areas that had small lots because it provided large interior spaces. Foursquare buildings were popular as mail order houses from Sears Roebuck and other catalog companies.

The Cultural Resources Office staff feels that a plumbing pipe handrail would not be compatible with the architectural vocabulary of the house. When the house was constructed, the porch steps — like many houses of the time — did not have handrails. Generally in such situations, the staff recommends a non-decorative railing to acknowledge that it is a contemporary element and not original to the house. However, installation of a railing design that is stylistically appropriate would be acceptable also. In this case, this would be a simple wrought-iron rail, perhaps with paneled newel posts, like the examples shown on this page.

The owner would prefer to retain the pipe rail due to its prevalence throughout the neighborhood. Although there are several other plumbing pipe style handrails within the Shaw Historic District, they are not an original detail. The standards state that details should remain or replaced in their original configuration.



CORRECT HANDRAIL



CORRECT HANDRAIL

Conclusion

The Cultural Resources Office staff recommends that the Preservation Board uphold the staff denial as the installed handrails are not compatible with the Shaw Historic District Standards.

Contact:

Bob 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 Department

D.

Date: September 28, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Cultural Resources Office
Subject: Appeal of a staff denial to retain a non-compliant handrail installed without a permit.
Address: 2734-36 Armand
District: Fox Park Local Historic District Ward: 7

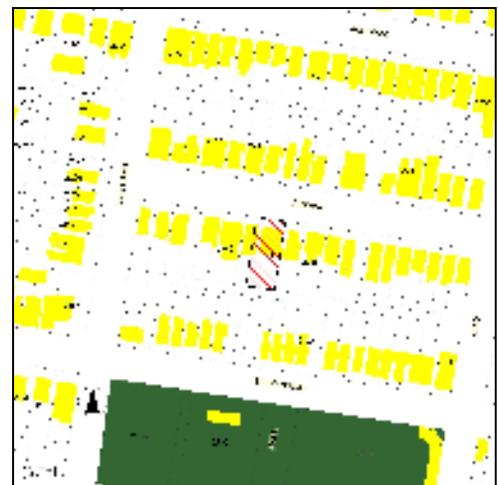


3949 RUSSELL

Applicant:
Daniel Williams

Owner:
Daniel Williams

Staff Recommendation:
That the Preservation Board uphold the staff denial, as the installed handrail does not comply with Fox Park Historic District Standards.



Proposal

To retain a non-compliant handrail on a two-story residential building in the Fox Park Historic District.

Background

On December 13, 2008, the Cultural Resources Office received a Citizens Service Bureau Complaint for wooden handrails installed without a permit at 2734-36 Armand Pl. The owner was sent a certified letter but did not apply for a permit for the work that was completed. The owner was subsequently referred to court for failure to respond to the violation. On July 10, 2009, the owner made application for the non-compliant handrails, which were denied. The owner appealed the denial and the application was scheduled for the next Preservation Board meeting.



DETAIL OF HANDRAIL

Site and Surrounding Area:

2734-36 Armand is a three-story multi-family residential building, constructed 1892. It is located on the south side of the block between California Ave. and Ohio Ave., in the Fox Park Local Historic District. Surrounding buildings are residential and are contributing resources to the Fox Park Local Historic District.



CONTEXT EAST



CONTEXT EAST

Relevant Legislation

Excerpt from Ordinance 66098#, Fox Park Historic District:

207 Accessories

207.1 Wrought and Cast Iron Accessories

Comment: Wrought and cast iron accessories, such as balcony railings and cresting, were once common in the Fox Park Historic District, particularly on the Federal style buildings. Black is the preferred color.

Existing wrought and cast iron accessories shall not be removed or altered in form.

Comment: Owners are encouraged to reconstruct balconies where they once existed especially if the original brackets are still in place.

Replacement Materials

New or re-used metal accessories based on a Model Example, or Plastic or other molded or cast material which replicates the appearance of the original.

Does not comply: No Model Example was provided

206.3 Wood Elements on Appendages

Reconstructed wood elements shall be of wood, except architectural details such as brackets which may be of the materials listed under replacement materials for wood cornices (Section 201.8(3)(2)(3)). A Model Example shall be used.

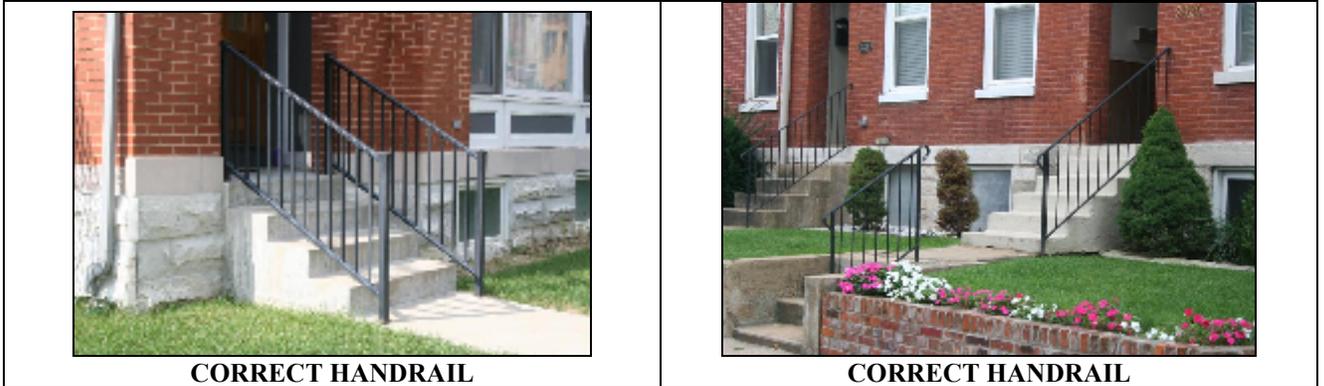
Reconstructed wood handrails shall be one of the following:

A wood handrail based on a Model Example

Does not comply: The installed handrail is not appropriate. A typical handrail would have been a simple wrought iron variety with simple vertical balusters.

Community Consultation

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.



Comments

A wooden railing is not compatible with the masonry steps. Generally, wooden porches utilized wooden handrails. When wood is used in conjunction with a masonry porch, it tends to rot quickly. When the house was constructed, the porch steps — like many houses of the time — did not have handrails. Generally in such situations, the staff recommends a non-decorative railing to acknowledge that it is a contemporary element and not original to the house. However, installation of a railing design that is stylistically appropriate would be acceptable also. In this case, this would be a simple wrought-iron rail, perhaps with paneled newel posts, like the examples shown on this page.

Conclusion

The Cultural Resources Office staff recommends that the Preservation Board uphold the staff denial as the installed handrails are not compatible with the Benton Park Historic District Standards.

Contact:

Bob 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

E.

DATE: September 28, 2009
SUBJECT: Appeal of a staff denial to retain a 6' chain link fence
ADDRESS: 2805 McNair
JURISDICTION: Benton Park Local Historic District - Ward 9
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



2805 MCNAIR

Owner/Applicant:

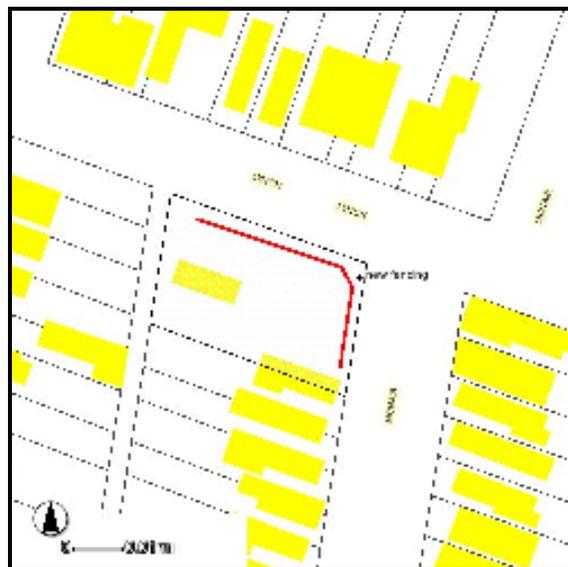
J. D. Gillenwater

Purpose:

To retain a 6' chain link fence installed without a permit

Recommendation:

That the Preservation Board uphold the denial of the chain link fence as it does not meet the Benton Park Local Historic District Standards.



PROPOSAL:

To retain a 6' chain link fence at two Public facades.

BACKGROUND:

On August 25, 2006 the chain link fence at the corner of the property at 2805 McNair was struck by a stolen car damaging a portion of the Lynch St. and McNair Ave. fencing. In July 2008, the Cultural Resources Office received a complaint that a chain link fence at 2805 McNair had been replaced without a permit. On inspection it was found that the fence on both the McNair and Lynch St. facades had been replaced. A violation letter was sent to the owner. After, initially contacting the Cultural Resources Staff, the owner failed to apply for a permit, and in October 2008 the matter was referred to housing court. A permit application for the installation of the chain link fence was received by the Cultural Resources Office in July 2009. The permit was denied and the owner has appealed the decision.

The chain link fence does not comply with the historic district standards. Under the Benton Park Historic District Standards, a 6' tall fence may not be erected in front of the building line of a building. The McNair fence and a large portion of the Lynch St. fence are in violation of this standard. In addition, chain link is not an approved material for high fences (over 48") at any facade. During a site visit it was noted that the front of the house at 2805 McNair was also being re-sided without a permit.



NEW FENCE ALONG LYNCH ST.

SITE AND SURROUNDING AREA:

2805 McNair is located at the corner of McNair Ave. and Lynch St. towards the northern edge of the Benton Park Local Historic District. Both Lynch and McNair are primarily residential in character with some commercial buildings at the corners.



NEW FENCE LOOKING SOUTHEAST FROM LYNCH TOWARDS MCNAIR



AREAS WHERE NEW FENCE MEETS EXISTING FENCING AT ALLEY AND ON MCNAIR

RELEVANT LEGISLATION: _____

Excerpt from Ordinance #67175, Benton Park Historic District:

Benton Park Historic District Rehabilitation and New Construction Standards

403.2 High Fences

1. High fences are taller than 48" but less than 72" in height when measured from the ground.

Comment: Fences higher than 72" are prohibited by City Building Codes.

2. High fences are restricted to the following locations:
 1. At or behind the building line of a Public Facade. **Street fences do not comply.**
 2. Private or Semi-Public Facades. **Back fence complies.**
3. High fences shall be one of the following types:
 1. Boards placed vertically, if the structure of the fences will not be visible from the Public Facade. **Fences do not comply.**
 2. Lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of posts and rails. **Fences do not comply.**
 3. Wrought or cast iron. **Fences do not comply.**
 4. Stone or brick pillars in combination with one of the above when based on a Model Example. **Fences do not comply.**
 5. A reconstructed fence based on a Model Example. **Fences do not comply.**





LOOKING EAST ACROSS MCNAIR



LOOKING SOUTHEAST ON MCNAIR

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman or any neighborhood group regarding the project.

COMMENTS :

Although the fence was damaged in 2006, the new fencing was not erected until 2008. The entire length of fence on Lynch St. and all except one length of fence on the McNair side were replaced without a permit.

The fence does not meet the historic district standards in regard to its height in front of the building line. In addition, chain link not an approved material for high fences within the Benton Park historic district.

The new chain link fence is highly visible, as it sits on a large corner lot and extends along both McNair Ave. and Lynch St.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board uphold the staff denial of the chain link fence as it does not meet the Benton Park Historic District standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	gagen@stlouiscity.com



F.

Date: September 28, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of Staff Denial of an application to install casement windows on front façade.
Address: 1516 Mississippi
Jurisdiction: Lafayette Square Historic District Ward 6



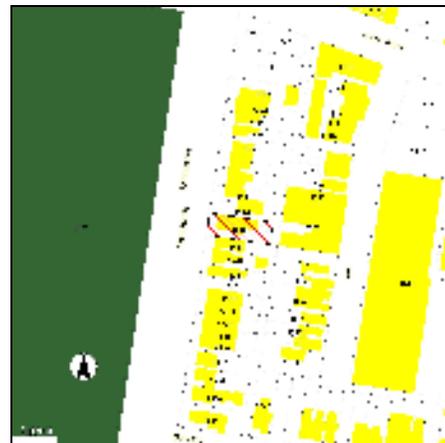
1516 MISSISSIPPI

Applicant: Steve Coffey

Owner: Rolf and Eileen Behrents

Purpose:
To install casement windows on front facade.

Recommendation:
That the Preservation Board uphold the staff denial and not issue a variance as the proposed windows do not conform to the Lafayette Square Historic District Standards.



Background

The Cultural Resources Office staff received an application on 8-22-2009 for a full rehabilitation. These initial plans called for replacing the front facing double-hung windows in the dormer with casements. Staff told the contractor we cannot approve the casements. The contractors removed from the casements from the plans and were subsequently approved. The owner is now trying to secure a variance for the denied casement windows.

The owner appealed the initial denial of the plans that included the casements on August 28th and the project was scheduled for the September 28, 2009 Preservation Board.

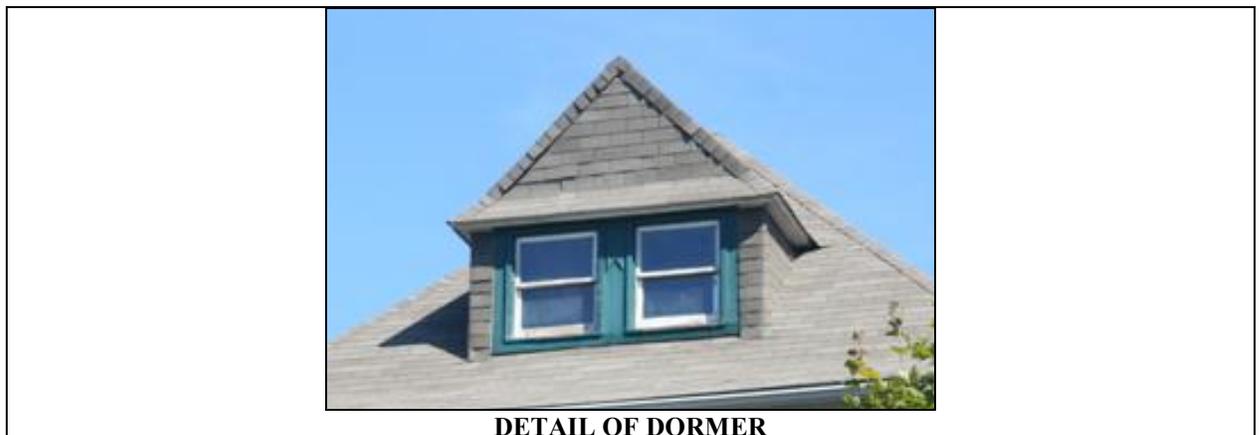


Site and Surrounding Area

The site is located in the middle of the block on the east side of Mississippi, between Kennett and Park in the Lafayette Square Historic District. The property faces Lafayette Park. Surrounding buildings consist of single family houses of similar styles. All well-maintained and are contributing resources to the historic district.

Reasons for Review

The owner is requesting a variance from the Preservation Board in order to install the casement windows because the owners wish to use the room as a bedroom and the existing windows sizes do not comply with Building Division egress requirements.



Relevant Legislation

Excerpt from Ordinance #63327, Lafayette Square Historic District:

203.L Windows At Public Facades

1. *Windows shall be one of the following:*
 1. *The existing window repaired and retained.*
 2. *A replacement window which duplicates the original and meets the following requirements:*
 1. *All components are made of wood.*
 2. *The profiles of jambs, brick moulds, mullions, muntins, sashes, frames and moldings match the original elements in dimension, configuration and position in the opening.*
 3. *Multiple sills and jamb liners are not acceptable.*
 4. *Replacement sill and jamb set within existing sills and jambs are not acceptable.*
 5. *The number of lites, their arrangement, size and proportion shall match the original.*
 6. *The method of opening is the same as the original except double-hung windows may be changed to single-hung.*

Does Not Comply: The proposed casement windows will not have the same appearance as the original double-hung windows. The applicant is proposing to install a false horizontal muntin, which will present a flat appearance and not provide the depth of a double-hung sash window.

Community Consultation

There has been no communication from the Alderwoman of the 6th Ward, or the Lafayette Square Restoration Group regarding this project.



DETAIL

Comments

Even though the proposed windows are wood, the casements windows will not replicate the appearance of the double-hung windows. The owners have not provided any evidence that installing the proper windows would cause financial hardship. The contractor stated that the only sash window that would work was too expensive.

Conclusion

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application and to not issue a variance as the windows do not meet the Lafayette Square Historic District Standards.

Contact:

Bob 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 Department

G.

Date: September 28, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Cultural Resources Office
Subject: Appeal of a Staff Denial to install a chain link fence in front of three buildings
Address: 4316, 4322, & 4328 McRee
District: North I-44 Local Historic District Ward: 17

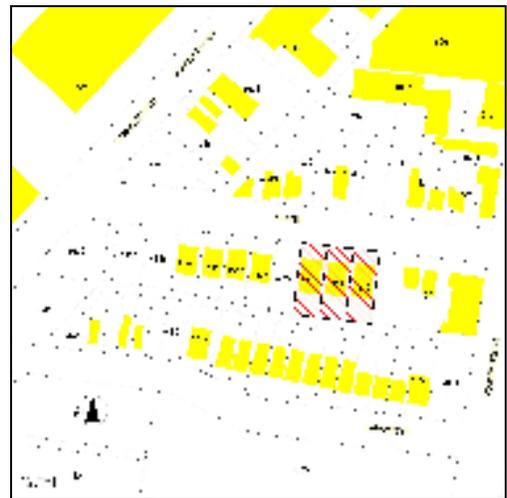


4316, 4322 & 4328 MCREE

Applicant:
 Fred Quitmeyer

Owner:
 Fred Quitmeyer

Staff Recommendation:
 That the Preservation Board uphold the staff denial, as the proposed chain link fencing does not comply with historic district standards.



Proposal

To install chain link fencing in front of the three apartment buildings in the North I-44 Local Historic District.



CONTEXT EAST

Background

On August 6, 2009, the Cultural Resources Office received an application for construction of three fences in front of three buildings on McRee Ave.. The owner appealed the staff's denial and the application was scheduled for the next Preservation Board meeting.



CONTEXT WEST

Site and Surrounding Area:

4316, 4322, and 4328 McRee are three, two-story multi-family residential building constructed 1921. It is located at the south side of the block between Vandeventer and Tower Grove Ave., in the North I-

44 Local Historic District. Surrounding buildings are residential and are contributing resources to the North I-44 Local Historic District.



4316 MCREE

Relevant Legislation

Excerpt from Ordinance 60370#, North I-44 Historic District:

*NORTH I-44 HISTORIC DISTRICT
USE, CONSTRUCTION AND RESTORATION STANDARDS*

a. 5. *Site Improvements: Walls and Fences:*

1. *Residential:*

Materials and construction of new or renovated fences, when visible from the street, shall be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Unpainted chain link and wire fabric are prohibited. If used it is required that such materials be painted or coated in black, dark green or some other appropriate color. Fences are prohibited in front of the building line

Does not comply: The proposed fencing is in front of the building line.

Community Consultation

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.



LOOKING SOUTHEAST

Comments:

The installation of fencing in the front of buildings is strictly prohibited per the North I-44 design guidelines. There are several instances of existing fencing throughout the district. However, these fences were in place prior to the district going into effect or installed without a permit. Installing fencing in the front yards of these buildings would disrupt the aesthetics and layout terraces along the block.

Conclusion

The Cultural Resources Office staff recommends that the Preservation Board uphold the staff denial as the proposal is not compliant with the North I-44 Historic District Standards.

Contact:

Bob 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 Department

H.

Date: September 28, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Cultural Resources Office
Subject: Appeal of a staff denial to retain a non-compliant door and sidelight installed without a permit.
Address: 2819 Indiana St.
District: Benton Park Local Historic District **Ward:** 9

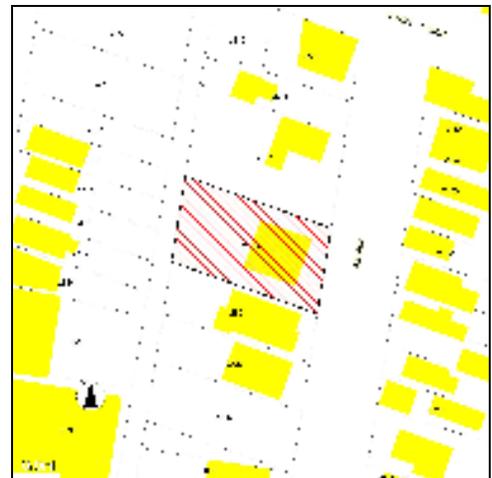


2819 INDIANA STREET

Applicant:
Dennis Farrow

Owner:
Dennis Farrow.

Staff Recommendation:
That the Preservation Board uphold the staff denial, as the installed door system is not in compliance with Benton Park Local Historic District Standards.



Proposal

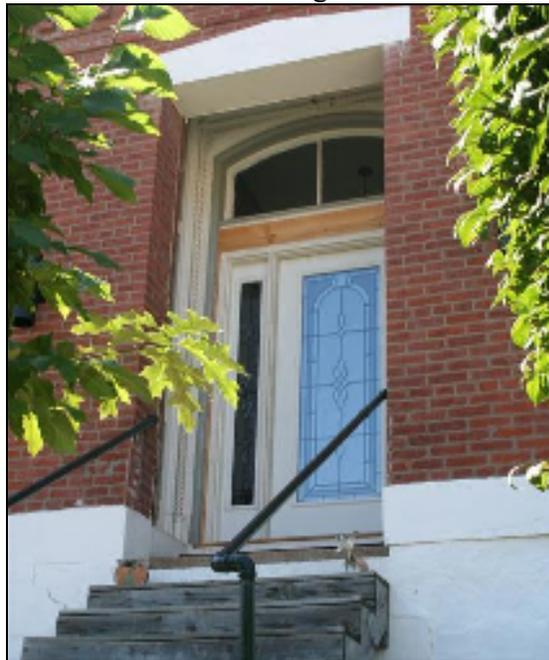
To retain a non-compliant front door and sidelight on a one-story residential building in the Benton Park Historic District.



Background

On December 17, 2008, the Cultural Resources Office received a Citizens Service Bureau complaint for a front door installed without a permit at 2819 Indiana. Upon inspection it was discovered that a new door and sidelight had been installed without a permit. The owner of the property did not respond to correspondence from the Cultural Resources Office and was referred to Housing Court. Upon receipt of a court summons, the owner made application for the non-compliant work in September 8, 2009.

Because the completed alterations did not comply with the historic district standards, the application was scheduled for the next Preservation Board meeting.



DETAIL OF WINDOWS TO BE REPLACED

Site and Surrounding Area:

2819 Indiana St. is a one-story residential building, constructed in the 1860's. It is located at the west side of Indiana between Lynch St. to the north and Pestalozzi on the south, in the Benton Park local historic district. Surrounding buildings are residential and are contributing resources to the Benton Park Local Historic District.

Relevant Legislation

Excerpt from Ordinance #67175, Benton Park Historic District:

204 Doors

Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building. Door types found in the Benton Park Historic District are limited to a few different types. Doors of earlier Federal style buildings are solid, simple in construction and without ornament save for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door. Glass in a Victorian door is typically etched, beveled or leaded.

2. Doors shall be one of the following:
 1. The original wood door restored;
 2. A new wood door which replicates the original;
 3. A finished metal door of a style which replicates the original; or
 4. Based on a Model Example.

Does not comply: The new door does not replicate the original. Also, a model example was not provided.

Community Consultation

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.

Comments

2819 Indiana, constructed in the 1860's, is one of the oldest extant buildings in Benton Park. The building is a central passage house and is nearly in an unaltered condition. A vernacular building, the exterior decoration of the house still looks to the Federal style popular at the time it was built, with a simple brick cornice, and stone lintels. The paneling in the recessed entry maintains the original four panel layout. Given this, the door itself most likely carried the same pattern.

The original door would not have had glass and be comprised of four or six recessed panels. The contemporary door and side light are too elaborate and not appropriate for the simple Federal style building. The door is also too small for the opening and the larger transom bar is out of scale with the original fabric. Since the original door was not in place when the owner installed the current door, we would have asked for a full-light door that fit the entire opening.

Conclusion:

The Cultural Resources Office staff recommends that the Preservation Board uphold the staff denial as the installed door and sidelight are clearly not compatible with the Benton Park Historic District Standards.

Contact:

Bob Bettis
Telephone:
E-Mail:

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