



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY APRIL 28, 2014 — 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll Call - Approval of the March 24, 2014 Minutes - Approval of Current Agenda.
The next Preservation Board Meeting will be held on Monday, May 19, 2014.

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

A.

DATE: April 28, 2014
ADDRESS: 1315 Dolman Street
ITEM: Preliminary Review: New construction, single-family house.
JURISDICTION: Lafayette Square Certified Local Historic District — Ward 6
STAFF: Bob Bettis, Cultural Resources Office



1315 DOLMAN

OWNER/ARCHITECT:

Vedad Alagic/Edin Coralic

RECOMMENDATION:

That the Preservation Board grant preliminary approval to this proposal with the condition that the design be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicants propose to construct a single-family dwelling on a vacant lot on the west side of Dolman.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS 303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL XAMPLE

303.1 Historic Model Example

In order to be consistent with the historic character of the district, each new residential building shall be based on a Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

The applicants have proposed 2331 Hickory as an HME for the new house. As it is a common type of single-family dwelling in the Lafayette Square Historic District, the Cultural Resources Office has approved it as an HME.

303.2 Site Planning

A] Alignment and Setback

- 1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.**
- 2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.**
- 3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.**
- 4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.**
- 5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.**
- 6) Ancillary buildings shall be placed to be the least visible from public streets.**
- 7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.**
- 8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.**

The site plan meets the standards for alignment and setback in site planning. The house will be a similar distance from the street as the new single family at 1309 Dolman and the historic buildings remaining on the block.

303.3 Massing and Scale

- A] The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.**

The massing will be relatively tall, narrow and deep, as for a single-family house in Lafayette Square, although it would have a smaller scale than the adjacent four family building. It will have a scale similar to the single-family dwelling at 1209 Dolman further north on the block.

- B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.**

The foundation will be raised above grade at the façade.

- C] The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.**

Complies.

- D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.**

Complies. The house will match the height of the historic and new buildings on the block.

- E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.**

The design of the new house would comply with these requirements.

303.4 Proportions and Solid to Void Ratio

- A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.**

- B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.**

- C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.**

Complies.

303.5 Exterior Materials and Color

- A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.**

The foundation will be scored stucco to simulate load-bearing masonry with mortar joints, as in the HME.

- B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.**

There is a differentiation in all facades at the foundation level.

- C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.**

All exterior walls of the proposed house will be brick above the concrete foundation.

- D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.**

- 1) A stone façade shall use the stone of the HME. It shall have smoothly dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.**
- 2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.**
 - (a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3" x 8" x 4", or be based on an HME. No brick façade will display re-used brick of varying colors and shades.**
 - (b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.**
 - (c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.**

The use of brick would meet these standards: it will be a pressed face brick with a smooth finish and dark red color with only minor variations in color. The arched window heads of the facade will be created in brick. The projecting sill will be cast replica stone of the dimensions of that of the HME.

- E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.**

Complies.

- F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction.**

Complies.

G] The materials identified above may be combined with modern construction techniques in the following ways:

- 1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.**
- 2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.**

Complies.

303.6 Windows

A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

Complies.

B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.

C] Window Sash

- 1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.**

D] Materials

- 1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.**
- 2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.**
- 3) Vinyl sash is prohibited.**
- 4) All glazing will be non-reflective glass.**
- 5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.**

The windows to be used on the façade will have segmental arched heads and be one-over-one double-hung wood sash; they will be windows approved by the CRO as to materials, dimensions and profiles similar to those of the HME, and have the correct brick mold.

F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

Does not comply. The first bay of windows on the south façade sits too close to the front of the building displaying an appearance that would not have occurred historically.

G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include glue chip and machine textured glass.

H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

303.7 Doors

A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:

- 1) Be a minimum of 7 feet in height.**
- 2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any panel reveals of the HME.**
- 3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.**
- 4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.**

B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

The applicant proposes to meet these standards through the use of a door that replicates that of the HME, replication of the paneled reveals of the entry, installation of a transom above the door, and use of clear glazing in the door. Metal handrails would be placed at the entrance steps.

303.8 Cornices

A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:

- 1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼") in height.**
- 2) Dentil molding, if used must be a minimum of four inches (4") in height.**
- 3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.**

B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

The cornice of the HME would be replicated in scale and design.

303.9 Roofs

A] The form of the roof must replicate the HME.

D] Gutters and Downspouts

1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:

- (a) Copper; painted or allowed to oxidize.**
- (b) Galvanized metal, painted.**
- (c) Aluminum; finished as a non-reflective factory-finish**

Complies. The roof and associated elements of the proposed house would be a flat roof, to replicate that of the HME; no dormers or chimneys are proposed.

305 NEW GARAGES

305.1 Garages shall be set within 10 feet of the alley line.

305.2 Garages shall be directly behind the main structure on the site. If site conditions prohibit this placement, then the new structure shall be positioned as close to this arrangement as possible.

305.3 Vehicular access shall only be from the alley. As per Section 303.2(A)(8), no new curb cuts are allowed and no abandoned cuts will be re-used in conjunction with a new driveway.

305.4 Garage doors shall be parallel to, and face, the alley.

305.5 Garages shall have a footprint of no more than 576 square feet, equal to a 24 foot by 24 foot two-car garage. Any auxiliary building with a larger footprint shall be considered a carriage house and shall be regulated under Section 306.

305.6 Garages shall have one of these two roof forms:

A] A gable roof placed with its ridge parallel to the alley and the ridge peak at twelve (12) feet or less.

B] A nearly flat roof edged by a shallow parapet.

305.7 Construction materials:

A] While there is no HME for a garage, this building type was traditionally built with a single exterior wall material: wood siding or brick. This traditional pattern will guide the selection of garage materials. The material selected shall be used on all four sides. The acceptable materials for new garages are:

- 1) Brick of a dark red or brown untextured surface, laid with colored mortar;**
- 2) Wood, or cement fiber siding installed to simulate wood siding;**
- 3) Cement fiber panels.**

B] A garage that sides on a public street or side yard shall be brick.

C] Vinyl siding is not allowed.

Complies

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1311-15 Dolman, is located in the Lafayette Square Local Historic District on a block of Dolman where significant demolition has taken place.
- The applicant has proposed a Historic Model Example for the new house, 2331 Hickory, which has been approved by the Cultural Resources Office.
- The applicant proposes to construct a dwelling with a façade that is the mirror image of the façade of the example, and replicate its entrance, fenestration pattern, recessed entry, and cornice design.
- The applicants proposes all four sides of the house to be brick, to use scored concrete as the foundation, and to meet the materials and design requirements for the entrance and windows.
- The siting of the house would be in alignment with the historic four-family and new construction to the north.
- The finished project would include a fence and garage to be built behind the house.

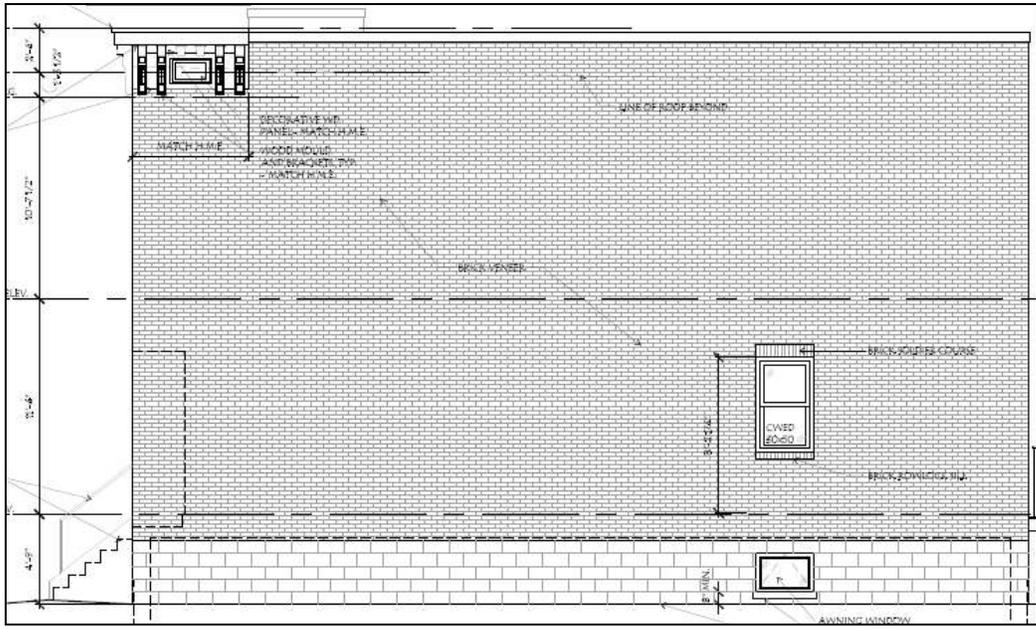
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction, with the condition that the design be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.



SITE PLAN



MISSISSIPPI: HISTORIC MODEL EXAMPLE



SOUTH FACADE



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

B.

DATE: April 28, 2014
ADDRESS: 4100 and 4018 Lindell Blvd.
ITEM: Demolish 4108 Lindell and rehabilitate 4100 Lindell.
JURISDICTION: 4100-4300 Lindell Local Historic District — Ward 17
STAFF: Betsy Bradley, Cultural Resources Office



4100 AND 4108 LINDELL

APPLICANT: The Lawrence Group

OWNER: The St. Louis Housing Authority/ TLG 4100 Lindell Partners LLC

RECOMMENDATION:
That the Preservation Board deny Preliminary Approval of the demolition of 4108 Lindell and indicate approval of the rehabilitation of 4100 Lindell with the condition that the project be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office.



THE PROJECT

4100 and 4108 Lindell are located in the 4100-4300 Lindell Local Historic District and in a Preservation Review District. 4100 Lindell would be rehabilitated for mixed use, a bank on the ground story and residential units above. 4108 Lindell is proposed for demolition to be followed by the construction of a surface parking lot to provide parking for 4100 Lindell.

The project is located also within the Central West End Form Based District; demolition and new construction would trigger the regulations and standards in this District. The rehabilitation of a building would not invoke review within the Form Based District.

RELEVANT LEGISLATION:

The 4100-4300 Lindell Local Historic District Standards do not include any criteria to consider for the demolition of a building. Therefore, the applicable criteria are those for a property located in a Preservation Review District.

From Ordinance 64689:

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 construct, demolish or alter any designated feature or Exterior Architectural Feature with respect to any Improvement situated within an Historic District, or within or part of a Landmark or Landmark Site, 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 therefore 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.

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

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

The documentation of the 4100-4300 Lindell Park Local Historic District does not address the character of the historic district. The district consists of a diverse group of historic commercial and residential buildings, built between circa 1890 and 1970. Three properties have been redeveloped too recently to be considered historic.

4108 Lindell, an office building erected in 1948, is evidence of the beginning of the conversion underway in the Post World War II period when residences were replaced with office and commercial buildings as the character of Lindell Boulevard became decidedly mixed-use. The two-story brick building has an entrance in the recessed portion of the façade, sheltered by a canopy that extends as a porte-cochere across the driveway that provides access to parking behind the building. 4108 shares attributes with other office buildings of the era in St. Louis, with its brick exterior, ribbon windows outlined with cast-stone banding on the front façade, an entrance lobby, and the sheet-metal combined canopy and porte-cochere element. Nevertheless, it is more common for its time and place than architecturally distinguished.

4108 Lindell warrants comparison to the other circa 1950 buildings erected on Lindell, rather than 4100 Lindell, which was constructed approximately a decade later. Its 1948 date accounts for its perhaps tepidly modern, presence as a new addition to Lindell. Since 4108 Lindell would be considered to be a contributing building if the local historic district was certified for the National Register by the National Park Service, it is considered to be a Merit building in terms of the categories provided in this ordinance.

C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not

sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

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

Exterior inspection suggests that the building meets the definition of sound, as used in ordinance #64689.

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

Not applicable.

D. Neighborhood Effect and Reuse Potential.

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

While there are several vacant buildings on Lindell Boulevard within the local historic district and in its vicinity, Lindell properties have been experiencing redevelopment during the last decade. The rehabilitation of the adjacent property at 4120 Lindell by Places for People took place during 2012. The mixed-use character of this portion of Lindell has been retained with somewhat recent commercial and residential redevelopment on the north side between Whittier and Vandeventer, opposite the Local Historic District.

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

The presence of two loading platforms at the rear of the building suggest that the interior may have a varied floor plan. The location of 4108 in the heart of the Lindell Boulevard area between St. Louis University to the east and the Kingshighway-Euclid commercial area to the west suggests that the reuse potential for some type of commercial or office use would be at least moderate. The area is “undergoing upgrading” and there is no reason to think that the interest in real estate on Lindell would drop noticeably in the near future.

It is unlikely that historic tax credits would be available as a rehabilitation financing tool, as listing this building individually in the National Register of Historic Places would be a challenge. However, more latitude with interior changes would be possible if the rehabilitation was not a tax credit project.

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

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

The applicant has not provided any information concerning an economic hardship related to the rehabilitation of 4108 Lindell.

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

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

Not applicable.

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

As an arterial thoroughfare, the urban design of Lindell Boulevard in the Central West End is particularly important. The portion of Lindell between Sarah and Whittier is intact and the seven buildings on the block present the extent of redevelopment that took place during the Post War, Mid-Century period. The group includes a 1920 apartment building, office buildings from 1933 and 1940, and four Post-War office buildings. The spacing of the seven buildings is somewhat irregular and presents a continuity and organic rhythm for the blockfront. The loss of 4108 would disrupt this block face, noticeably reduce the density of the blockfront and reduce the density of development on an important city arterial.

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

4108 Lindell contributes to the mid-century character of the block and local historic district. While perhaps not unique or highly significant, the Merit building contributes to the local historic district, provides context for the adjacent buildings and supports the density, integrity, and rhythm of the buildings in the local historic district.

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

Not applicable.

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

1. The applicant has demonstrated site control by ownership or an option contract;

TLG 4100 Lindell Partners LLC is in the process of closing on both parcels.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable

consideration when directly adjoining/abutting facilities require additional off-street parking;

The owner is proposing to construct a surface parking area on the 4108 parcel, which would connect with the existing parking on the south side of 4100 Lindell.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

In a local historic district, new construction that meets the standards for that work meets this criterion. The standards for new construction in the 4100-4300 Lindell Local Historic District were revised in 2013 and reflect the adoption of the Central West End Form Based District adopted by Ordinance 69406 effective on April 1, 2013. The standards for new construction are:

As this historic district is located in an area for which form based zoning has been adopted, the Regulating Plan, Building Envelope Standards and Building Development Standards of the Central West End Form-Based District will be used to review new construction within the historic district.

4. The proposed use complies with current zoning requirements;

Does not comply.

Should demolition and new construction occur, the Central West End Form Based District regulating plan and standards would be triggered. The new parking lot would be considered new construction, per the definition in that ordinance.

Section 1.2.05.G Applicability states: Parking Facilities. The creation of a Parking Facility or an Addition to a Parking Facility is not permitted, except as specifically allowed in the district.

The Regulating Plan places 4108 Lindell in the Boulevard Type 1 area, which extends from Sarah and Whittier Streets west to York Avenue. This Boulevard Type I area flanks Lindell Boulevard and is intended to maintain and support additional development of a mixed-use, high-density area, one with a vibrant, pedestrian-oriented character and allows flexibility in use. Building Height standards for Boulevard Type I areas are: a minimum of 3 stories and a maximum of 12 stories. A variety of building types can be built and many uses are allowed, including civic/institutional, office, residential and secondary retail on the ground floor and civic/institutional, office, and residential on upper floors.

The Building Development Standards, and the more specific Architectural Standards that pertain to this project, should demolition be approved and the parking lot is constructed, is:

4.3.4 Street Walls. Street walls are required when it is necessary to conceal surface parking, service areas, equipment, or private outdoor spaces from view of the street.

TLG 4100 Lindell Partners LLC proposes a 23-space surface parking lot on 4108 Lindell parcel, which would be edged with a street wall that is expected to meet

the standards for Street Walls in the Architectural Standards: a minimum of 6 feet in height and constructed of brick and/or tile masonry units. TLG 4100 Lindell Partners LLC proposes to place the street wall in line with set-back of the façade at 4100 Lindell, which is the approximate location of the forward portion of the façade of 4108 Lindell. This location would maintain the set back and terrace condition that is consistent in the local historic district. The plan calls for the elimination of the curb cut at 4108 and access to the parking from Sarah Street.

Summary

As the proposed surface parking lot is counter to the direction of Section 1.2.05.G, does not meet the minimum height requirements for new construction in the Boulevard Type 1 area, and is counter to the intent of the Form Based District regulations and standards, the proposal does not meet the standards for new construction in the 4100-4300 Lindell Local Historic District.

While the Criteria for Subsequent New Construction indicates that the provision of parking shall be taken into consideration, in this case a surface parking lot does not meet the intent of the local historic district and its dependence on the Form Based Zoning District requirements for new construction. It is clear that density, rather than surface parking, is the desired redevelopment pattern on Lindell Boulevard.

5. The proposed new construction would commence within twelve (12) months from the application date.

Construction would start within one year.

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

TLG 4100 Lindell Partners LLC is in the process of acquiring the adjacent 4100 Lindell property, where it proposes to rehabilitate an architecturally significant, or High Merit, building. The parking at the south end of the 4100 parcel would be contiguous to that on the 4108 parcel, and together provide 33 parking spaces. The demolition would not allow for expansion of an existing business or use.

H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not Applicable.

THE PROJECT

The TLG 4100 Lindell Partners LLC proposes to redevelop 4100 Lindell with the Eagle Bank occupying the ground floor and eight residential units each on floors two and three.

RELEVANT LEGISLATION:

Excerpt from 41XX-43XX Lindell Historic District Rehabilitation and New Construction Standards Ordinance #69420:

EXISTING COMMERCIAL BUILDINGS

A. ADDITIONS

Additions to existing buildings shall be secondary in scale and architectural presence to the main building, and shall be compatible in height, roof shape, and materials.

The proposed placement of a drive-thru to provide access to ATM machines protected by a canopy on the south side of the building meets the standards for an addition, as it is small in scale and is expected to be compatible in design.

B. MAINTAINING ARCHITECTURAL CHARACTER

The removal of character-defining architectural elements is prohibited. No elements shall be added that would alter the original design and style of a building.

Unable to determine. In support of the demolition of the building at 4108 Lindell the applicants have submitted schematic floor plans and a rendering of the building exterior. No details regarding the proposed rehabilitation have been received by the Cultural Resources Office.

C. EXTERIOR MATERIALS

All new building materials shall be compatible in type and texture with the dominant materials of the existing building, which are likely to be brick masonry, stone masonry and stucco. Terra cotta and wood may be appropriate to use for trim and architectural features. Artificial masonry, such as "Permastone" and an Exterior Insulation and Finishing System (EIFS), is not permitted.

Unable to determine.

D. ARCHITECTURAL ELEMENTS AND DETAILS

Architectural elements and details on façades facing the street and portions of other visible façades of existing buildings shall be maintained in a similar size, profile and material. Replacement windows and doors shall fit existing openings and be of similar size and profiles as existing units. Windows may be wood or aluminum. The fenestration pattern of the façade will not be altered by the blocking of windows or the creation of new window openings. Doors will be wood or metal. Canvas awnings may be installed where appropriate, but cannot conceal a flat canopy.

Unable to determine.

E. ROOF MATERIALS

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not allowed.

Unlikely to be applicable.

F. WALLS, FENCES AND ENCLOSURES

Walls, retaining walls and fences shall be of brick, stone, concrete or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials. No side yard fence shall be over six feet in height.

Unable to determine. A fence is proposed at the south perimeter of 4100 and west perimeter of 4108, but details have not been submitted.

G. PARKING AND CURB CUTS

All additional off-street parking shall be located behind or to the side of commercial buildings. Where visible from the street, screening with visually opaque landscaping or a masonry or poured concrete wall with masonry veneer or other appropriate finish is required.

The proposed screening of the reconfigured parking lot that incorporates an ATM drive-thru function does not appear to include as much landscaping or hardscape screening as required to meet this standard.

Where curb cuts and driveways did not historically exist, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

The existing parking lot on the south portion of the 4100 parcel is accessed only from the adjacent alley. Alley access to the parking lot would be eliminated. Two new two-lane wide curb cuts are proposed on Sarah, the southern one to provide access to and from the parking lot and the northern one to provide a two-lane exit from the drive-thru ATM facility. While these proposed curb-cuts do not meet the standards, they are located on Sarah, which is a secondary street in relation to Lindell Boulevard. They would substantially reduce the extent of the sidewalk on Sarah along 4100.

There appear to be several possibilities for the redevelopment of both parcels and the provision of parking and ATM access. The site plan indicates that the presence or absence of the building on the 4108 parcel does not affect directly the proposed layout for the parking lot and ATM facility access on the 4100 Lindell parcel. While fewer parking spaces would be available if 4108 Lindell remained standing and was rehabilitated, the bank function in the ground story of 4100 Lindell is still viable. In a similar manner, if 4108 was demolished and replaced with a building that met the Central West End Form Based District requirements for new construction in the Boulevard Type I area, and in so doing met the 4100-4300 Lindell Local Historic Districts standards for new construction, as well as the Subsequent New Construction criteria for demolition, the plan for 4100 Lindell could be supported with the incorporation of parking in the new building at 4108 to serve both buildings.

H. PAVING MATERIALS

New paving shall be natural-colored concrete or concrete tinted to match existing paving. Asphalt paving is not allowed on any area for pedestrian use, exclusively, and is acceptable on vehicular-use areas only.

Unable to determine.

I. MODERN ELEMENTS

All communication devices, mechanical equipment and solar panel installations shall be placed so as to be minimally visible from the public areas of the district.

Unable to determine.

J. MODIFICATIONS FOR ACCESSIBILITY

The guidance above shall not prohibit the installation of a handrail or ramp that provides accessibility to people with disabilities. A discreet ramp to the main entrance may be constructed, but only in a manner that minimizes its impact on the historic building. The ramp shall not dominate the front of the building and shall not obscure character-defining architectural features. No historic fabric from the entrance steps, stoop or porch shall be removed or significantly impacted by the construction of a ramp. The use of traditional landscape elements that incorporate a ramp or shields it from view is encouraged.

Not applicable. Both the main north and south entrances are at grade and accessibility is easily provided.

K. SIGNS

Wall signs shall be placed below the second floor window sill level. Wall signs should be designed to complement the existing building and shall 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 shall be related in character, color and placement. There shall be no more than one wall sign per façade and it shall state only the name and address of the building.

Projecting signs must not obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor windowsill level. Only one projecting sign is allowed per street frontage for each establishment.

Signs shall be in accordance with the zoning ordinance. In no case will the following be allowed:

- 1. Non-appurtenant advertising signs.**
- 2. Back-lit or internally-lighted signs.**
- 3. Signs in excess of 25 feet in height.**
- 4. Roof top signs.**
- 6. Flashing or rotating elements.**
- 7. Painted wall signs.**

The rendering indicates a monument sign to be placed on the terrace in front of 4108 Lindell. A monument sign is not prohibited by the standards. The appropriateness in

location, size and materials of this or alternative signage would be reviewed by the Cultural Resources Office staff.

PRELIMINARY FINDINGS AND CONCLUSION:

Concerning the proposed demolition of 4108 Lindell, the Cultural Resources Office's consideration of the criteria for demolition review in the 4100-4300 Lindell Local Historic District and a Preservation Review District led to these preliminary findings:

- 4108 Lindell is a Merit property located in the 4100-4300 Lindell Local Historic district and a Preservation Review District.
- There is no Redevelopment Plan adopted by ordinance that includes this property.
- 4108 Lindell, an office building erected in 1948, is typical of early Post War buildings and is evidence of the beginning of the transformation of Lindell Avenue into a mixed use area during the Post World War II Mid Century period.
- 4108 Lindell warrants comparison to the other circa 1950 buildings erected on Lindell, rather than 4100 Lindell, which was constructed approximately a decade later. It is a Merit building in the historic district.
- The office building has the appearance of being sound, in terms of the definition of the ordinance.
- Recent rehabilitation projects that indicate that properties in the local historic district are undergoing upgrading include the adjacent property, 4120 Lindell, a project completed in 2012.
- The reuse potential of this modest commercial building is at least moderate, given that a variety of uses are allowed in the existing zoning (H, Area commercial) and the nature of Lindell Boulevard.
- Historic tax credits may not be available to help finance a rehabilitation project; however, more latitude in interior changes could make a project successful.
- 4108 Lindell has a role in urban design as one of the several buildings in an intact group of seven that conveys the varied nature of Lindell as it was redeveloped into an arterial with mixed use. The intact rhythm and continuity, as well as density, integrity, and rhythm of the local historic district would be noticeably altered by demolition not followed by new construction.
- The owner is proposing, as new construction, a surface parking lot edged by a masonry street wall.
- The standards for new construction in the 4100-4300 Lindell Local Historic District defer entirely to the Central West End Form Based District Standards.
- The proposed surface parking lot would require variances as it is not allowed per the Central West End Form Based District Standards Applicability Section and would not meet the three-story minimum height standard for new construction.

- The criteria for subsequent new construction is not met as the proposed redevelopment of the site would not comply with current zoning requirements, not equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face and not meet the local historic district standards for new construction.
- The commonly-controlled property criteria, meant to support existing businesses and uses, is not met.
- The accessory structure criteria is not applicable.

Concerning the rehabilitation of 4100 Lindell, the Cultural Resources Office's consideration of the Lindell Historic District Rehabilitation and New Construction Standards for existing commercial buildings led to these preliminary findings:

- 4100 Lindell is located in the 41XX-43XX Lindell Local Historic District, which has standards for the rehabilitation of existing commercial buildings.
- Many of the project components have not been provided in enough detail at this time to assess whether they meet the standards.
- The proposed canopy-sheltered ATM facility extending from the rear, south, façade of the building meets the standards for an addition in its small scale; the design of the canopy can not yet be assessed for meeting the standards.
- The proposal of two curb cuts on Sarah, where there are currently none, does not meet the local historic district standards. As Sarah is a secondary street, it is recommended that a total of two lanes, either separate as two one-way lanes, or together at one curb cut, could be allowed, as the existing alley-only access to the parking lot is somewhat unusual and more of the sidewalk on Sarah would be retained.
- Alternatively, a more complicated site plan for the two parcels that includes a building on the 4108 Lindell parcel – in other words, would meet many more of the expectations and standards for the 4100-4300 Lindell Local Historic District – and that maintained the existing curb cut and driveway at the rear of the property, could justify a site specific alternative to accommodating site access and parking with two curb cuts on Sarah.
- The parking requirements in the Central West End Form-Based District are not triggered for 4100 Lindell, as that project is a rehabilitation, rather than new construction.
- Should 4108 Lindell remain standing and be rehabilitated, the bank function in the ground story of 4100 Lindell would still be viable.
- Another alternative that merits consideration is that 4108 be demolished and replaced with a building that meet the Central West End Form Based District requirement for new construction in the Boulevard Type I area, and in so doing meet the 4100-4300 Lindell Local Historic District standards for new construction, as well as the subsequent New Construction criteria for demolition. This approach could supply on-site parking, which is understood to be desirable for residential properties.

Based on the Preliminary findings, the Cultural Resources Office offers two recommendations for this Preliminary Review.

Concerning the proposed demolition of 4108 Lindell, it is recommended that the Preservation Board deny preliminary approval of the demolition as the criteria for demolition are not met, and there appear to be alternatives for redeveloping the two parcels that should be fully explored.

Concerning the rehabilitation of 4100 Lindell, it is recommended that preliminary approval be expressed of the plan to rehabilitate the building, with the condition that the applicants further study the layout of the parking lot and ATM facility access points and route, as well as the screening of these functions, to be compliant with standards for the rehabilitation of commercial buildings. It is expected that this rehabilitation will be compliant with other standards as the project design is refined.



4108 LINDELL FAÇADE



4108 LINDELL REAR



4100 LINDELL SARAH AND LINDELL FACADES



4100 LINDELL SARAH AND SOUTH FACADES



4100 LINDELL: PROPOSED SITE PLAN

PROPOSED SITE PLAN



4100 LINDELL: RENDERING

RENDERING OF PROPOSED REDEVELOPMENT



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

C.

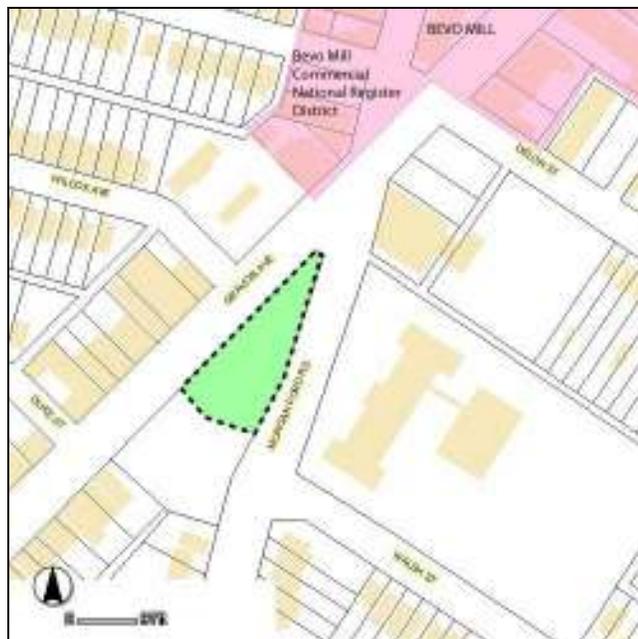
DATE: April 28, 2014
SUBJECT: Preliminary review to construct three monument structures in a City park
ADDRESS: 5010-5032 Gravois
JURISDICTION: City Park — Ward 14
STAFF: Jan Cameron, Cultural Resources Office



Owner:
City of St. Louis Parks Division

Applicant:
Sebilj Fountain c/o
Samir Niksic & Sadik Kukic and
Alderman Carol J. Howard

Recommendation:
That the Preservation Board
recommend approval of the
proposed project to the Board of
Public Service.



THE PROJECT

The members of the Bosnian community in the Bevo Mill neighborhood have proposed to construct several structures in a trapezoidal city park, located at the intersection of Gravois and Morgan Ford Avenues, directly south of Bevo Mill and opposite Long Middle School. A 22-foot tall monument tower with fountain will be centered in the park. The tower will measure 10 feet by 10 feet and will have a roof overhang of 2 feet on all sides, will have a copper dome and be placed on a 2-1/2-foot base. To the north and south will be identical 15-foot tall gateway monuments; three flag poles will be located at the northern end of the park.

The project includes replacement of the existing Bevo Mill Neighborhood marker with a monument-style marker, to be erected on a small, triangular traffic island, directly north of the park and separated from it by a single traffic lane.

RELEVANT LEGISLATION:

Excerpts from Ordinance 68689, Part VI – Public Structures, Monuments and Fixtures

Section 51: Recommendations of Preservation Board regarding public Structures and monuments

With the prior written approval of the Planning Commission, the Preservation Board shall make recommendations to the Board of Aldermen and to the Board of Public Service regarding the location, design, and decoration of any public building, bridge, fountain, arch, lamppost, stained glass, tablet, statue, gateway, fence, monument or memorial of any kind of a permanent character and location. No such public Structure or monument shall be erected or installed in any public place, or removed, relocated or altered in any way until the plans therefore have been submitted to the Preservation Board and the recommendations of the Preservation Board, or a majority thereof, have been made to the proper authority.

Section 52: Exterior design review of Structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.

No construction of any building, arch, gate, fence or other fixture which is to be paid for either wholly or in part by the City from general revenue funds of the City shall be begun unless the exterior design thereof shall have been submitted to the Preservation Board and recommendations made by it, except as herein provided, before the final approval thereof by the officer or other person having authority to contract therefore. 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.

Per ordinance, the Board of Public Service is required to submit to the Cultural Resources Office any construction proposed in the public right-of-way or in public parks. A building permit for the fountain tower had been applied for and issued to private applicants in August 2013; this permit had not been referred to CRO for review.

The Cultural Resources Office was introduced to the entire project at a meeting this month with Alderwoman Howard, the project architect, and several representatives of the Bosnian community. The Bosnian community would be contributing 50 percent of the costs of the project. Our preliminary findings and conclusion are below.

The Cultural Resource Office was requested by the Board of Public Service to review as an encroachment new lighting on the adjacent traffic island and the new monument/marker for the island. The Office will transmit comments to the Board of Public Service as is its usual procedure.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for public structures and monuments led to these preliminary findings:

- The proposed site is a recently-acquired, minimally-improved city park, with no permanent structures.
- The site is directly south of Bevo Mill and the Bevo Mill Commercial District National Register District but at some distance beyond a large intersection, and therefore will have minimal impact upon these historic resources.
- The proposed structures, while tall, are of a scale that appears appropriate for the park site.

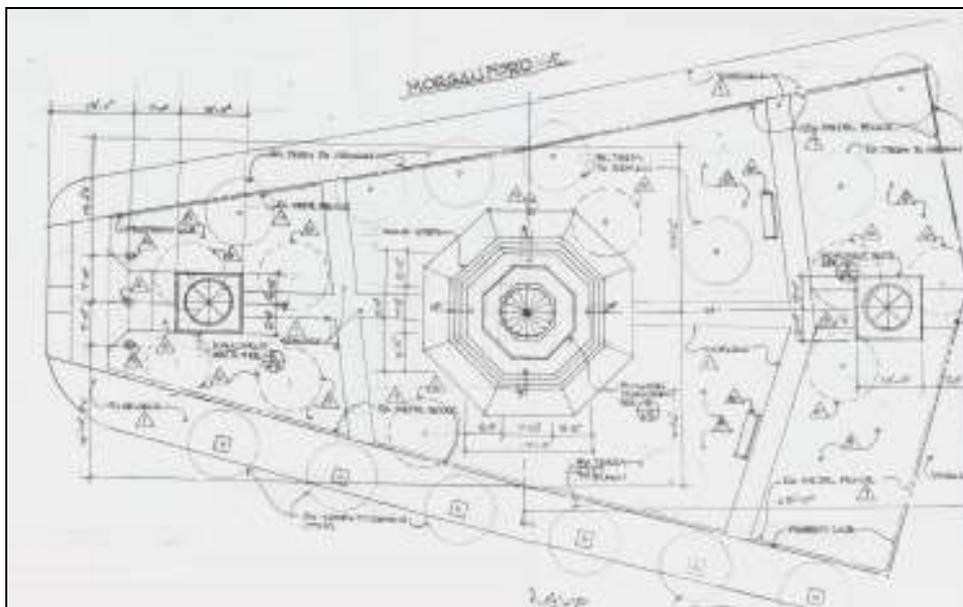
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board direct the Office to convey a recommendation to the Board of Public Service that, given the size of the park, which is only minimally improved at present, and its location directly opposite Long Middle School, a building of considerable scale and height, that the proposed improvements are appropriate.



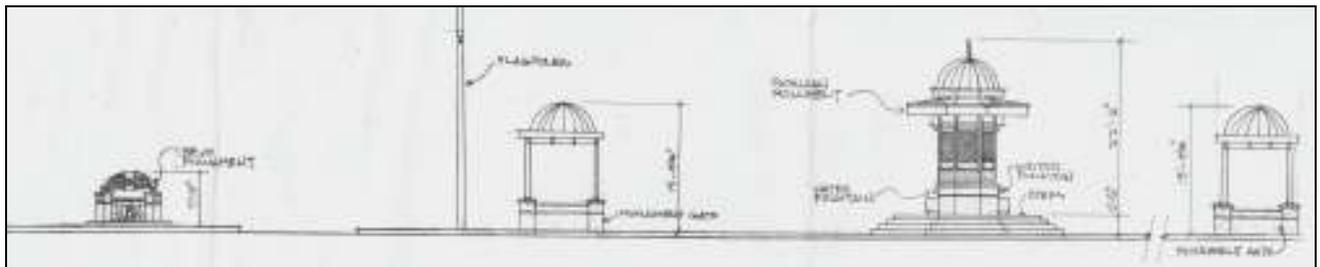
PARK SEEN FROM GRAVOIS



PARK SEEN FROM MORGAN FORD



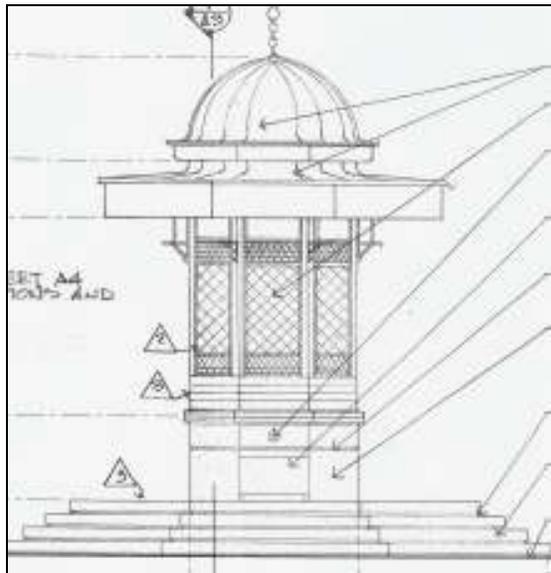
PROPOSED SITE PLAN



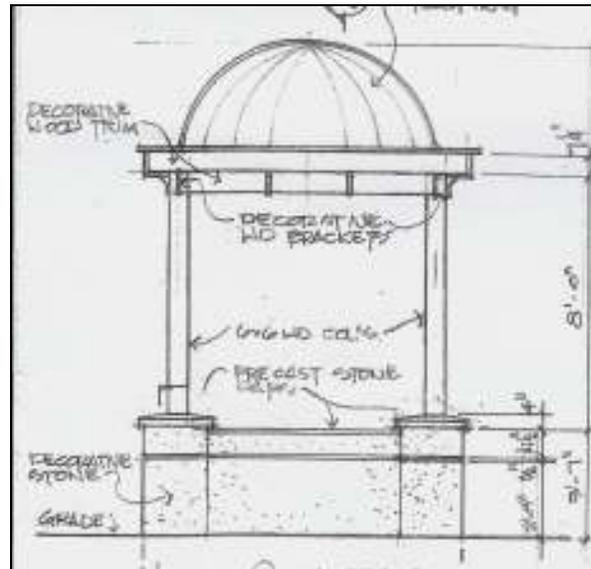
PROPOSED MONUMENT STRUCTURES IN ELEVATION



RENDERING OF CENTRAL MONUMENT TOWER



TOWER/FOUNTAIN ELEVATION



GATEWAY MONUMENT ELEVATION



D.

DATE: April 28, 2014
 SUBJECT: Appeal of Director’s Denial to install concrete block in existing window openings on street elevations.
 ADDRESSES: 2416 N Newstead Avenue
 JURISDICTION: The Ville Local Historic District — Ward 4
 STAFF: Jan Cameron, Cultural Resources Office



2416 N NEWSTEAD

APPLICANT:
 Amigo Construction/Marco Felix

OWNER:
 Virgil Properties LLC

RECOMMENDATIONS:
 That the Preservation Board uphold the Director’s Denial, as the completed window closures are not in compliance with The Ville Historic District Standards.



RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, The Ville Local Historic District:

Commercial and Non-Residential Uses

2. Structures: New construction or alterations to existing structures: Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street....

B. Exterior Materials:

Materials for new or renovated structures are to be compatible with the original building materials. Raw aluminum or steel is not acceptable. "Building material samples shall be submitted to [CRO] upon request."

Does not comply. Windows were blocked in using raw concrete block which was then painted white. The original material of the building is brick with terra cotta ornamentation. Original windows were metal industrial sash, although two openings had received metal replacement windows.

C. Details:

Architectural details on existing structures shall be compatible with existing details in terms of design. Raw or unfinished aluminum is not acceptable for storm doors and windows. Awnings are to be of canvass or canvass like only. Gutters shall not be made of raw or unfinished aluminum or steel. Balconies and porches on new or renovated structures should be compatible with original design and new storefronts are to be compatible with the "historic storefront design."

Does not comply. All existing window openings were blocked in using concrete masonry units, laid in the same plane as the brick wall of the building. Currently, there are no openings on either street elevation.

Despite the proposed window closures, a permit for "interior-only" work was issued by the Building Division on March 5, 2014. This application was not routed to the Cultural Resources Office and when the Office received a complaint regarding work on the exterior of the building, the Building Division rescinded the permit. Although the contractor was asked by the Building Division to cease work, it apparently continued until all the openings had been closed. (It should be noted that the work did not follow the plans provided for the original application, as they show the closures being made in brick, recessed 2 inches from the plane of the façade.)

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for exterior alterations led to these preliminary findings:

- 2416 N. Newstead Avenue is a contributing building in The Ville Local Historic District;
- Alterations were made to the exterior of the building are not in compliance with the requirements of the historic district standards, and have resulted in significant damage to the historic character of the building;

- Work continued to finish the window closures after the contractor had been told that the permit was rescinded and work should stop.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the application for the window alterations as they are not in compliance with the Soulard Historic District Standards.



NORTH ELEVATION



DETAIL OF CLOSURE



WEST ELEVATION



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

E.

DATE: April 28, 2014
SUBJECT: Appeal of Director’s Denial to remove a metal cornice on a front facade
ADDRESSES: 4049 Botanical Avenue
JURISDICTION: Shaw Neighborhood Certified Local Historic District — Ward 8
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4049 BOTANICAL AVE.

OWNER/APPLICANT:
 James Yemm

RECOMMENDATIONS:
 That the Preservation Board uphold the Director’s Denial, as the proposed cornice removal is not in compliance with the Shaw Historic District Standards.



RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Historic District:

D. Details:

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

Does not comply. The owner is proposing to permanently remove an original decorative element on the house. The loss of this architectural detail would diminish the historic integrity of the building's facade.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for exterior alterations led to these preliminary findings:

- 4049 Botanical is located in the Shaw Local Historic District.
- The property owner applied for a building permit to remove a damaged terne metal cornice.
- The owner wishes to remove the cornice and not replace it, simply Tuckpointing the exposed soft interior brick.
- The proposed alterations do not conform to the Shaw Historic District Standards, would be highly visible from the street, and would have a negative effect upon the historic character and appearance of this building.
- The two-family building is one of several investment properties owned by the applicant.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for the cornice removal as it is not in compliance with the Shaw Historic District Standards.



CORNICE DETAIL



F.

DATE: April 28, 2014
ADDRESS: 4947 W. Florissant Avenue — WARD: 19
ITEM: Nomination to the National Register of Bellefontaine Cemetery
STAFF: Jan Cameron, Cultural Resources Office

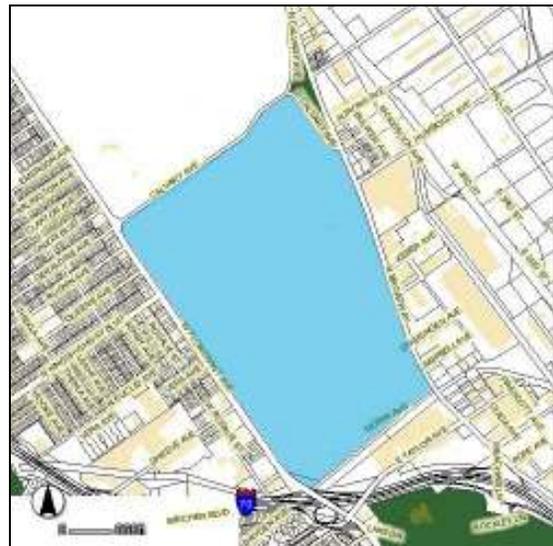


PREPARERS:

Landmarks Association of St. Louis Ruth Keenoy, Preservation Specialist and Earin Hummell, Director of Landscape Design, Bellefontaine Cemetery

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of Criterion C for Landscape Architecture.



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.



PROPERTY SUMMARY:

Bellefontaine Cemetery, established in 1849, was a product of both the American Rural Cemetery movement that achieved nation-wide popularity in the early to mid-19th century and the landscape-lawn movement of the 1850s. Bellefontaine Cemetery is nationally significant for its distinctive design features representative of each movement, and for the quality of its tombs, monuments and mausoleums, many the products of significant architects and sculptors.

The Cultural Resources Office concurs that the property retains sufficient integrity and meets the requirements of Criterion C: Landscape Architecture.



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

G.

DATE: April 28, 2014
ADDRESS: 1517 Tower Grove Ave. — WARD: 17
ITEM: Nomination to the National Register of Woodward and Tiernan Printing Company Building
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



1517 TOWER GROVE

PREPARER:

Lindsey Derrington, Preservation Research Office

RECOMMENDATION:

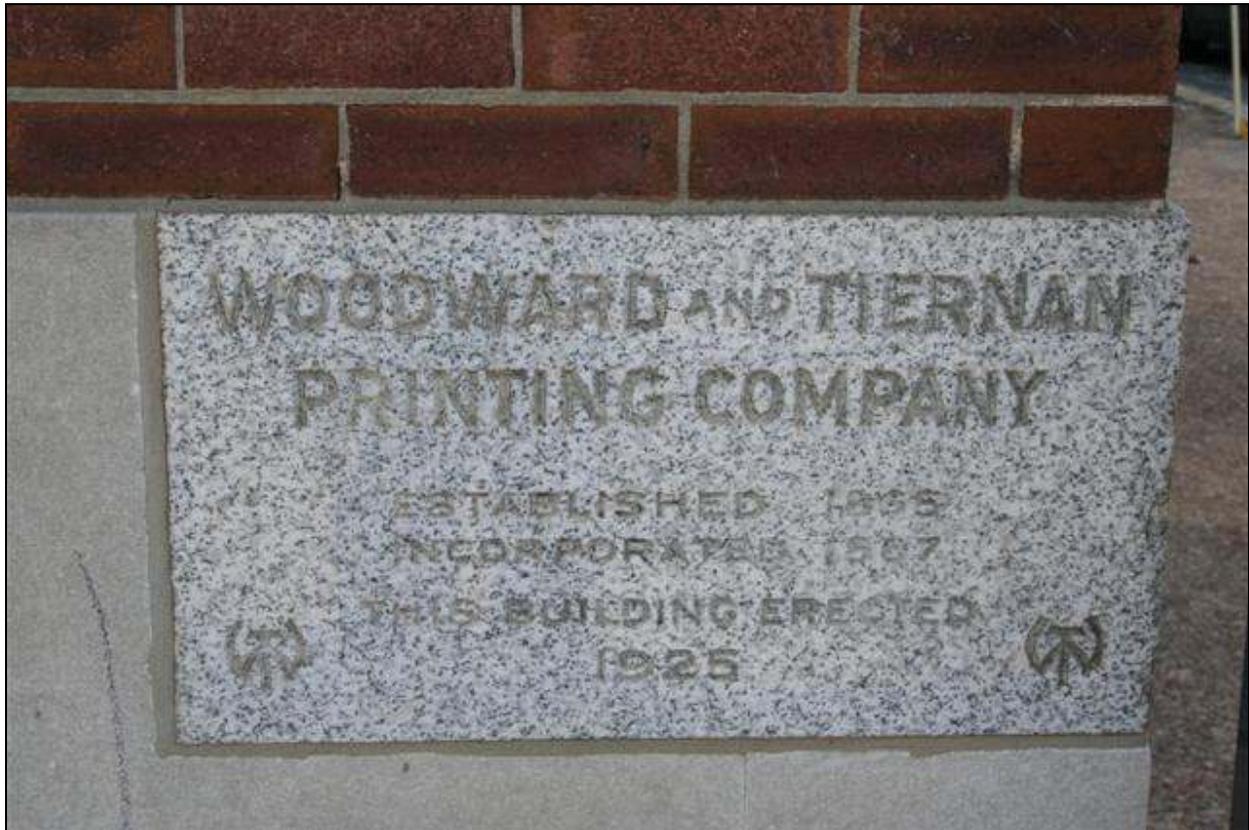
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria C.



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.



CORNERSTONE

PROPERTY SUMMARY:

The nomination states that this two-story brick office/warehouse building at 1517 Tower Grove Avenue is eligible for listing in the National Register under Criterion C: Architecture, as an excellent example of a Classical Revival industrial building. Designed by Kliptsein & Rathman in 1925, the building is an excellent example of a transitional multi-use building with an office wing along Tower Grove. The Cultural Resources Office concurs that this property is eligible for listing in the National Register.



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

H.

DATE: April 28, 2014
ADDRESS: 2653 Locust St. — WARD: 6
ITEM: Nomination to the National Register of the General Electric Supply Corporation Building
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



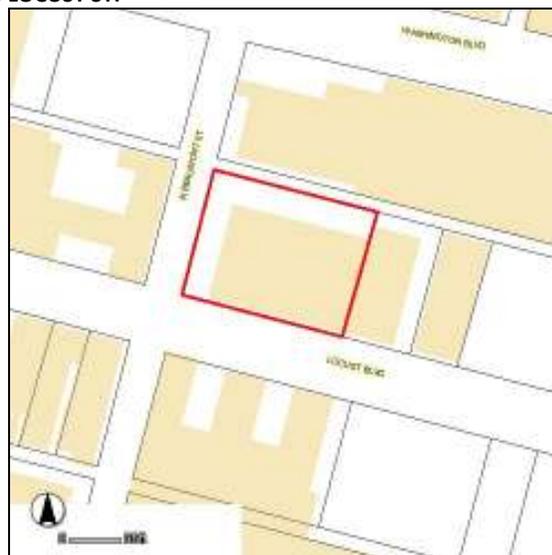
2653 LOCUST ST.

PREPARER:

Michael R. Allen / Preservation Resource Office

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that reports consideration of the property but includes no comment on eligibility.



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.



LOCUST ST. ELEVATION

PROPERTY SUMMARY:

The nomination states that this two-story, brick warehouse building completed in 1939 is eligible for listing in the National Register under Criterion C: Architecture, as an excellent example of a wholesale warehouse and as the work of St. Louis architect Preston J. Bradshaw.

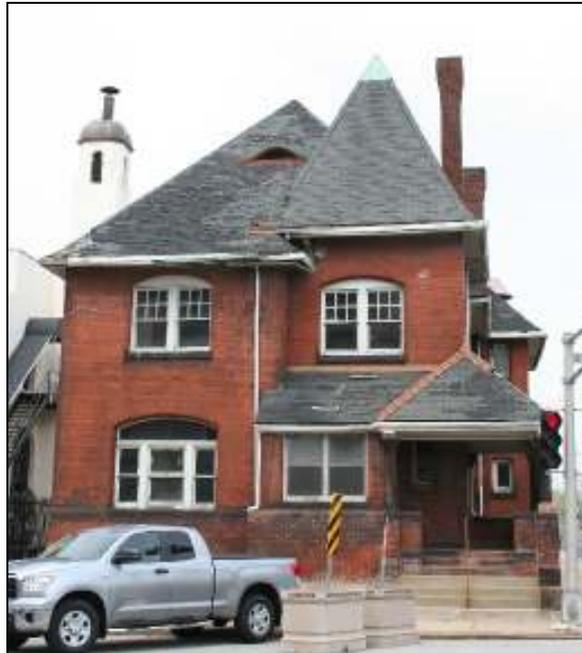
However, the Cultural Resources Office concurs with the staff of the Missouri State Historic Preservation Office that this property is not eligible under Criterion C, or Criterion A, as the nomination was originally written. This property is one of the many buildings in St. Louis built for a specific use and occupied by a business, but, like many such properties in the city, does not have historic or architectural significance. The Missouri Advisory Council on Historic Preservation has the responsibility to determine if the property is eligible.



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

I.

DATE: April 28, 2014
ADDRESS: 3201 Washington Ave. — WARD: 19
ITEM: Nomination to the National Register of the Dr. George Ashe Bronson Residence
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



3201 WASHINGTON AVE.

PREPARER:

Matt Bivens / Lafser & Associates,
Inc.

RECOMMENDATION:

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



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.



COMPTON ELEVATION



DETAIL OF WINDOWS

PROPERTY SUMMARY:

The nomination states that this two-and-a-half story, brick residence is eligible for listing in the National Register under Criterion C: Architecture, as an excellent example of the work of prominent Boston architects, Peabody & Stearns. Designed in 1885, it is the earliest known extant example of their residential work in St. Louis and retains excellent integrity. Built for successful local dentist, Dr. George Ashe Bronson and his widowed mother, it uses utilizes both Queen Anne and Romanesque design elements. The Cultural Resources Office concurs that this property is eligible for listing in the National Register.