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

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING

MONDAY NOVEMBER 28, 2011
1015 LOCUST ST. #1200
4:00 P.M.
http://stlouis-mo.gov/cultural-resources

Approval of October 24, 2011 minutes

Approval of the current agenda

PRELIMINARY REVIEWS

A.	1412 MISSISSIPPI AVENUE	Lafayette Square Historic District
B.	4760 WESTMINSTER PLACE	Central West End Historic District

NEW APPLICATION

C.	2500 S. JEFFERSON AVENUE	McKinley Heights Historic District

APPEALS OF DENIALS

D.	1001-03 S. GRAND AVENUE 1101 MOTARD STREET 3826-80 CHOUTEAU AVENUE	Preservation Review District, National Register of Historic Places
	(The above appeals are deferred to a future meeting at request of the Appellant)	
E.	1014 SPRUCE STREET	City Landmark, National Register of Historic Places, Preservation Review District
F.	2007 ANN AVENUE	McKinley Heights Historic District
G.	4152 FLORA PLACE	Shaw Historic District
H.	4763 WESTMINSTER PLACE	Central West End Historic District

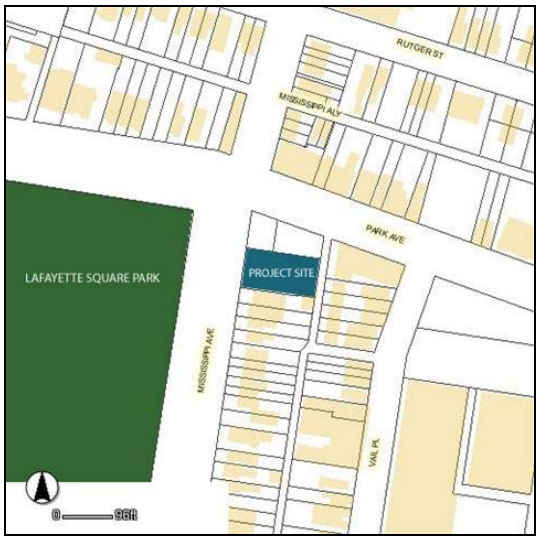
Discussion of December 2011 Preservation Board meeting schedule.

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

A.

DATE: **November 28, 2011**
FROM: **Jan Cameron, Preservation Administrator, Cultural Resources Office**
SUBJECT: **Preliminary review to construct two three-story single-family houses**
ADDRESS: **1412 Mississippi Avenue**
JURISDICTION: **Lafayette Square Historic District — Ward 7**

1412 MISSISSIPPI



Owner and Applicant:
Diversified Design
John Mueller

Recommendation:
Staff recommends preliminary approval be granted to the project concept, but that the developer be directed to continue to work with the Cultural Resources Office staff to refine elements and details of the design.

VIEW OF SITE FROM EAST

BACKGROUND:

On October 12, 2011, the Cultural Resources Office staff received a preliminary review request for the construction of two detached, single-family houses at the corner of Mississippi Avenue near the corner of Park in Lafayette Square. The developer owns two adjacent lots and plans at some time to construct the second house, but is proposing at this time a single house on the southernmost parcel. The site is very prominent in the most architecturally significant area of the historic district and directly opposite Lafayette Park. The developer is requesting Preservation Board preliminary approval of the concept and the design of the south house prior to proceeding to construction documents.

RENDERING OF PROPOSED DEVELOPMENT

SITE AS SEEN FROM PARK AVENUE, LOOKING DIRECTLY SOUTH

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

ARTICLE ONE – DEFINITIONS

16 Intermediate Facade
Term used to describe the architectural elevation(s) of a building which meet the following criteria:

(1) Side elevation which faces an alley,
(2) The section of a side elevation that is in front of the building line of adjacent structures,
3) For a side elevation next to a vacant lot or side yard, all stories of the first 15 feet of this elevation behind the Public Facade.
4) For the remainder of the side elevation(s) that face a vacant lot or side yard (behind the 15 foot line), the elevation shall be Intermediate for certain respects and Private for others. The first story of the side elevation that faces a vacant lot or a side yard shall be considered Private in all respects of the Code, beginning 15 feet back from a Public Facade. All stories above the first story of a side elevation facing a vacant lot or side yard shall comply with the provisions for Intermediate Facade in all the sub-sections of 201 - Roofs, all the sub-sections of 202 - Exterior Walls, and Section 203.2 - Windows at Intermediate Facades. For the issues covered in Sections 204, 205, 206, 207, and 208, these elevations are to be considered Private. See Article 210 for special provisions for additions at these elevations.
5) No rear elevation of any building is considered an Intermediate Facade.

<u>Comment:</u> The north side elevation of the southernmost building is an Intermediate Façade as it will be exposed to view until the second house is constructed, when it becomes Private. The north elevation of the northern

building will then be Intermediate. South and rear elevations of both buildings are considered Private Façades.

28 Public Façade
Term used to describe the architectural elevation(s) of a building which fronts on a public street. The Public Facade includes those sections of the elevation which are recessed. The facade of a carriage or alley house which faces the rear of the main structure on the same lot is the Public Facade.

<u>Comment:</u> The primary elevations facing Mississippi and are Public Facades.

*ARTICLE 3: NON-HISTORIC BUILDINGS, NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDING**S***

This article shall apply to existing Non-Historic Buildings, New Construction and permitted additions to existing Historic Buildings.

*301 PUBLIC AND INTERMEDIATE FACADE**S***

1. *The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:…*

301.1 Site

1. *Alignment*
   1. *New construction and additions shall have Public Facade(s) parallel to the Public Facade(s) of the adjacent buildings…*

      <u>Complies.</u> Public and Intermediate Façades will take their alignment from the buildings adjacent to the site south on Mississippi.

2. *Setback*
   1. *New construction shall have the same setback as adjacent buildings…*

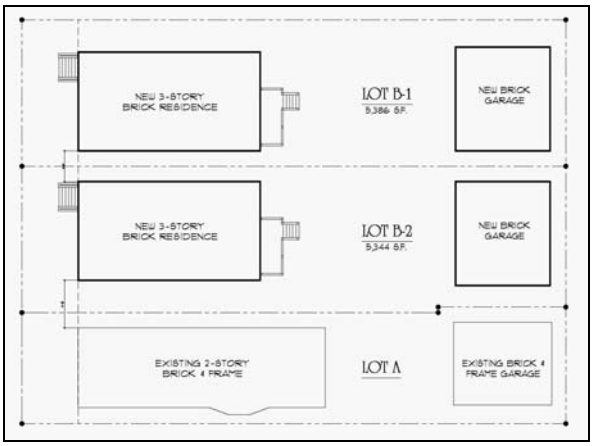
      <u>Complies.</u> Setbacks will be similar to the rest of the block.

3. *Every unit shall have a Public Façade.*

   <u>Complies.</u>

4. *There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks.*

   <u>Complies.</u>



PROPOSED SITE PLAN SHOWING PROPOSED DEVELOPMENT IN CONTEXT WITH ADJACENT HISTORIC PROPERTY

5. *Ancillary buildings or construction shall not be visible form public streets, unless they comply with Section 301, except 301.1(B) and 301.3.*

   <u>Complies.</u>

6. *No curb cuts shall be allowed.*

   <u>Complies.</u>

7. *Grading*
    1. *The existing grades of a site may not be altered beyond minor grading to affect water runoff.*
    2. *In all new buildings, a least one Public Façade that faces the street shall contain an entrance.*

        Complies.

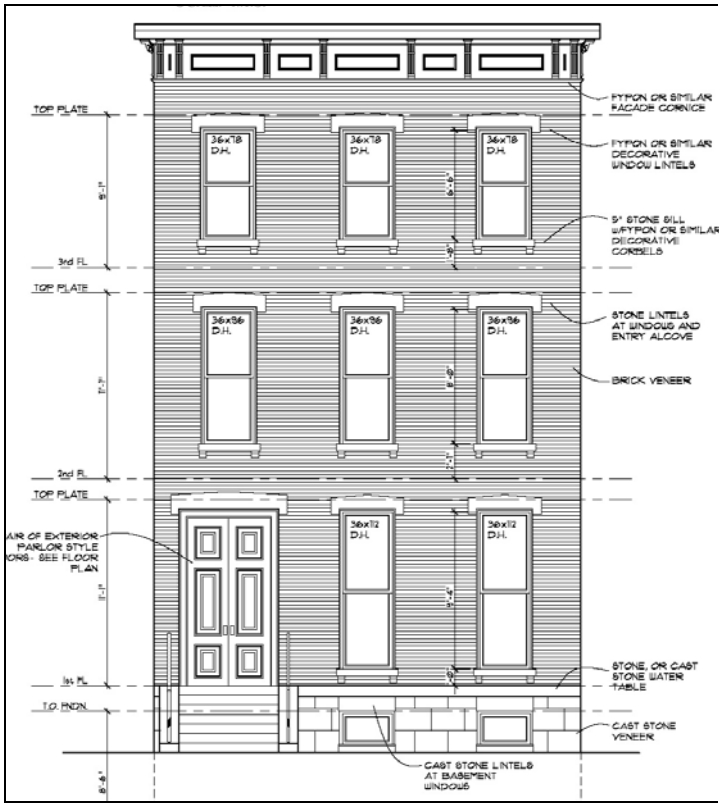
RENDERING OF PROPOSED BUILDINGS

301.2 Mass

1. *The mass of new construction shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.*

    Complies. The buildings' mass is similar to the historic three-story town houses on this block of Mississippi and to the Model Example submitted.

HOUSES DIRECTLY ADJACENT TO DEVELOPMENT SITE ON THE SOUTH — NOTE 3-STORY TOWNHOUSE AT CENTER



FRONT ELEVATION

MODEL EXAMPLE

2. *All new buildings shall be up on a base. The elevation of the first floor shall be at least 3 steps higher than the grade and there shall be steps leading to the entry. On the Public and Intermediate Facades, there shall be a differentiation in the facade near the level of the first floor that defines the base. The wall materials and/or the detailing at the base shall be distinct from that of the rest of that facade.*

   Complies. The buildings are raised a similar height above grade as the buildings to the south; the front foundations will be veneered in an appropriate stone-like material.

301.3 Scale

1. *New construction shall appear to be the same number of stories as other buildings within the block, or shall have the same number of stories as the building original to that site. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.*

   Comment: 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 crown molding on a Mansard building, to the roof eave on a building with a sloping roof.

   Complies. The new buildings have the same number of stories as other residential properties in the immediate area. There is some variety in height on this block of Mississippi, which includes a small 2-story founder

house, several two and one-half story Second Empire rowhouses and three-story Italianate town houses similar to the proposed.

2. *The building height shall be within 2' above or below the average height within the block….*

   Appears to comply. We have not received a street elevation, so definite comparative heights are difficult to assess.

301.4 Proportion

1. *The proportions of new construction and additions shall be comparable to those of adjacent buildings.*

   Complies. The proportions of windows and doors on the Public Façades are appropriate.

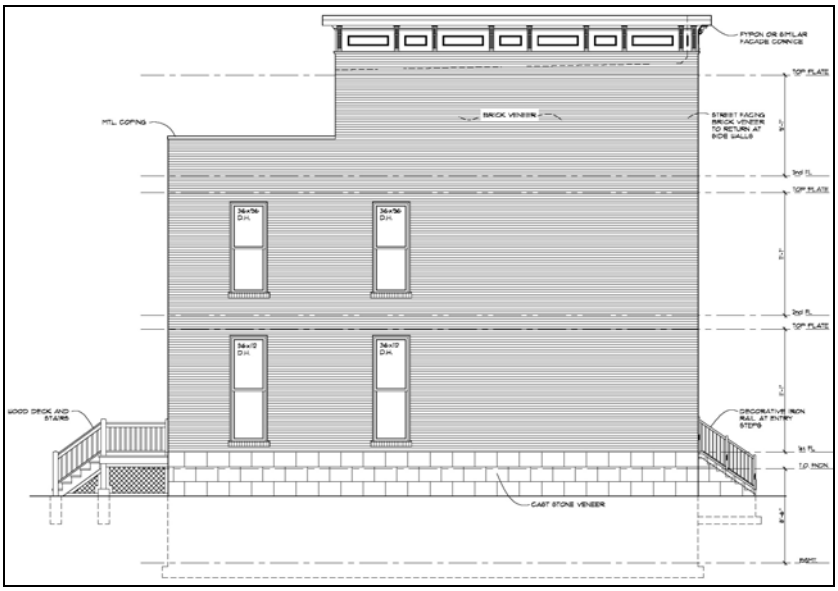
301.5 RATIO OF SOLID TO VOID

1. *The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade.*

   Complies.

2. *The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:*
   1. *1:2 and 1:3. The height shall be at least twice the width (W x 2 < H).*
   2. *Approved by the Lafayette Square Restoration Committee.*

      Complies. The individual windows of the Public Façade are of appropriate proportions.



NORTH ELEVATION — INTERMEDIATE FAÇADE ON NORTHERNMOST BUILDING

301.6 Public and Intermediate Facade Materials and Material Color

1. *Finish materials shall be one of the following:*

1. *Kiln-fired brick, 2-2/3" x 8" x 4" nominal, or brick size based on a model example.*

   Comment: Brick within the District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove (See figure 8). Most brick within The District is hard and smooth and red or orange in coloration with only minor variations in coloration.
2. *Stone common to The District*
3. *Replica stone including scored stucco*
4. *Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels.*
5. *Approved by the Lafayette Square Restoration Committee….*

   Complies. All elevations of each building will be brick, with the exception of the rear of the third story, which will not be visible. The brick will be of a consistent color to be approved by the Cultural Resources Office staff.

2. *Clear and non-reflective panes of glass shall be used in Public and Intermediate facade windows, transoms and doors.*

   Complies.

3. *Gutters and downspouts shall comply with Section 201.8(A)(3)&(4).*

   Complies. The gutter will be located at the rear elevation and will be color-clad aluminum.

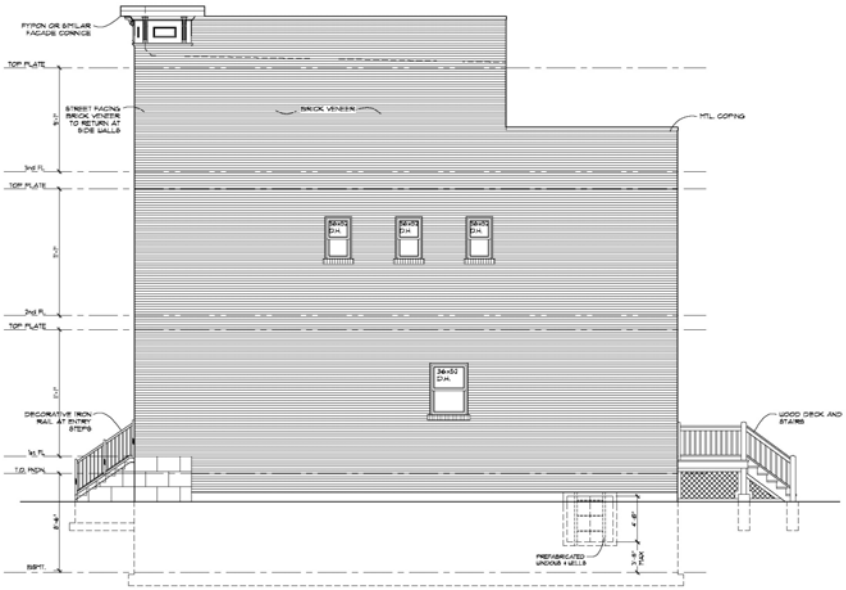
4. *A proposed structure that uses brick on the Public Facades shall also use brick on the Intermediate Facades.*

   Complies.

301.7 Public and Intermediate Facade Roofs

1. *Roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, etc.*
2. *Visible roofing material shall be limited to the following:*
   1. *slate,*
   2. *synthetic state,*
   3. *asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,*
   4. *standing seam, copper or pre-finished sheet metal roofing,*
   5. *Plate or structural glass….*

      Not Applicable. The roof will be flat, sloped minimally to the rear of the building.



SOUTH ELEVATION — PRIVATE FACADE

303 GARAGES, ALLEY HOUSES & CARRIAGE HOUSES

1. *Garages shall be set within 10' of the alley line.*
2. *Garages shall be directly behind the main structure on the site…..*
3. *Vehicular access shall only be from the alley. See also Section 301.1(F)*
4. *Garage doors shall be parallel to, and face, the alley.*
5. *Construction materials:*
    1. *Consistent with a model example.*
    2. *Brick*
    3. *Stone or replica stone, including scored stucco or block.*
    4. *Siding*

<u>Unable to determine</u>. A detached garage for each house is intended, but no drawings have been submitted.

COMMUNITY CONSULTATION:

There has been no communication from the 7th Ward Alderman concerning the project. The Cultural Resources Office is in receipt of an email from Houston Smith of the Lafayette Square Restoration Committee Development Committee, indicating that they have reviewed the design, suggested revisions which are reflected in the drawings presented to the Preservation Board, and therefore are in support of the project.

COMMENTS:

The proposal appears to comply with the existing Lafayette Square Historic District Standards and to adhere to the proposed revised standards as well. The potential owners are considering adding a multi-story projection on the north elevation some feet back from the front, and the

possibility of a incised stucco front façade. However, the developer is currently proceeding with the project as shown in his submission.

CONCLUSION:

Staff recommends preliminary approval be granted to the project concept, but requests that the developer continue to work with the Cultural Resources Office staff to refine elements and details of the design.

CONTACT:

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E-Mail:	cameronj@stlouiscity.com

CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: **November 28, 2011**
FROM: **Jan Cameron, Preservation Administrator, Cultural Resources Office**
SUBJECT: **Preliminary review to add a second story to a one-story commercial building and conversion to a single-family residence**
ADDRESS: **4760 Westminster Place**
JURISDICTION: **Central West End Historic District — Ward 28**

4760 WESTMINSTER PLACE

Owner:
Alistair Swayn

Architect:
Studio Durham Architects
Phillip Durham

Recommendation:
Staff recommends preliminary approval be granted to the project concept, but that the architect be directed to continue to work with the Cultural Resources Office staff to refine elements and details of the design.

PHOTO OF MODEL SHOWING PROPOSED SECOND STORY AND NEW GARAGE AT REAR

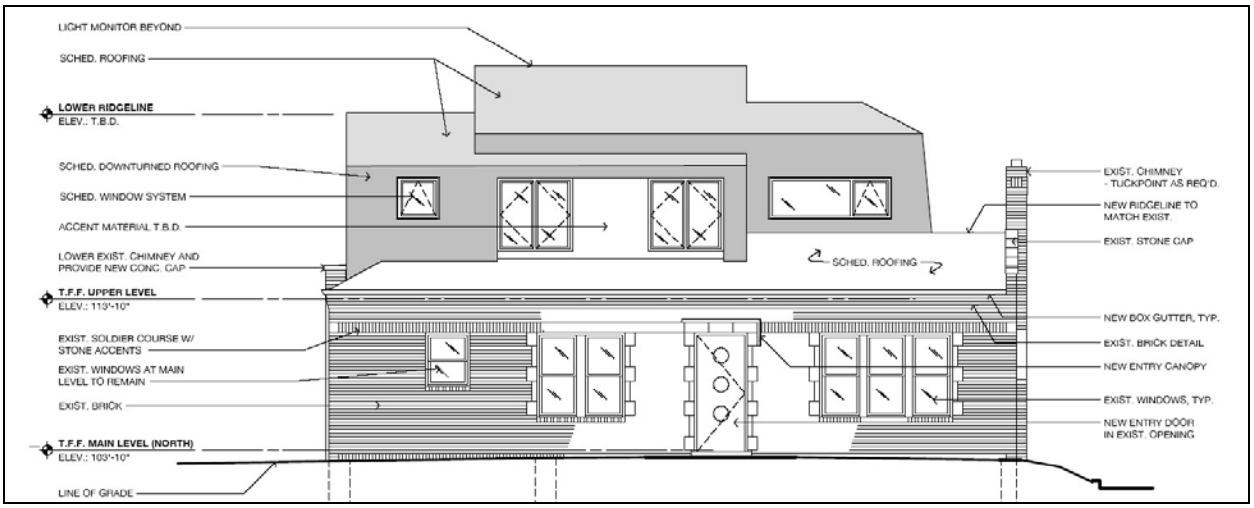
BACKGROUND:

In April, the Cultural Resources Office was contacted by the owner of this property to discuss his plans for this building at the corner of Westminster Place and North Euclid Avenue. Constructed in 1927, fifteen to twenty years after the houses on Westminster Place and the commercial buildings lining North Euclid, the building was considered a non-contributing resource when the Central West End historic district was established in 1974. It is a one-story office building of yellow brick with simple, late Craftsman style details.

The owner intends to convert the building for use as his private residence. The Cultural Resources Office met with him to discuss plans for a second story addition and made some preliminary suggestions regarding the design; subsequently, the owner hired Studio Durham Architects to develop the plans that are now being presented to the Preservation Board.

MODEL SHOWING ADDITION IN CONTEXT WITH SURROUNDING PROPERTIES (LOOKING SOUTH ALONG EUCLID AVENUE)

WESTMINSTER PLACE (FRONT) ELEVATION



WESTMINSTER PLACE (FRONT) ELEVATION

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, the Central West End Historic District:

ARTICLE ONE – DEFINITIONS

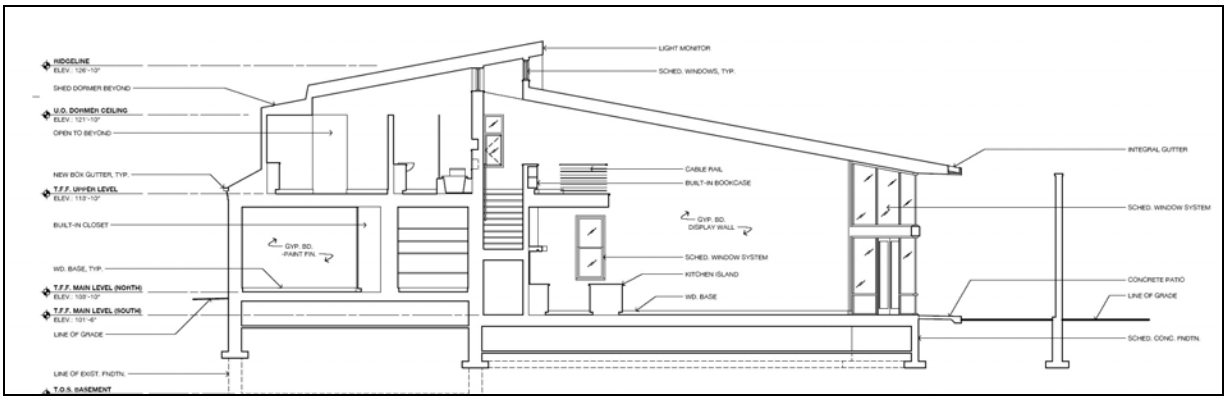
The prime objective in the proposed Central West End Historic District is to maintain the distinctive character, quality of construction and individual architectural integrity of structures within the district. While there is neither one prevalent architectural style nor a dominant building material, there is a sense of scale, richness of detail and quality of construction, which creates a strong overall image within this district.

Some blocks within the district, however, exhibit a continuity of design with uniform building heights, materials, window size, spacing and landscape treatment. These elements help to create an unusually strong "streetscape" which must receive special attention during the design review process. Particularly when new construction is proposed, consideration of the "streetscape" and the relationship of the new structures

to existing ones are of utmost importance.

Developers, therefore, shall demonstrate compliance with existing scale, size and proportion by providing, along with other construction documents, a street elevation and plan of the proposed project showing adjacent properties. Visual compliance shall be judged on massing and detail in addition to size and scale.

4760 Westminster Place is a one-story commercial building, designed to convey a residential quality in consideration of its location on Westminster Place, which is comprised primarily of two- or two-and-one-half-story single-family houses, constructed at the turn of the 20th century. The houses along Westminster represent most of the popular architectural styles of the period. The buildings along Euclid are two-story commercial buildings, also in a variety of designs. 4760 is substantially smaller in scale, at a single story, and does not conform to the surrounding fabric in scale, proportion, detailing or exterior materials.

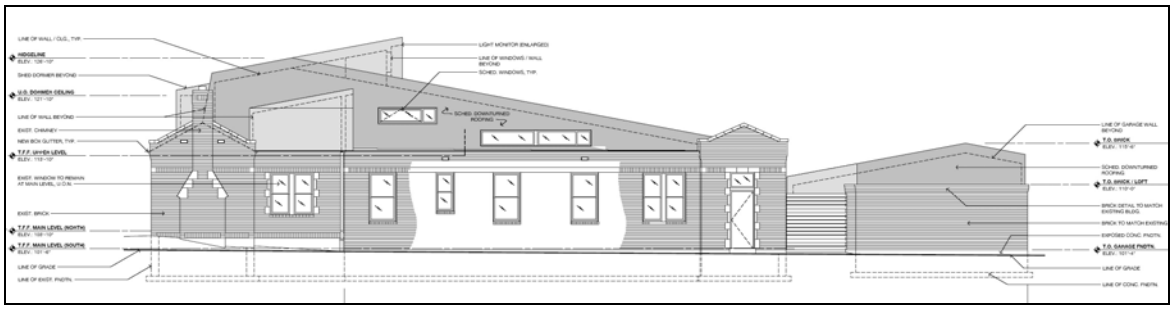


It is not the intention of these regulations to in any way discourage contemporary design, which through careful attention to scale, materials, siting and landscaping is harmonious with the historic, existing structure. Distinctive older buildings are not enhanced when new construction, which resorts to "fakery and imitation", is used to fill gaps in the streetscape.

The design of the proposed addition is contemporary and does not attempt to replicate any historic form or detail. It is designed to be clearly distinguishable as an addition and to be visually secondary to the original brick building.

Note that the Central West End Standards that follow do not distinguish between historic, or "contributing" resources and "non-contributing" properties within the boundaries of the historic district.

EUCLID (WEST) FACADE



EUCLID (WEST) ELEVATION SHOWING NEW GARAGE AND CONNECTING FENCE/WALL

RESIDENTIAL (Proposed "A", "B", "C", "D" and "E" Zoning Districts)
1. USE: A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located.

<u>Complies</u>. Despite its use as an office, the parcel is zoned A (Single-family).

2. STRUCTURES: New Construction or Alterations to existing structures:

A. Height
New buildings including all appurtenances must be constructed within 15 percent of the average height of existing residential buildings on the block.

<u>Not applicable</u>.

B. Location
New or moved structures shall be positioned on their lot so that any existing rhythm or recurrent building masses to spaces is continued as well as the pattern of setback from the street.

<u>Complies</u>. A new garage will be constructed at the southwest corner of the lot at the alley. Its position and setbacks are similar to other ancillary buildings on Westminster.

C. Exterior Materials
In the Central West End brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials

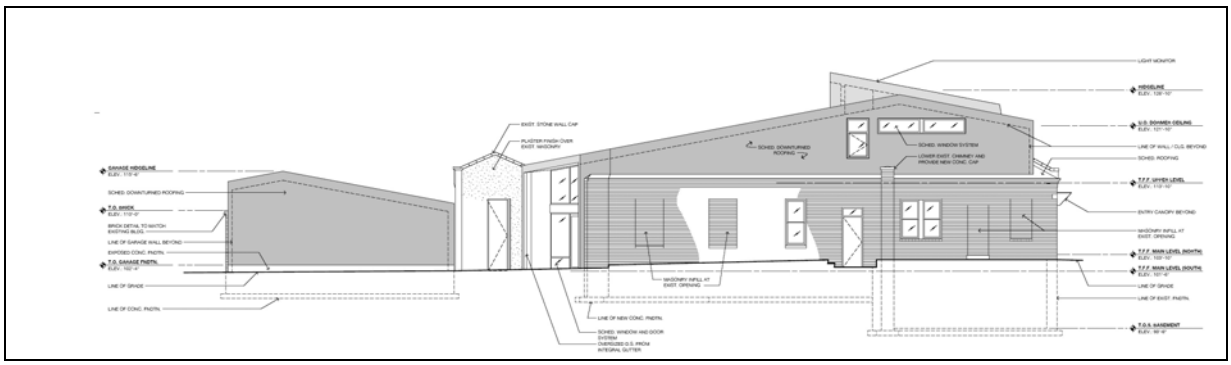
shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

<u>Partly complies</u>. The proposed roofing material is metal. However, while copper, zinc and terne metal were sometimes used for roofing on historic buildings, such materials are not consistent with the slate or tile used for visible roofs along Westminster Place and North Euclid Avenue. In addition, metal was rarely used historically for vertical wall surfaces, as is proposed here. The walls of the proposed garage, however, will be brick to match the existing building.

D. Details

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

<u>Complies</u>. Rehabilitation of the commercial building itself will conform to these requirements.



EAST ELEVATION

E. Roof Shapes

When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

<u>Complies</u>. While the proposed roof shape is unusual, there is a wide variety of roof shapes along both Westminster and Euclid. Roof shapes include: flat, front-gable; cross-gable; side-gable; gambrel; mansard; and hipped.

F. 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 appropriate.

<u>Partly complies</u>. The proposed roof addition, as stated above, will be clad in metal, possibly zinc. The color will be dark as is the current roof.

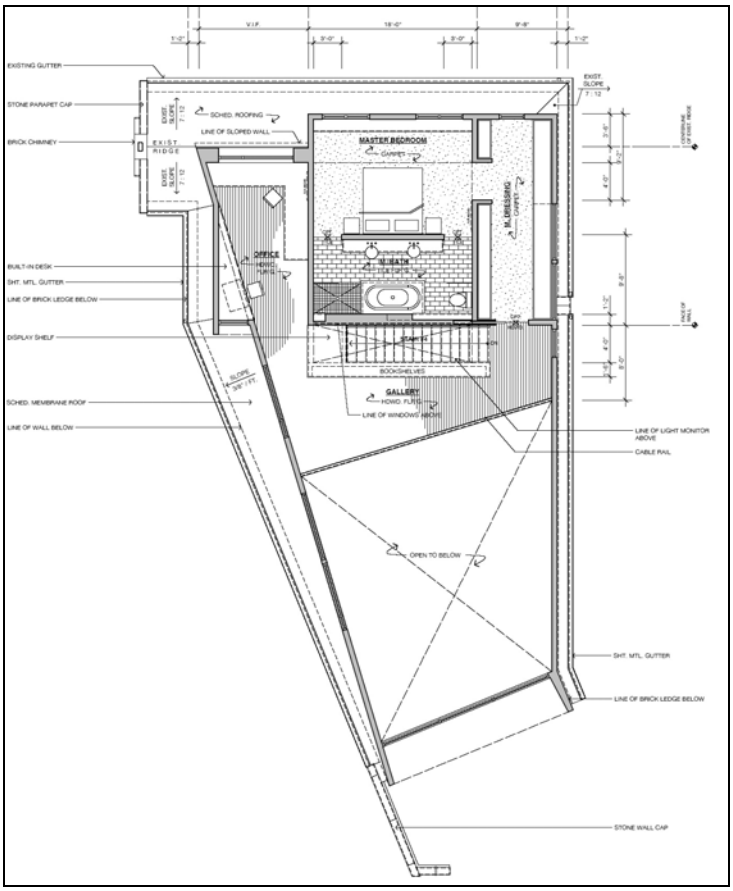
3. WALLS, FENCES AND ENCLOSURES

Walls and fences form an important part of the overall streetscape. These should be of brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials.

<u>Complies</u>. Along Euclid Avenue, a wood fence will connect the house to the new brick garage at the rear.

REAR FACADE

REAR ELEVATION



FIRST FLOOR PLAN

COMMUNITY CONSULTATION:

There has been no communication from the 28th Ward Alderman concerning the project. The Development Committee of the Central West End Neighborhood Association has indicated that they are not opposed to the project. The architect has also been in contact with the block association, although our office has not yet received any comments from them.

COMMENTS:

The proposal is unusual in that a large, second-story addition such as this proposed for any contributing building in the Central West End district could not be supported by the Cultural Resources Office. However, while 4760 Westminster can, in fact, be considered a "historic" resource, being over 50 years old, it is so much smaller in scale, and so different in design and feeling from the surrounding properties that its "non-contributing" designation in 1974 is understandable. At the time, such designation meant that its "demolition would be inconsequential or advantageous" to the integrity of the historic district.

Nevertheless, the building is a good example of the late Craftsman style and while not outstanding, should be respected. The staff has made several suggestions to that effect which are incorporated in this final design, the most important being that the original elements of the building, including parapets and chimney, should not be altered; and that the roof addition, despite its contemporary flair and unusual shape, should remain visually secondary to the original structure. The addition's color therefore will be dark and its massing set back from the existing parapet to retain the definition of the original walls of the building. In addition, the massing of the new second story will be beneficial in bringing the scale of the building closer to that of adjacent structures and increase the presence of the building at this prominent corner.

CONCLUSION:

Staff recommends preliminary approval be granted to the project concept, but requests that the architect continue to work with the Cultural Resources Office staff to refine elements and details of the design and materials.

CONTACT:

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

C.

DATE: **November 28, 2011**
FROM: **Bob Bettis, Cultural Resources Office**
SUBJECT: **New Application for construction of a Family Dollar Store**
ADDRESS: **2500 South Jefferson Avenue**
JURISDICTION: **McKinley Heights Local Historic District — Ward 9**

2500 SOUTH JEFFERSON AVE.

OWNER/APPLICANT:
Irving Sherman/RPA Construction

RECOMMENDATION:
That approval be granted for the project as submitted as it complies with the McKinley Heights Historic District Standards.

BACKGROUND:

On October 12, 2011, the Cultural Resources Office received a new application for the construction of a one-story commercial building just north of the intersection of Gravois and South Jefferson in the McKinley Heights local historic district. The developer owns five parcels on which he proposes to construct the building and provide off-street parking. The developer is requesting Preservation Board approval of the design prior to proceeding with demolition of the former Burger King building. The applicant has met with the neighborhood and the 9th Ward Alderman regarding the project during the past several months.

BIRDS EYE VIEW OF SITE

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901-McKinley Heights Historic District:

ARTICLE 5: COMMERCIAL DEVELOPMENT CORRIDORS DESIGN STANDARDS

501 NEW CONSTRUCTION AND EXISTING NON-HISTORIC COMMERCIAL BUILDINGS

All new construction within the designated Commercial Development Corridor (the Corridor) must be reviewed and approved by the Preservation Board taking into account the following considerations:

VIEW OF SITE FROM ACROSS GRAVOIS

501.1 Height

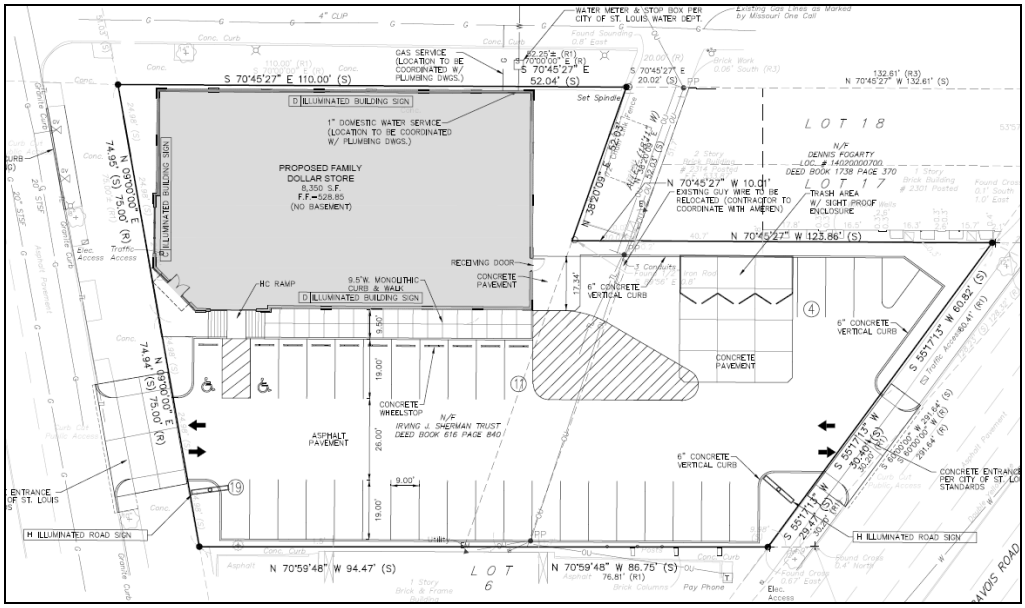
New buildings must be constructed within 15 percent of the average height of existing buildings on the block. Any additions must be compatible with both the existing building and the surrounding structures.

> **<u>Complies</u>. The 19-foot exterior walls are comparable in height to buildings in the commercial corridor.**

501.2 Scale

The scale of all proposed new construction in the Corridor must respect the existing scale of any surrounding historic structures by seeking to minimize the difference in height, mass, fenestration and location. Any additions must be compatible with both the existing building and the surrounding structures.

> **<u>Complies</u>. The design of the new building was developed to be compatible with the scale or existing buildings within the commercial corridor.**

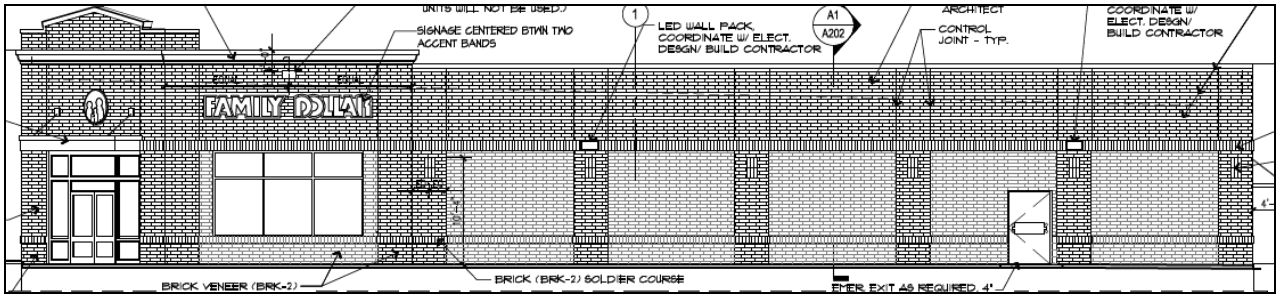


SITE PLAN

501.3 Location

New or moved commercial structures shall be positioned on the lot to not only enhance the character of the commercial location but also to be compatible with the surrounding streetscape. Any additions must be compatible with both the existing building and the surrounding structures.

Complies. The siting of the building furthers the pedestrian orientation of the commercial corridor as the building is adjacent to the sidewalk on Victor and close to the angled sidewalk on Jefferson.

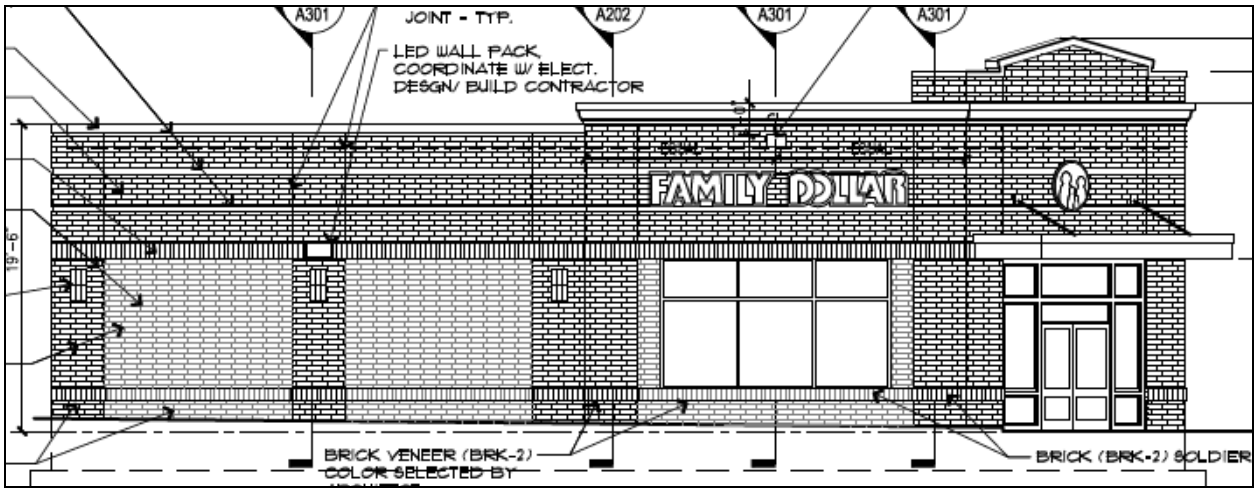


SOUTH ELEVATION

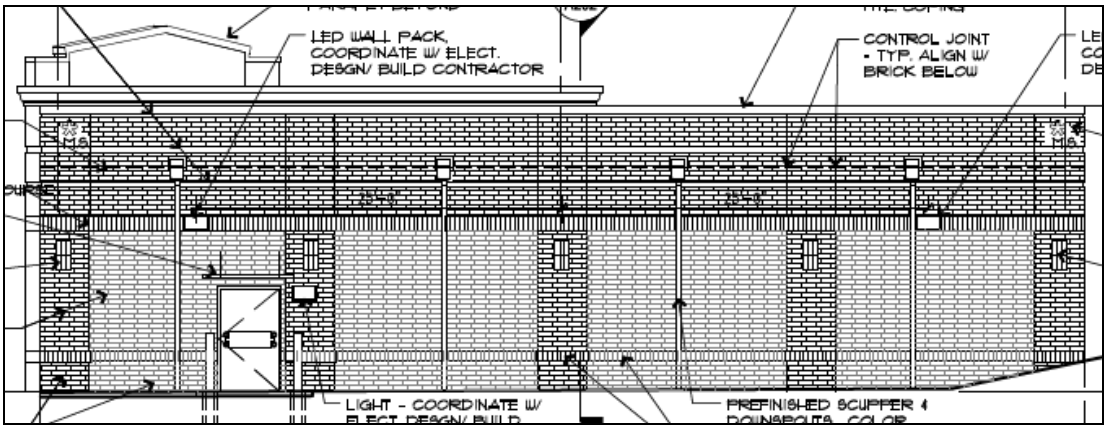
501.4 Exterior Materials

All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. While artificial masonry such as "Permastone" is not permitted, introduction of new materials for new construction will be considered. A submission of all building material samples shall be required prior to approval. Any additions must be compatible with both the existing building and the surrounding structures.

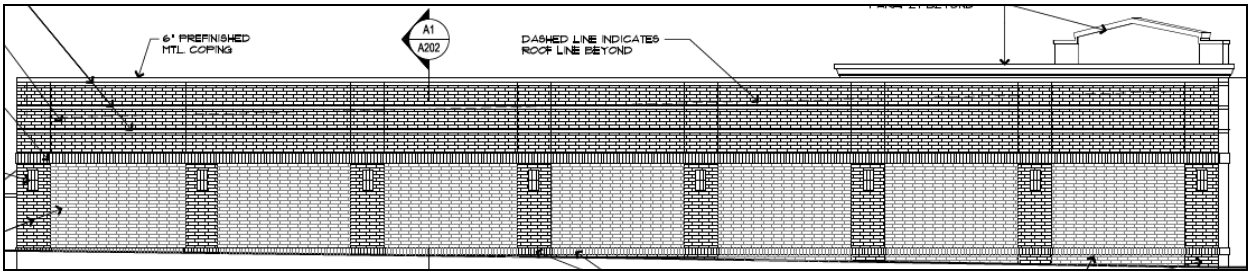
Complies. All exterior walls will be clad with brick veneer of an appropriate color.



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

501.5 Details

Details on new structures should be compatible with the surrounding built environment. Any additions must be compatible with both the existing building and the surrounding structures.

Complies. The design of the storefront area and the brick veneer is intended to be compatible with existing buildings in the historic district.

502. EXISTING HISTORIC BUILDINGS

The Standards for Residential Development Areas apply to all existing historic buildings and sites whether the building is used for a residential or commercial use.

503. WALLS, FENCES AND ENCLOSURES

Walls and fences form an important part of the overall streetscape. These should be of concrete, brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials. Interlocking masonry wall units can only be approved when the masonry units replicated the appearance of cut stone or are a part of the overall new building design.

Complies. There will be a brick wall enclosure for the dumpsters. There will be appropriate landscaping along the edges of the property.

504. PARKING

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

continuous hedgerow of bushes planted 36" on center within a planting strip at least 5 feet wide. The planting strips with hedgerow must also contain upper-story shade trees planted every 25 feet along the planting strip. The trees must be at least 2 1/2" in caliper upon plating. All parking lots over 5,000 square feet in surface size must also be landscaped on the interior with tree planting wells, at least 15 square feet in size, so that at least 3% of the interior is landscaped with upper story shade trees at least 2 1/2 " caliper upon planting.

Complies. Parking will be located at the side and rear of the building and will be properly screened by landscaping.

505. PAVING MATERIALS

The use of masonry units compatible with adjacent building materials is encouraged. Pedestrian walks, courts, sitting areas, etc. shall be surfaced by a permanent material including textured concrete, brick pavers, cobblestone or street pavers or any other material consistent with adjacent surfaces. Asphalt paving shall not be acceptable on any areas for pedestrian-use, exclusively, and acceptable on vehicular-use areas only.

Complies. Pedestrian areas will be paved with textured concrete.

SITE FROM ACROSS SOUTH JEFFERSON

507. LANDSCAPING

All surface parking lots facing the street shall be screened by a decorative brick masonry unit or concrete wall at least 5 feet high or by a planting strip at least six feet wide, planted with a dense hedgerow of evergreen bushes planted at not less than 2.5 gal and at every three feet to reach three foot height at maturity. The hedgerow shall be interspersed with planting of ornamental trees every twenty-five feet. If there is a predominance of particular types or qualities of landscape materials, and new planting should be compatible by considering massing and continuity. The installation of street trees by request to the City is encouraged and in some instances may be required.

Complies. Plantings will be 5 feet high to screen parking.

508 STREET FURNITURE AND UTILITIES
All freestanding light standards placed in the front yard of any structure or premises shall be either authentic period styling or high quality contemporary design. Where possible, all new utility lines shall be underground.

Complies. All utility lines will be underground.

COMMUNITY CONSULTATION:

The Alderman and the McKinley Heights neighborhood Association are in support of the project.

COMMENTS:

The proposal complies with the McKinley Heights historic district standards. The developer has worked with the neighborhood over the past several months to design a building that blends well with the architecture of the neighborhood. In addition, the developer has worked with staff to address small changes to the overall design of the building and site.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board grant approval of the project as it complies with the McKinley Heights Historic District Standards.

CONTACT:

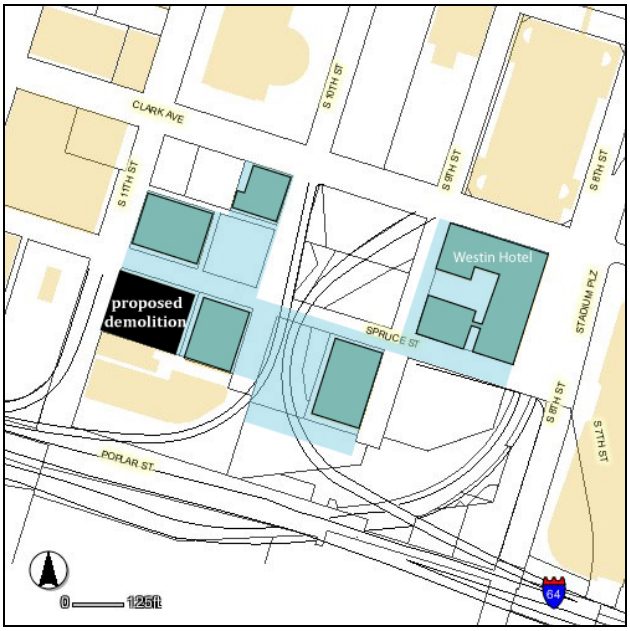
Bob Bettis:	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277
Fax:	314-622-3413
E-Mail:	bettisb@stlouiscity.com

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

E.

DATE: **November 28, 2011**
STAFF: **Betsy Bradley, Director, Cultural Resources Office**
SUBJECT: **Appeal of denial to demolish a commercial building**
ADDRESS: **1014 Spruce Street**
JURISDICTION: **City Landmark, National Register of Historic Places, Preservation Review District – Ward 7**

CUPPLES NO. 7 WAREHOUSE (NOVEMBER 2011)



OWNER:
Ballpark Lofts III, LLC

APPLICANT:
Ahrens Contracting

RECOMMENDATION:
That the Preservation Board uphold the denial of the current demolition application.

BACKGROUND:

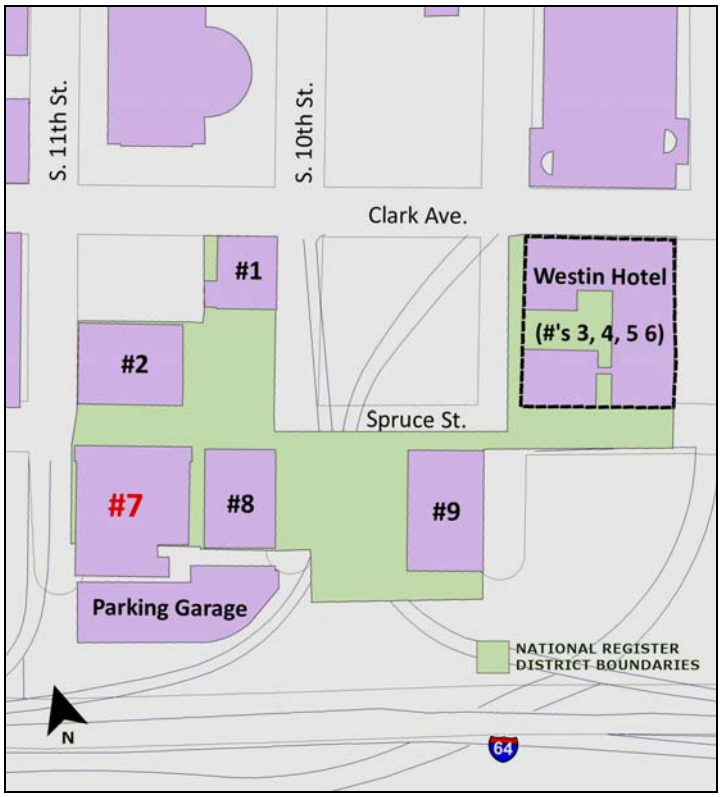
The Cupples Station complex of 10 buildings has long been recognized as a significant historical resource in St. Louis, having been designated a City Landmark in 1971. In 1998, the complex was listed in the National Register of Historic Places as the Cupples Warehouse District. Cupples Station was included in a Preservation Review District per Ordinance 66609 adopted in 2004.

The buildings of the Cupples Station complex were slated for demolition in 1989 for the creation of parking near an arena proposed for construction south of Busch Stadium. At that time, Mayor Schoemehl championed the rehabilitation of the Cupples warehouses for new uses. Since that time, the renovation of the Cupples Station warehouses has become one of St. Louis' well-known accomplishments, pursued by private developers with the aid of financial incentives of various types.

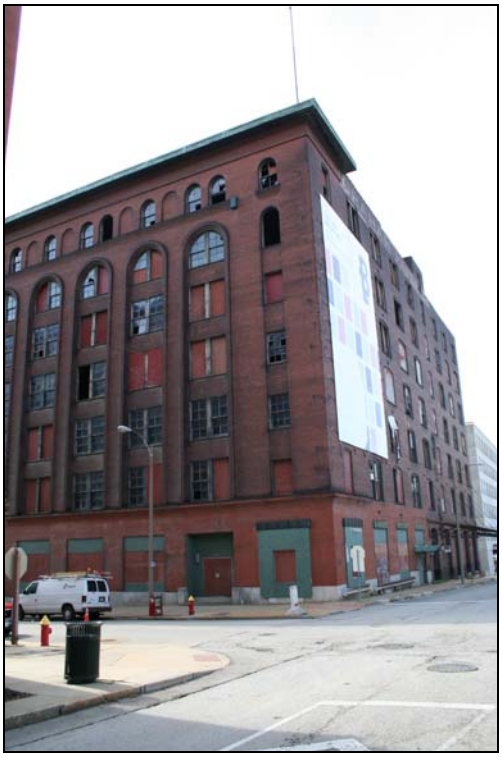
The Chapter 99 Blighting Study and Development Plan that included the Cupples warehouses in the Eleventh/Clark/Eight/Poplar area was approved in 1995 per Ordinance 63535. The four Westin Hotel buildings and parking garage were developed under this plan, which was revised in 2005 to extend the time for its completion. The warehouse at 1001-1011 Spruce Street, noted to be in poor condition in 1995, was demolished in late 2000. Cupples Nos. 1 and 2 were redeveloped in 2006 and 2008. All of the Cupples projects to date have used historic rehabilitation tax credits.

Cupples Nos. 7, 8 and 9 are part of a TIF Redevelopment Plan approved in 2006 by Ordinance 67312, under which all three buildings are to be developed as the Ballpark Lofts. No. 8 was completed in 2009.

The Department of Public Safety condemned No. 7 on December 30, 2008. On January 5, 2009, the Cultural Resources Office responded that while condemnation was warranted, repair and stabilization to code were the appropriate means of addressing the deteriorated condition of this important structure. A building inspection in August 2009 noted 11 violations. The City sent a letter to the buildings owners on September 9, 2011 that referred the 2008 condemnation and stated an increased concern about the condition of the building. On September 20, 2011 the City closed Spruce and 11th streets adjacent to No. 7 due to a concern over public safety. Ballpark Lofts III, Inc. applied for a demolition permit for No. 7 on November 9, 2011. The Cultural Resources Director denied the permit and the applicant is appealing that decision.



MAP OF CUPPLES WAREHOUSE STATION



SPRUCE AND 11TH (SEPTEMBER 2011)

EAST ELEVATION (SEPTEMBER 2011)

ELEVENTH STREET FAÇADE (SEPTEMBER 2011)

SOUTH ELEVATION (SEPTEMBER 2011)

RELEVANT LEGISLATION:

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.

The Cupples Warehouse District is a City Landmark.

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

the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of ... the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

No plan or design standards have been approved for the Cupples Warehouse District as a City Landmark. Therefore, this aspect of the appeal shall be based on the intent of the enabling ordinance, the effect of the demolition on the characteristics that were the basis for the Landmark designation.

SECTION FORTY-THREE. Granting or denial of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The building commissioner shall in any case grant or deny the application for a permit within fifty (50) days from the date of application.

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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

The Cupples Warehouse district was listed in the National Register in 1998 and is in a Preservation Review District, and therefore meets two of the above criteria.

SECTION SIXTY-ONE. 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.*

   Cupples 7, 8 and 9 are included in a TIF Redevelopment Plan. The Redevelopment Project was for the rehabilitation and renovation of the existing buildings into a mix of residential and commercial uses; all three buildings were to be developed as the Ballpark Lofts. The Project Summary for Ballpark Lofts projected 56 residential units and two penthouses, as well as first floor restaurant and retail use for Cupples 7.

   The Chapter 99 plan was adopted in 1995. The plan for Block 434 on which Cupples 7 stands is the rehabilitation of Cupples Station Buildings with active public use at the ground stories.

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.*

   Cupples No. 7 is a High Merit building due to its architectural and historical significance and, as part of a group of related resources, is a critical component of the streetscape and neighborhood.

   The Cupples Warehouses, both as a group and individually, are outstanding examples of the preferred aesthetic during the late 19th and early 20th centuries for warehouse and industrial buildings.

SPRUCE STREET FAÇADE (NOVEMBER 2011)

Designed by the prominent St. Louis architectural firm of Eames & Young in 1907, Cupples No. 7 falls into the expansion period of Cupples Station development. The warehouse features the design elements that unify the complex: tripartite façade compositions, arcaded pier and spandrel facades, overall scale and proportions and fenestration patterns. By expressing its structure and the way to build in load-bearing brick, the warehouse exhibits a handsome engineering aesthetic.

Cupples No. 7 epitomizes the aesthetic appeal of the arcaded brick loft building. Above a one-story base, piers rise five stories to terminate in round arches as the five-story arcade formed of multi-story compound arches with brick enframements and spandrel panels on the Spruce Street facade. The modeling of the piers creates a three-dimensional quality that is reinforced by the corbel tables below the attic story windows. An attic story, with closely-set windows where wall strength is not required, caps the wall. The one-story base of the building is terminated with a corbelled feature that has such small increments that it nearly appears to be curved. Regularly spaced windows with segmentally-arched heads in the other sides establish their character and light the interior.

The historical significance of the Cupples Station lies in the conception of the project and its successful realization. Planned in the early 1890s, Cupples Station is considered to be a pioneering planned development to make goods warehousing and shipping more efficient through the use of a central clearing house: hence the name Cupples Station. The warehouses were connected directly to rail shipping by a system of rail lines that extended under the buildings; elevators connected with the platforms distributed the goods to the

levels of the warehouse. The extensive volume of shipping through St. Louis could be handled with less drayage transfer from one rail line to another. Cupples Station exemplifies the importance of this sector of the City's economy and the ingenuity of local engineers and businessmen who demonstrated how transportation and commerce could be systematized.

The Cupples Station conveys the excellence of architecture in St. Louis, the aesthetic appeal and functionality of brick warehouses, and important portions of the city's wealth, commerce and rail transportation, as well of innovation in those sectors. As much as any other resource, the Cupples warehouses convey important aspects of the history of St. Louis.

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, indicates demolition is appropriate.*

   Upon exterior inspection from the street, the exterior brick walls of No. 7 appear to be in sound condition. Many of the signs of brick wall structural instability and deterioration — stair-step cracks, washed out mortar, loss of brick face, and loose and fallen brick — are not common, though certainly limited amounts of most of these conditions could probably be found. One rowlock brick has fallen from one of the top story windows in the south wall. These conditions were noted at the time the photographs above were taken.

   Glimpses of the interior through the window openings in the south wall indicate that the interior heavy timber-framed structural system has been compromised on the upper floors and that the roof was not intact. Recent aerial photographs were consulted to track the progressive damage to the roof. Google's 2011 aerial photograph of the building indicates that approximately one-half of the roof is missing – sections on both sides of the north/south central interior fire wall.

GOOGLE 2011 AERIAL VIEW, FACING SOUTH

The *Conditions Assessment Review* of Cupples No. 7 completed in early November by James E. Taylor, ABS Consulting, at the request of Ballpark Lofts III, Inc. describes the current condition of the building, with a focus on the interior framing system. The sampling of interior photographs, annotated exterior photographs and annotated framing plans provided for all floor levels and the roof framing by ABS Consulting, presented below, represent the condition of the building as observed on November 17, 2011.

The ABS Engineering report notes that when the current conditions are compared to those documented in 2000, the 2011 levels of deterioration shown on the framing plans depict significantly worsened conditions, with virtually every area of all floor and roof decks having experienced increasing deterioration and/or partial or total collapse. The 2011 report notes that timber framing bays on the east side of the center wall have experienced significant areas of partial or total collapse from the roof level down into the basement. Timber framing bays on the west side of the center wall, immediately adjacent to the stair shaft, have experienced significant areas of partial or total collapse from the roof level down into the basement and framing adjacent to the west wall at the seventh floor and roof levels has partially collapsed.

The report also notes that the strength of the timber floor and roof decks not partially or completely collapsed is moderately or severely

compromised and that a severe fungal attack of virtually all wood framing continues to accelerate unchecked.

ABS noted that, as for the masonry exterior walls, the loss of lateral support due to partial or complete timber framing collapses, as well as the weakened conditions of remaining timber bays, has likely significantly affected the lateral stability of the walls. Cracking patterns in the exterior walls indicate that lateral tension exists in the east, south and west walls. Cracks extend vertically through spandrels and arches, weakening both the in-plane and out of plane capacity of the walls to resist lateral loads. Crack patterns seem to indicate a general rotation of the south wall outward at the top, away from the structure.

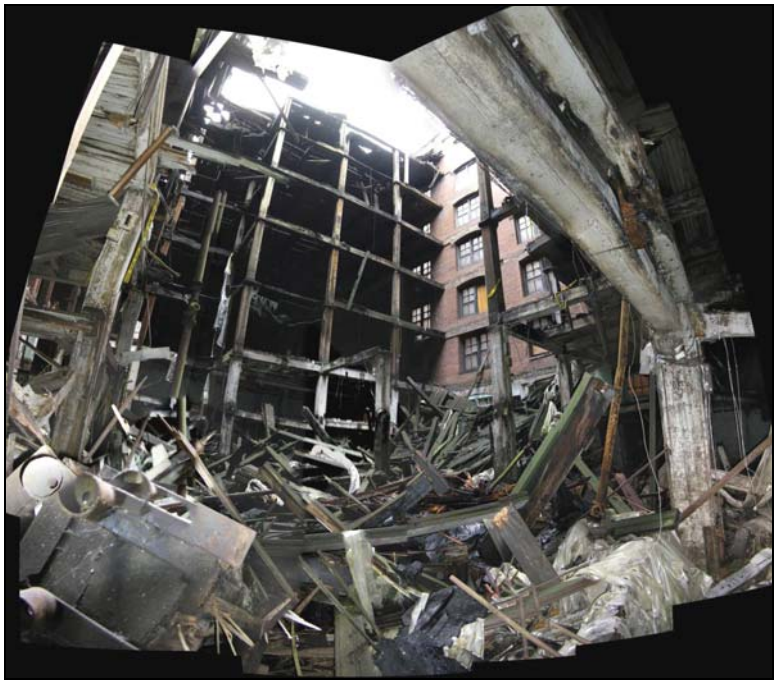
The report notes cracks at two windows above the seventh-floor windows of the east wall, cracks at every level in two bays of the east wall, one bay of the south wall, and one bay of the west wall. These bays include two corner bays at the southeast corner, and the southern bay of the west wall. The cracks noted in the photographs that follow are visible from the street. No photograph of the Spruce Street façade is included because it does not exhibit such cracks.

The ABS 2011 report summarizes the situation at Cupples No. 7 by stating that due to the conditions noted, gravity and/or lateral load capacity of both local structural elements, including both walls and timber framing, is moderately-to-severely compromised and continues to deteriorate. In addition, global stability of portions of the structure, such as the east, south and west walls and supported/supporting timber framing, are increasingly at risk of experiencing significant damage and/or partial collapse during a significant lateral loading event, such as a wind storm or moderate earthquake.

Ordinance 64689 defines sound (Section 3, No. 22) as" visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more." ABS Consulting addresses this definition, stating that: "a significant portion of the Building 7 structure do not [sic] meet this definition and should be considered to be 'unsound.'" ABS Consulting concludes its report by urging immediate attention and action to address the lateral stability concerns and overall structural stability, such as the installation of temporary lateral bracing of masonry walls in bays adjacent to deteriorated timber framing.

The current structural state of Cupples No. 7 is unusual in that the interior collapse is not readily apparent from the exterior and the building exhibits a broad range of conditions. The relative good condition of the brick walls and compromised condition of the interior framing system and roof indicate that our attention should turned to

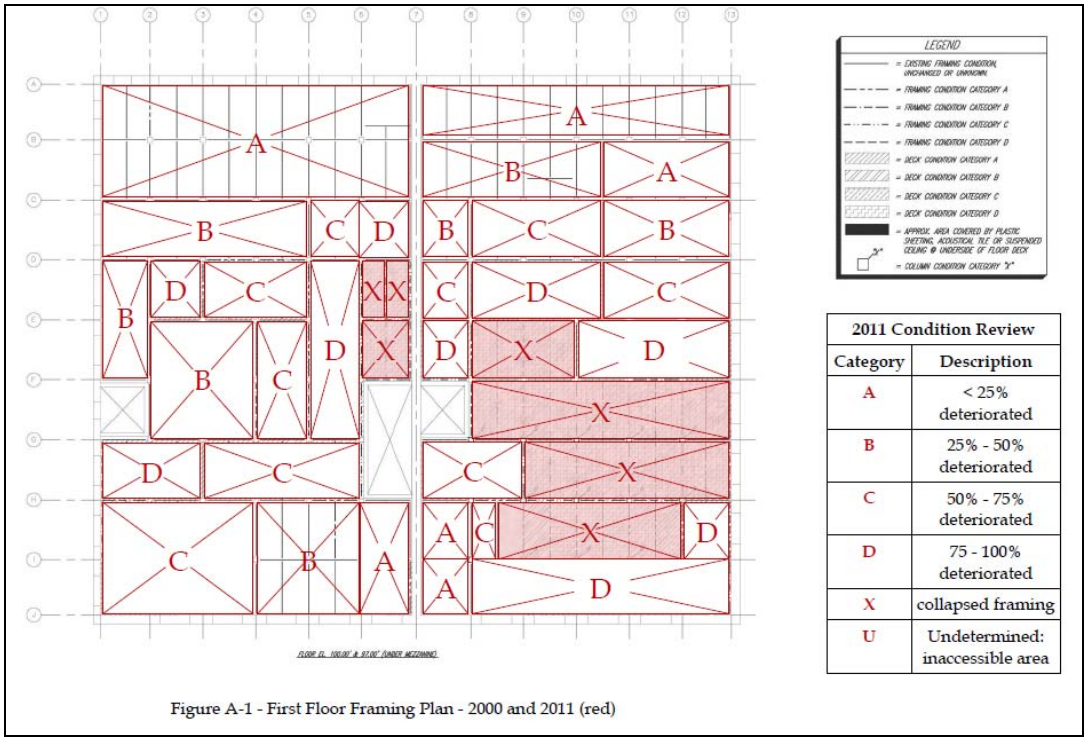
the salvageable portion of the structure – the exterior brick walls – and how they might be stabilized.



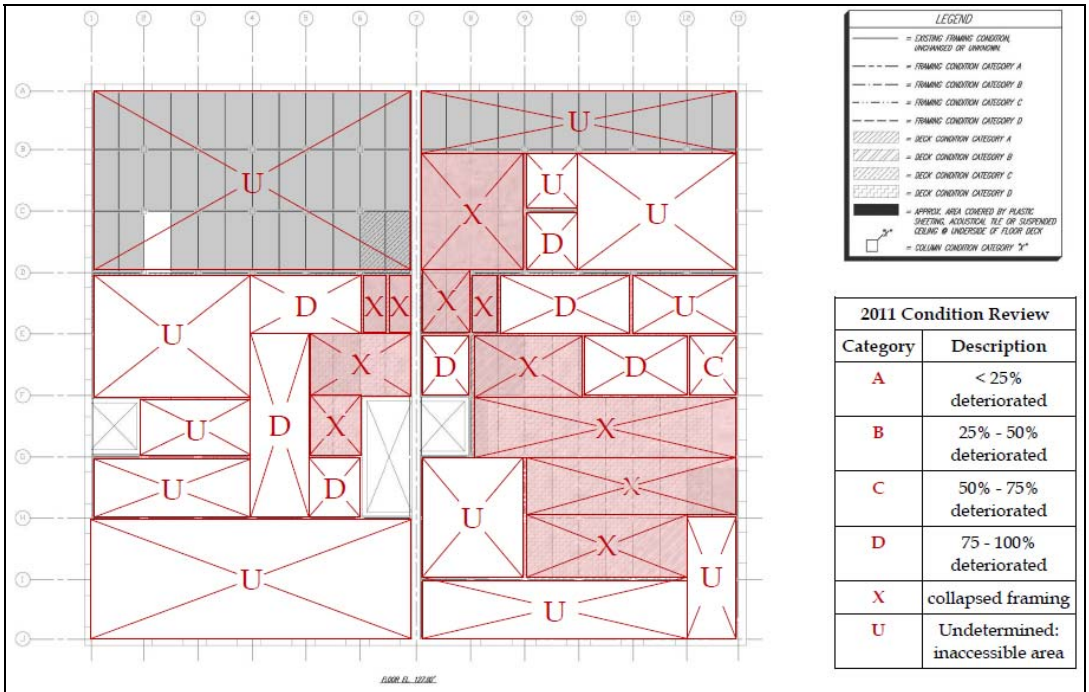
EAST SIDE PARTIAL COLLAPSE, LOOKING NORTHEAST (COMPOSITE IMAGE FROM ABS)

WEST SIDE PARTIAL COLLAPSE, LOOKING WEST FROM SEVENTH FLOOR DOOR IN STAIR SHAFT (COMPOSITE IMAGE FROM ABS)

WEST SIDE PARTIAL COLLAPSE, LOOKING WEST FROM SIXTH FLOOR DOOR IN STAIR SHAFT.
NOTE HANGING COLUMN AND PARTIAL COLLAPSE IN BACKGROUND ALONG WEST WALL (COMPOSITE IMAGE FROM ABS)



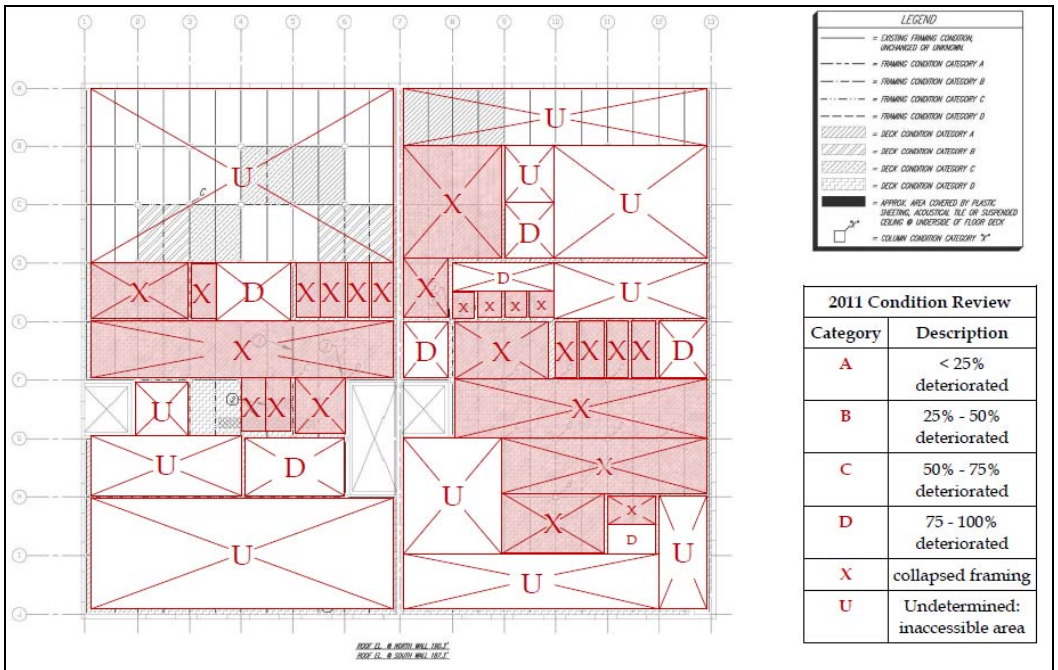
FIRST FLOOR FRAMING PLAN WITH CONDITIONS INDICATED, PROVIDED BY ABS



2011 Condition Review	
Category	Description
A	< 25% deteriorated
B	25% - 50% deteriorated
C	50% - 75% deteriorated
D	75 - 100% deteriorated
X	collapsed framing
U	Undetermined: inaccessible area

Figure A-4 - Third Floor Framing Plan - 2000 and 2011 (red)

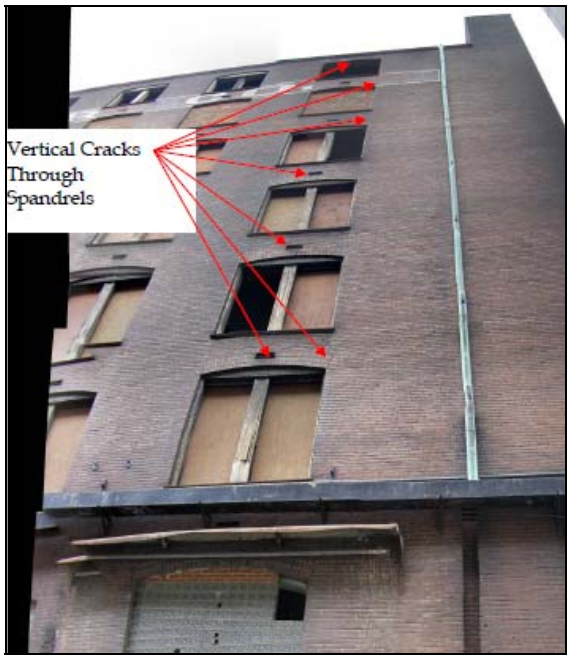
FOURTH FLOOR FRAMING PLAN WITH CONDITIONS INDICATED, PROVIDED BY ABS



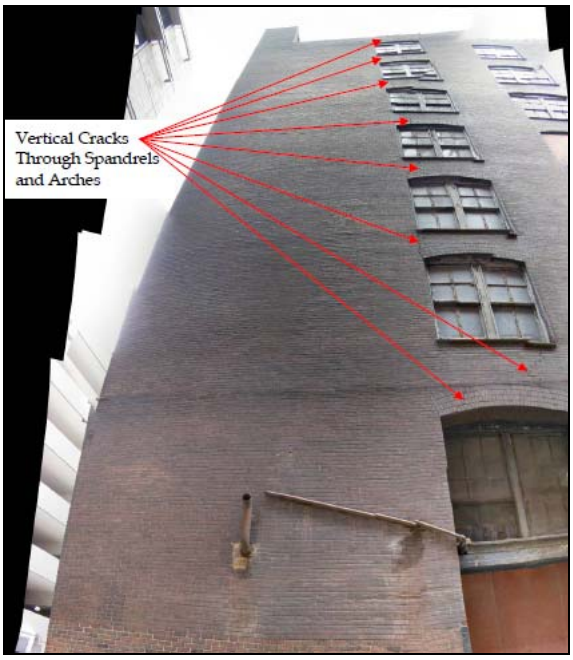
2011 Condition Review	
Category	Description
A	< 25% deteriorated
B	25% - 50% deteriorated
C	50% - 75% deteriorated
D	75 - 100% deteriorated
X	collapsed framing
U	Undetermined: inaccessible area

Figure A-9 - Roof Framing Plan - 2000 and 2011 (red)

ROOF FRAMING PLAN WITH CONDITIONS INDICATED, PROVIDED BY ABS

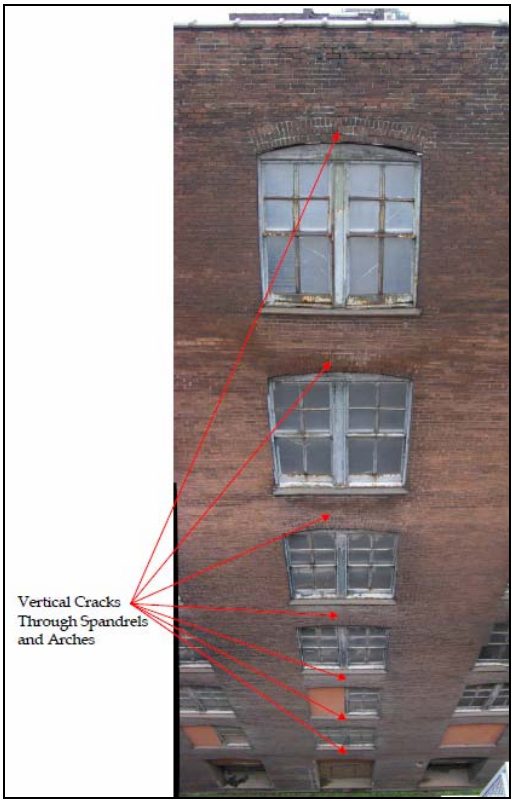


EAST BAY, SOUTH WALL



SOUTH BAY, EAST WALL

SOUTH BAY, WEST WALL(IMAGE FROM ABS)



SOUTH BAY, EAST WALL (IMAGE FROM ABS)

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.*

   The immediate vicinity of Cupples No. 7 has the appearance of a recently rehabilitated area of the city, and offers no deterrent to rehabilitation. Occupied Cupples warehouses stand across Spruce Street to the north and immediately to the east of No. 7. The new parking garage is adjacent on the south.

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.*

   Cupples No. 7 is located within blocks of well maintained and recently renovated buildings. The reuse potential for Cupples No. 7 has been described similarly to that of the other Cupples warehouses. The 2006 Project Summary for Ballpark Lofts projected 56 residential units and two penthouses, as well as first floor restaurant and retail use for Cupples No. 7.

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 n the area.*

   The applicant states that an estimate to restore the interior structure of the building in order to support the outer walls and provide a basis for rebuilding floors and columns, from bottom to top, followed by the building of a new roof – returning the building to a solid vacant-building state – was estimated to be $8 million in 2008. He states that an additional $40 to 50 million would be needed to rehabilitate the building, and that it is unlikely that a strong developer would take on the project.

   The applicant has submitted no evidence of economic hardship beyond these statements, as in detailed cost projections for a full rehabilitation

project or partial or full stabilization of the property, or the potential future value of the property.

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.*
   Three Cupples warehouses face Spruce Street between 10th and 11th Street. The loss of No. 7, slightly more than half of the blockfront, would have a character-altering effect on the continuity of the south side of Spruce Street on this block, and would eliminate the one instance where Cupples warehouses face each other across the street.
3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*
   The demolition of Cupples No. 7 would have an undesired effect on the group of four warehouses in the western portion of the Cupples Station complex. This group of buildings is one of the few settings in the City that can convey how densely developed its warehouse areas were. The cliff-like walls of red brick in the Cupples Station complex are impressive both in their visual grandeur and physical relationship to pedestrians. The adjacent buildings would lose context with the loss of No. 7 and the larger resource and the streetscape would be greatly diminished. Cupples No. 7 has an important place in the streetscape and historic district and contributes particularly to their continuity, density, and rhythm with its brick mass and arcaded bays on Spruce Street. In addition, a completely rehabilitated Cupples warehouse complex adjacent to the 11th Street off-ramp of Interstate 64 would be a "gateway" urban design condition of note.
4. *The elimination out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*
   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;*
   Yes.

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;*

   No new construction is proposed at this time. The applicant states that in the short term, some interim reuse would exist, and might include a park on the site; some other interim development if the first or first two floor walls can be salvaged when the demolition proceeds; or some other interim reuse that is acceptable. It is premature to speculate what this possible [long-term] reuse might be and it will be impacted perhaps by the future of Ballpark Village, Chouteau's Lake and continuing redevelopment along the east side of Tucker Boulevard in this area.

   This mandate — to equal or exceed the fine architectural contribution of No. 7 — would be nearly impossible to achieve. The loss would be complete and unrecoverable as part of the Cupples Station district.

   The parking deck construction immediately south of No. 7 was intended to provide parking for nearby Cupples buildings and therefore additional off-street parking is not required.

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;*

   Not applicable.

4. *The proposed use complies with current zoning requirements;*

   The property is zoned I, Central Business District.

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

   Not applicable.

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.*

   No expansions of the adjacent buildings are planned.

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.*

Cupples No. 7 is not an accessory structure.

COMMENTS:

The architectural High Merit and importance of Cupples No. 7 in the streetscape, as well as the location and form of the building that make it a good candidate to be retained and put to new uses, are strong reasons to deny demolition. Moreover, the intent of City Landmark designation is to identify buildings that are critical for us to have as part of our built environment in the future. The complex of Cupples Station Warehouses is recognized as both a City Landmark and district listed in the National Register. The renovation of many of the warehouses has been an important part of the resurgence of downtown St. Louis during the last 20 years. This work is a success story that we point to again and again and one that needs to continue with No. 7.

The historical importance of the Cupples Station to the economy of St. Louis and its distinctive red brick warehouses are mentioned in nearly every book about the history and special places of St. Louis. A resolution passed in 1968 by the Society of Architectural Historians urging the preservation of the Cupples Station Warehouses as "outstanding elements of our national heritage…" was followed by the City Landmark designation three years later. The Cupples Station rehabilitation projects in St. Louis were highlighted as one of the best examples of the use of the transferable State Investment Tax Credits after they were adopted in 1988 in *A Richer Heritage, Historic Preservation in the Twenty-First Century* (2003) and also made known to a wide audience through inclusion in *The Infrastructure of Play: Building the Tourist City* (2003).

Unusual circumstances, like the marked deterioration of roof and internal framing system paired with sound exterior brick walls in Cupples No. 7, were anticipated in the Landmark and Preservation Review District ordinances. Also anticipated was the possible need to turn our attention to the salvageable portion of the building: in this case, the brick exterior walls. Stabilization in the short term appears to be appropriate while a long-term plan for the property can be developed. Because the City Landmark program and other review frameworks have the long view into the future in mind, we must make all efforts to keep Cupples No. 7 standing until it can be put back into use. ABS Consulting suggests the first step: the installation of temporary lateral bracing of masonry walls in bays adjacent to deteriorated timber framing.

COMMUNITY CONSULTATION:

The Cultural Resources Office has received communication from five members of the public, four of whom are owners of condominiums in Cupples No. 8, supporting the demolition of Cupples No. 7. The office has also received communication from nine individuals urging the

Preservation Board to uphold the denial of the demolition permit. One individual emphasized stabilizing the structure. The Landmarks Association and other local entities issued a letter on September 26, 2011 that urged caution and a thorough review of options in developing a plan for the future of the building.

CONCLUSION:

The significance of Cupples No. 7 and the entire Cupples Station require the most measured response to the proposed demolition. The Cultural Resources Offices recommends upholding the denial of the current demolition application for the entire building.

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

F.

DATE: **November 28, 2011**
FROM: **Bob Bettis, Cultural Resources Office**
SUBJECT: **Appeal of a denial to keep a retaining wall and three non-compliant doors on a Public Facade**
ADDRESS: **2007 Ann Avenue**
JURISDICTION: **McKinley Heights Local Historic District — Ward 7**

2007 ANN AVE.

OWNER/APPLICANT:
Rick Meyer

RECOMMENDATION:
That the Preservation Board uphold the denial as the completed work does not meet the McKinley Heights Historic District Standards.

BACKGROUND:

In early June, the Cultural Resources Office received a Citizens Service Bureau complaint concerning the construction of a retaining wall at the front of the property in McKinley Heights. The owner had not applied for a building permit and was therefore cited. He did not contact the Cultural Resources Office staff until after receiving a Housing Court summons. As the material and design of the retaining wall do not comply with the McKinley Heights district standards, the Cultural Resources Office Director denied the permit application. The owner does not wish to remove or reconstruct the wall and has appealed that decision.

Examination of the property in October disclosed that the owner had also replaced the first floor front doors and second story porch door without a permit. The doors were added to the permit and were denied because the new units are in violation of the McKinley Heights historic district standards.

STREETSCAPE SHOWING NATUAL SLOPE OF BLOCK WITH RETAINING WALL IN PLACE

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901:

204 DOORS
Doors are an integral part of a building's Public Facade. Primary entrance doors are one of the strongest first impressions of a building.

1) Doors shall be one of the following:

a. The original wood door restored;
b. A new wood door that replicates the original; or
c. Based on a Model Example.

Does not comply. The first floor entry doors have been replaced with doors that do not replicate the existing ones. The doors just removed

had a single, three-quarter light of clear glass with a single horizontal panel below. The newly-installed doors have shorter windows with frosted/ etched glass patterns and two paired vertical panels below. The second floor porch had a Jefferson window that gave access to the porch roof. This has been removed and replaced with a standard full-light door and transom, entirely changing the character of the opening.

PROPERTY PRIOR TO ALTERATIONS

MAIN ENTRANCE REPLACEMENT DOORS

SECOND FLOOR REPLACEMENT DOOR

401 SLOPE/GRADE

The historic slope of a yard should not be altered at the Public Facade unless it has at some time been altered and is to be restored to its original configuration. An existing historic retaining wall (stone or brick) shall not be removed or altered.

Does not comply. The installed retaining wall has altered the original slope of the yard at the Public Façade.

RETAINING WALL

COMMUNITY CONSULTATION:

The staff has not been contacted by the neighborhood group or the Alderman regarding the project.

COMMENTS:

The Cultural Resources Office denied the retaining wall as it does not comply with the McKinley Heights district standards. The installation of the wall altered the historic slope of the yard. It is the only retaining wall edging the sidewalk in the blockfront and therefore introduces a change to the uniform, gently sloping front yards. In conclusion, the wall does not meet the intent of the standards to present traditional, unaltered front yards.

The replaced doors do not comply with the McKinley Heights historic district standards and alter important character-defining components of the façade. The main entrances are important places to retain elements in full compliance with the district standards. The removal of the second floor Jefferson window has altered the appearance of the opening from a window to a door, which is clearly not the intent of the standards.

The owner has stated that he cannot afford the cost of replacing the three doors and the removal of the two-tiered retaining wall. To date the owner has not submitted any financial evidence to support the claim.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the denial as the completed work does not comply with the McKinley Heights Historic District Standards.

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

G.

DATE: **November 28, 2011**
FROM: **Bob Bettis, Cultural Resources Office**
SUBJECT: **Appeal of a denial to install a non-compliant roof**
ADDRESS: **4152 Flora Place**
JURISDICTION: **Shaw Local Historic District — Ward 8**

4152 FLORA

OWNER/APPLICANT:
Peter Wilcox/Innovative Roofing

RECOMMENDATION:
That the Preservation Board uphold the denial as the proposed roof does not meet the Shaw Neighborhood Historic District Standards.

BACKGROUND:

On October 26, 2011, Innovative Construction and Roofing applied for a permit to replace the red clay tile roof on this dwelling. The May 2011 hail storm that swept through the neighborhood damaged the roof. The home owner and contractor have been working with the insurance company and finally received clearance to begin the project. This preparatory work included the purchase of gray slate to replace the original tile. The proposed slate roofing material is not compliant with the Shaw Local Historic District Standards as the color and texture of the original roof would be altered. The permit was denied by the Cultural Resources Office Director. The owner is appealing that decision and asking the Preservation Board allow him to install the grey slate.

DETAIL OF ROOF TO BE REPLACED

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Neighborhood Historic District:

REHABILITATION APPEARANCE AND USE STANDARDS

D. *Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum*.

Does not comply: The owner is proposing to replace the original red clay tile roof with grey slate. The clay tile roof is a character defining architectural feature of the building and should be retained.

COMMUNITY CONSULTATION:

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

DETAIL OF CLAY TILE PORCH ROOF TO BE REPLACED

COMMENTS:

4152 Flora, built in 1906, blends the influences of the Arts and Crafts and Mission styles with the common St. Louis Foursquare house form. The historic character of the house is found in the complementary tones of the red brick walls and clay tile roof. Brackets emphasize the wide eaves of the roofs of the main block and the front porch.

The approval of the redesign of a building's roof through the replacement of one distinctive roof material with another – trading out the red clay tile for gray slate – is clearly not the intent of the district standards. The owner has not conveyed any information that the options of partial replacement and repair of the clay tile roof were seriously explored. The owner has not provided evidence that replacing the roof with tile instead of slate, or alternatively, just repairing the roof would cause an economic hardship.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the denial as the proposed work does not meet the Shaw Neighborhood Historic District Standards.

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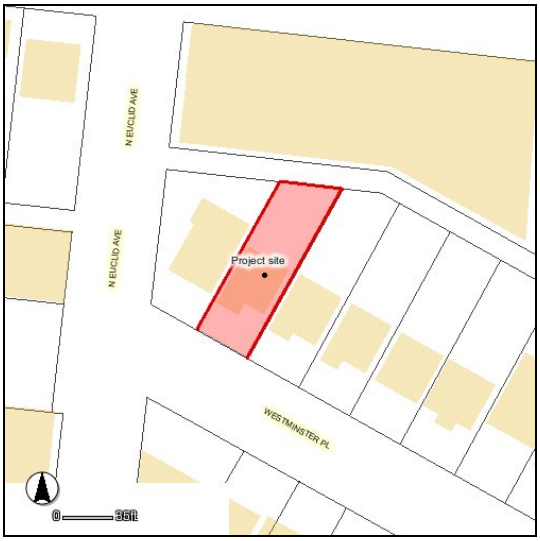
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE:	**November 28, 2011**
STAFF:	**Andrea Gagen, Cultural Resources Office**
SUBJECT:	**Appeal of a denial to wrap brickmold on the front façade**
ADDRESS:	**4763 Westminster Place**
JURISDICTION:	**Central West End Historic District — Ward 28**

4763 WESTMINSTER PL.



OWNER/APPLICANT:

Laura & Jorik Ittman

RECOMMENDATION:
That the Preservation Board uphold the denial of a permit for wrapping of brickmold with aluminum coil stock as it does not meet the Central West End Historic District Standards.

BACKGROUND:

In October 2011, the owners applied for a permit to wrap the brickmold with aluminum coil stock on three (3) front windows, two on the main story and one on the second story. The owners wish to wrap the brickmold as they are concerned about lead paint and would prefer a maintenance-free exterior. The brickmold of the dormer windows and oriel window were wrapped by a previous owner in 2004. The work was done without a permit and the owner was cited by the Cultural Resources Office at that time. Unfortunately, the Court Section misplaced the case file. By the time our Office became found out that the case had not proceeded, the property had been sold to the current owners. The citation against the previous owner therefore had to be abandoned, and the illegal wrapping was never removed.

PREVIOUSLY WRAPPED TRIM ON ORIEL AND DORMER

The Cultural Resources Office staff informed the current owners that wrapping brickmold on a visible façade did not meet the Central West End standards, and the application was therefore denied. The owners have appealed the decision and it is being brought before the Preservation Board.

PREVIOUSLY WRAPPED TRIM ON ORIEL AND DORMER

EXISTING BRICKMOLD AROUND FRONT WINDOWS

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, Central West End Historic District

2. STRUCTURES: New Construction or Alterations to existing structures:

D. Details
Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

<u>Does not comply</u>. The existing decorative brickmold would not be maintained as visible elements of the facade, or replaced with brickmold of similar detail and materials. The proposed wrapping would substantially alter the appearance of the windows.

COMMENTS :

The windows of the dormers and oriel window that were previously wrapped were in frame construction and therefore had a shallow recess; their brickmold bordered what were for the most part flat pieces of wood. While the previous work altered the appearance of those windows to some degree, the wrapping of the brickmold of the other windows, which are more deeply recessed into a brick wall, will have a much greater effect. When brickmold is wrapped, its decorative profile is lost, creating a flattened appearance. The location of two of the windows proposed for such treatment is on the main story and the changes would be at eye level. The owners might address the lead concerns by encapsulating the brickmold with paint or replicating them in a paintable composite material.

ADJACENT BUILDING WHERE BRICKMOLD IS BEING STRIPPED AND REPAINTED

COMMUNITY CONSULTATION:

The staff has not been contacted by the Alderman or any neighborhood group regarding the project.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the denial for the wrapping of the brickmold as it does not meet the Central West End Historic District Standards.

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