



**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY JANUARY 25<sup>TH</sup>, 2010  
1015 LOCUST ST. #1200  
4:00 P.M.**

[www.stlouis.missouri.org/citygov/planning/heritage](http://www.stlouis.missouri.org/citygov/planning/heritage)

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

**A.**

**Date:** January 25, 2009  
**To:** City of St. Louis Preservation Board  
**From:** Bob Bettis, Preservation Planner  
**Subject:** Preliminary Review to install non-compliant aluminum windows on the front facade.  
**Address:** 4025 Flad Avenue  
**District:** Shaw Neighborhood Historic District – Ward 8



**4025 FLAD AVENUE**

**Owner/Applicant:**

Shirley Klingbeil

**Purpose:** To install non-compliant aluminum windows on the front façade.

**Recommendation:**

That the Preservation Board should deny the Preliminary Review as the work does not comply with the historic district standards.



**Background**

On April 24, 2008, the Cultural Resources Office received an application to install windows at 4025 Flad Avenue. Staff approved a permit for replacement of the sides and back windows. The owner was told that the front windows could not be vinyl, or an incompatibly designed aluminum, and the original windows should be repaired. The owner stated that she had already paid for the windows and wished to seek a variance. Due to a protracted illness, the owner is now returning on a preliminary basis to try and secure a variance.



**CONTEXT ACROSS**



**CONTEXT WEST**

**Site and Surrounding Area**

4025 Flad is a two story single-family Classical Revival style building in the Shaw Historic District. The home is located on the north side of the street between Lawrence Ave. to the east and Thurman Ave. to the west. The buildings surrounding 4025 Flad are residential, primarily single-family brick buildings of similar architectural style and date of construction.

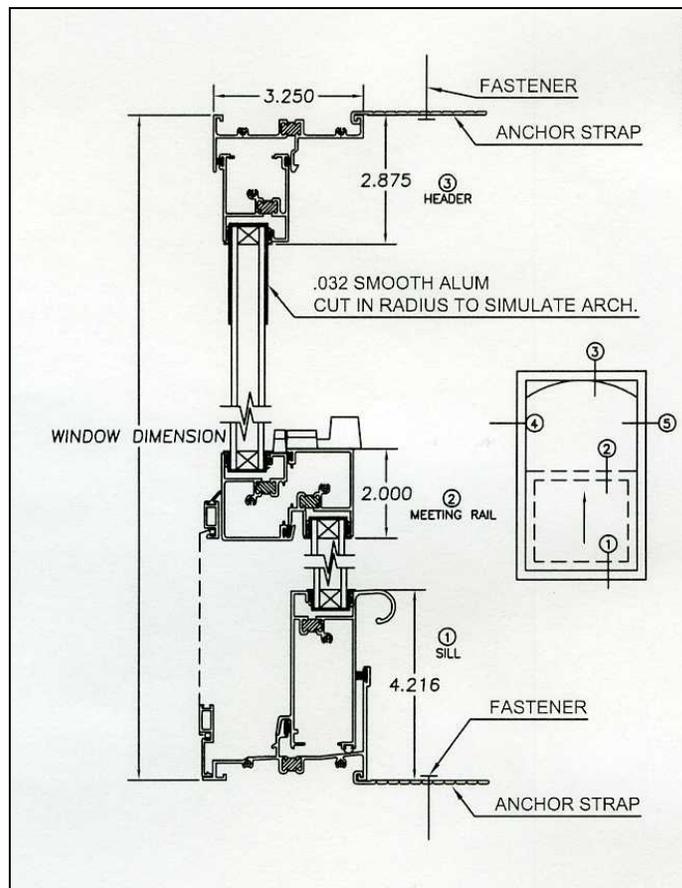
The surrounding buildings are all well-maintained and are contributing resources to the Shaw Local Historic District.



**DETAIL OF WINDOW**



**INTERIOR DETAIL**



**PROPOSED WINDOW DETAIL**

**Relevant Legislation**

Per the Shaw Neighborhood Historic District Standards, Ordinance #59400:

*Residential Appearance and Use Standards...*

## 2. Structures...

### D. Details

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

**Does not comply.** The replacement windows will not replicate the proportions and appearance of the original windows. The upper sash will not fit the arched opening correctly because it lacks the depth of trim that helps define the upper arch.

*Both new and replacement windows and door frames shall be limited to wood or color finished aluminum.*

**Complies.** Replacement windows are aluminum.



**EXAMPLE OF SIMILAR WINDOW IN NEIGHBORHOOD**

### **Community Consultation**

Alderman Conway has sent a letter in support for a variance for the home owners project.

### **Comments**

4025 Flad is a Classical Revival style building. Much of the architectural expression for this building style is found in the design of windows and doors. The windows that the owner is proposing to install will seriously affect the building's historic character and integrity. The windows are flat and contemporary in appearance. The upper sash will not fit the arched window correctly. A proposed arched insert will still leave a gap in the top part of the window.

The owner has stated that she has paid for the window and cannot afford to take the monetary loss and install the proper windows. In addition, the window company will not take the windows

back and refund her money. Also, the owner believes that she cannot afford to repair the windows but has not produced evidence showing that she has explored that option.

**Conclusion**

Staff recommends that the Preservation Board deny the preliminary review request as the proposed work is not in compliance with the historic district standards.

Contact:

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

**B.**

---

**Date:** January 25, 2010  
**To:** City of St. Louis Preservation Board  
**From:** Bob Bettis, Preservation Planner, Cultural Resources Office  
**Subject:** Preliminary Review of an application to replace the cornice with unarticulated aluminum and vinyl.  
**Address:** 4397 Westminster Blvd.  
**District:** Central West End Local Historic District Ward: 28



4397 WESTMINSTER BLVD.

**Owner:**  
 Carl Dotson

**Purpose:**  
 To replace existing wood cornice with unarticulated aluminum and vinyl.

**Recommendation:**  
 The Preservation Board should deny the Preliminary Application as the proposed work does not meet the Central West End Historic District Standards.



**Background**

The owners applied for a permit in August of 2009 to replace the soffit, fascia, and cornice detailing with aluminum and vinyl at 4397 Westminster. As the proposed work does not meet the Central West End Historic District Standards and no remedy could be reached with the owners, the permit was denied. The owner missed his window of opportunity to appeal the staff denial and is now coming to the Preservation Board on a preliminary basis and was subsequently scheduled for the January 25, 2010 Preservation Board.



**WESTMINSTER TO THE WEST---CONTEXT---WESTMINSTER TO THE EAST**

**Site and Surrounding Area**

4397 Westminster Ave. consists of a two-story single family house designed in a Classical Revival style in the Central West End Historic District. The subject property is located at the northeast corner of Newstead and Westminster one block south of Olive. It is located in Fullerton’s Westminster Place which is listed on the National Register of Historic Places for being one of the finest turn-of-the-century streetscapes in America. Westminster Place was designed exclusively by St. Louis architects who primarily utilized Georgian, Revival, and Romanesque themes.

The surrounding buildings are all well-maintained and are contributing resources to the Central West End historic district.



**DETAIL**



DETAIL OF SOUTH CORNICE

**Relevant Legislation**

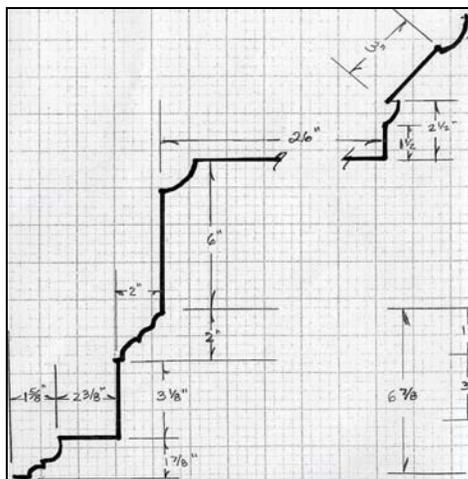
Per the Central West End Historic District Standards from Ordinance #56768:  
**RESIDENTIAL APPEARANCE STANDARDS...**

**2. Structures...**

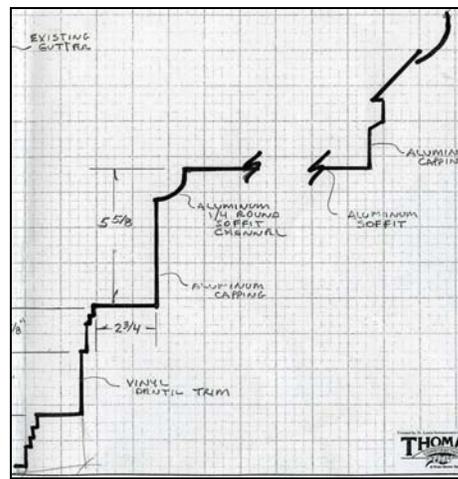
*D. Details*

*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.*

**Does not comply:** The proposed cornice system will not match the appearance of the original in detail or material usage. The spacing and dimensions of the vinyl dentils will be different from the originals, and the two pieces of crown molding will be concealed by non-articulated aluminum.



ORIGINAL CORNICE SECTION



PROPOSED CORNICE SECTION



**LOOKING SOUTHEAST**

### **Community Consultation**

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

### **Comments**

4397 Westminster, built in 1903, is a Revival style building with mixture of classical elements. The proposed replacement will alter the profile of the existing cornice detailing. The depth of the soffit will be reduced and the two pieces of crown molding will be concealed. The proposed vinyl dentils will not match the dimensions of the original wood.

The owners have produced little evidence as to why the current cornice material cannot be repaired. There appears to be damage to the cornice due to water infiltration on the west façade. However, the cornice system as a whole is in good condition. Upon application, the owner stated that the wrapping/replacement will be a measure to cut back on annual maintenance.

### **Conclusion**

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as the proposed work does not meet the Central West End Historic District Standards.

Contact:

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**C.**

**Date:** January 25, 2010  
**From:** Jan Cameron, Cultural Resources Office  
**Subject:** Preliminary Review of construction of 7 townhouses; rehabilitation of 2 existing buildings; parking lot expansion and proposed new parking structures  
**Address:** 308-314 Clara Avenue  
**District:** Central West End Historic District      **Ward:** 28

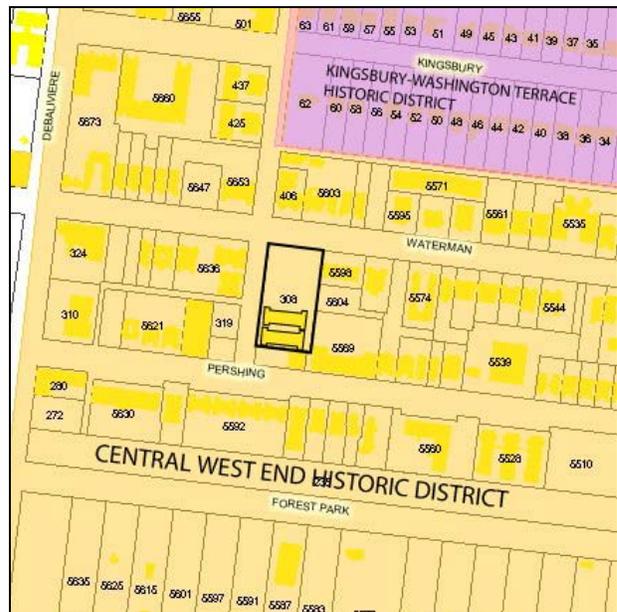


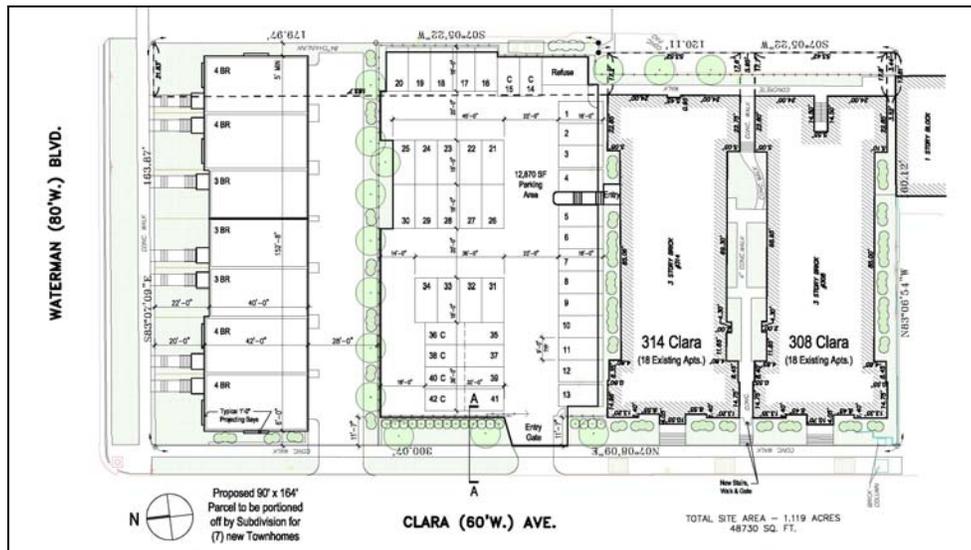
308-314 CLARA AVENUE

**Owner and Applicant:**  
 Clara Properties LLC

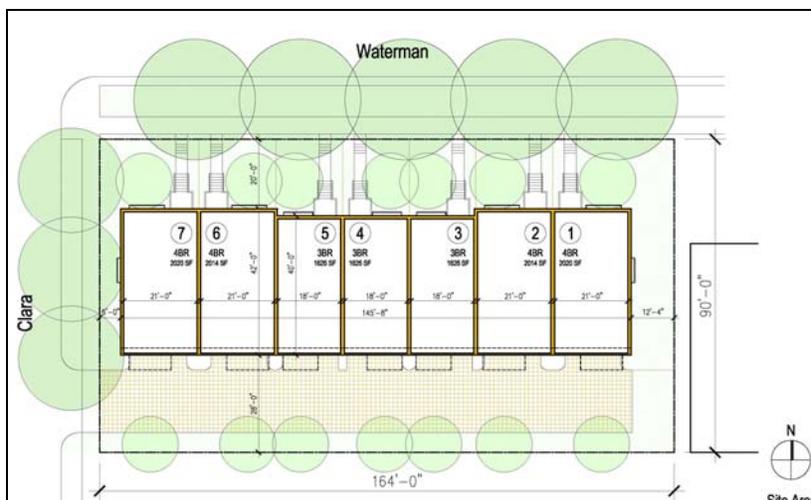
**Purpose:**  
 Preliminary Review for new construction of seven attached townhouses, rehabilitation of two existing three-story apartment buildings and expansion of existing parking lot with new parking structures, located in a City Historic District.

**Recommendation:**  
 Staff recommends approval with the stipulation that only a single parking structure be located at the rear of the property; and that the final design details are reviewed and approved by staff.





SITE PLAN OF ENTIRE DEVELOPMENT



TOWNHOUSE SITE PLAN

**Background**

On December 12, 2009, the Cultural Resources Office staff met with the developers of the Clara Apartments, at the corner of Clara and Waterman Avenues in the Central West End Historic District. They proposed, in addition to a moderate rehabilitation of the existing two apartment buildings, the construction of seven attached townhouses facing Waterman

and alterations to the existing parking lot on Clara. The staff made several suggestions concerning the design of the new buildings, which the owners have incorporated into the latest revised drawings. They also, at the suggestion of the staff, withdrew the parking lot to the building line on Clara and have agreed to screen it with appropriate landscaping and a wrought-iron fence. As new construction in a historic district, the project was scheduled for the next Preservation Board meeting.

On January 14, the staff met again with the developer who submitted the revised drawings and also requested review of several open parking structures they would like to add to the parking area, which the staff was concern would be visible from the street and incompatible with and a visual distraction from the historic apartment buildings.



**308 CLARA — CLARA APARTMENTS**



**314 CLARA**



**DETAIL OF ENTRY BAY**



**NORTHWEST CORNER OF WATERMAN AND CLARA**



**NORTHEAST CORNER OF WATERMAN AND CLARA**



**SOUTHWEST CORNER OF WATERMAN AND CLARA**

**Site and Surrounding Area**

The site is located at Clara and Waterman Avenues, in the western portion of the Central West End Historic District. The existing Clara Apartments are located on the south end of the parcel with an existing surface parking lot to the north. At the corner of Clara and Waterman is a large vacant area where the developers propose to construct seven new townhouses.

The other three corners of the intersection are occupied by large-scale, three-story apartment buildings. The neighborhood is comprised of primarily of similar three-story apartment buildings, all constructed ca. 1915 and exhibiting elements of the Craftman and Revival styles popular at the time.



**5598 WATERMAN**

There are instances of smaller three and six family buildings, and to the east a number of buildings constructed in the 1980s that are not particularly compatible in scale or detailing with the historic fabric. 5598 Waterman (1987) is a two-story condominium building directly abuts the townhouse site on the east. Buildings in the area are generally well-maintained and contribute to the character of the historic district.

**Reasons for Application**

The owner wants to obtain preliminary approval from the Preservation Board before completing construction documents.

**Relevant Legislation**

**CENTRAL WEST END HISTORIC DISTRICT**

**Ordinance 56768 (B.B. No. 9)**

*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.*

**The 5500 block of Waterman is not the most consistent block in the historic district. A number of later infill structures that do not replicate the density, scale and massing of the historic fabric, and have introduced a variety of architectural element, such as large front gables, front-entry garages, frame chimneys and varying setbacks that do not appear elsewhere in the historic district.**



**NEW CONSTRUCTION AT EAST END OF 5500 BLOCK OF WATERMAN**



**HEIGHT AND SCALE VARIATION HISTORIC AND NEW CONSTRUCTION**

*Developers, therefore, shall demonstrate compliance with exiting 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.

**Complies.** The proposed townhouses, while smaller in scale than other buildings at the intersection, have been designed to be compatible in proportion and detailing to the historic buildings, while similar in height and massing to newer structures on the block.



*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.*

**Complies.** The proposed townhouses will be of contemporary design while referencing the vocabulary of the surrounding historic fabric with elements such as projecting bays, transoms and patterned masonry.

**RESIDENTIAL** (Proposed "A", "B", "C", "D" and "E" Zoning Districts)

...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.*

**Partly complies.** The proposed buildings do not technically comply, as the majority of buildings in the immediate area are three stories in height. However, the height of the first story above grade and floor-to-ceiling heights are similar. The two-story townhouses will be taller at their front parapet than the adjacent condominium building.



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.*

**Complies.** The building will reflect the existing setbacks along Clara and will be similar to those along Waterman, which vary between 25 and 30 feet. Because of the number of infill structures, the continuity of

the block rhythm has been interrupted; however, the project's side yard width will be similar in width to that of the adjacent condominium.



REAR ELEVATION

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.*

**Complies.** Both street elevations will be brick, and brick will return on the east elevation the width of the side yard. The rear elevations, visible from Clara, are fully articulated and will be sheathed with Hardiboard paintable siding.



FRONT FAÇADE DETAIL

D. *Details*

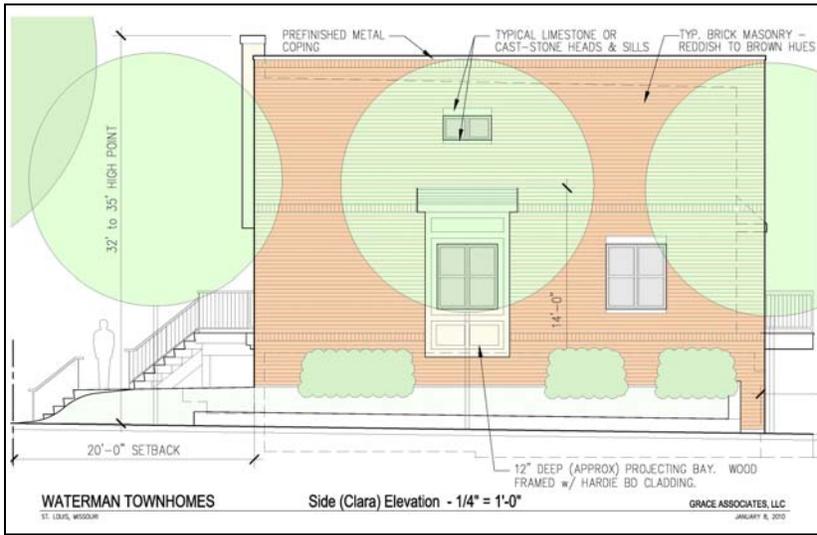
*Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum.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

**Complies.** Architectural details will be contemporary in design but reflect the vocabulary of the historic fabric. Details include decorated parapets, multi-light windows, transoms and projecting bays.

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.*

**Complies.** The townhouses will have flat roofs and decorative front parapets similar to surrounding structures.



**CLARA FAÇADE**

**Community Consultation**

At this writing, we have not received any communication from the Alderman or any neighborhood group concerning this application.

**Comments**

The developers propose to perform a moderate rehab of the Clara Apartments; they have not submitted plans for this work, but will comply with both the historic district standards and the Secretary of the Interior Standards for the

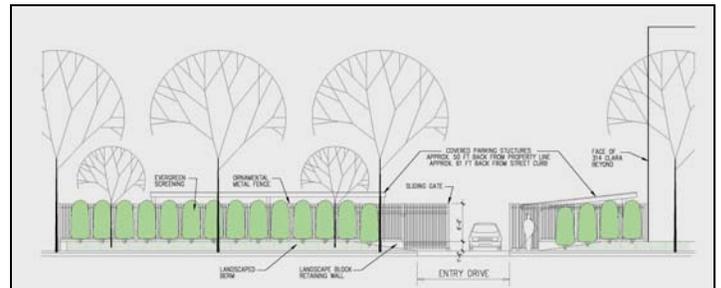
**Treatment of Historic Properties.**

The staff also feels that the proposed townhouses will be an appropriate development for the Waterman/Clara site, especially given the fact that the block has already been compromised with smaller-scale contemporary infill designs.

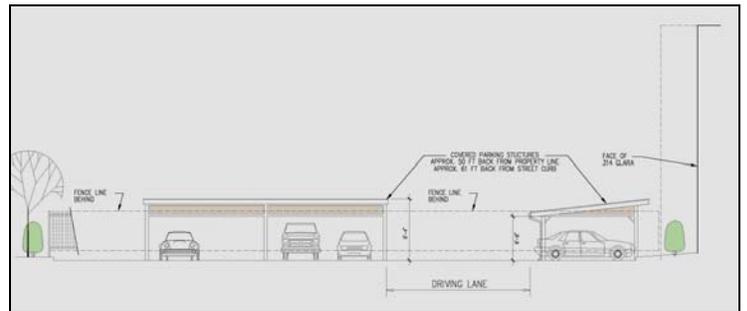
To support their apartment development, however, the owners plan to revise and improve their current parking lot. At the staff's request, the original proposal was changed to withdraw all paving behind the building line on Clara. The lot will be properly screened with landscaping and an ornamental metal fence.



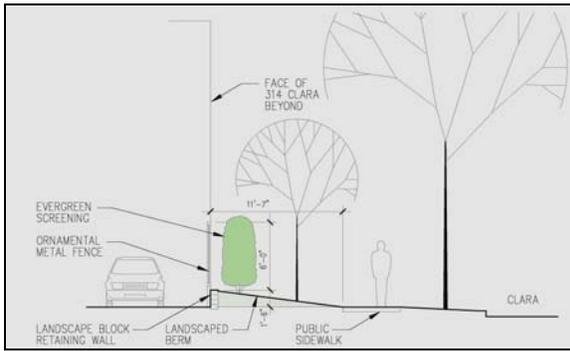
**PARKING PLAN**



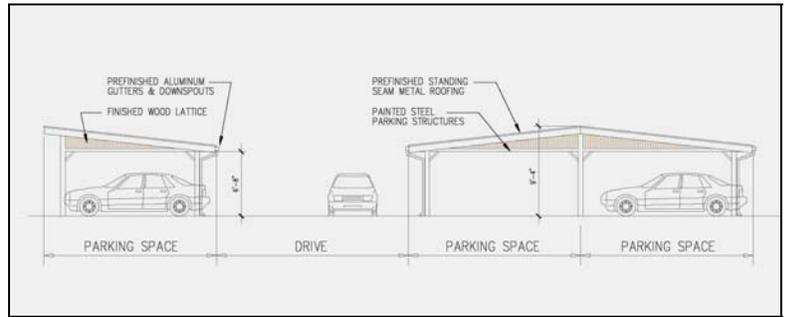
**PROPOSED PARKING LOT SCREENING**



**PARKING STRUCTURES FROM CLARA**



**SECTION OF RETAINING WALL AND LANDSCAPE SCREENING AT CLARA**



**ELEVATION OF PROPOSED STRUCTURES LOOKING WEST TOWARDS CLARA**

The staff feels that a single parking structure located at the rear of the property would be acceptable. The proposal for more than one, however, would have a negative effect upon the streetscape.

**Conclusion:**

Staff recommends approval of the project on a preliminary basis with design details to be worked out on a staff level, and with the stipulation that a single garage structure be constructed at the eastern property line.

**Contact:**

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**D.**

**Date:** January 25, 2010  
**From:** Jan Cameron, Cultural Resources Office  
**Subject:** Preliminary Review: Construct new entry porch on 3-story brick house  
**Address:** 4421 Westminster Place  
**District:** Fullerton’s Westminster Place/Central West End Historic District — Ward: 28



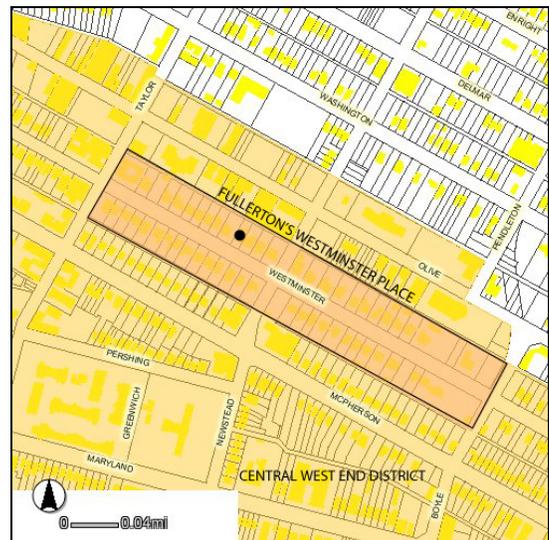
4421 WESTMINSTER PLACE

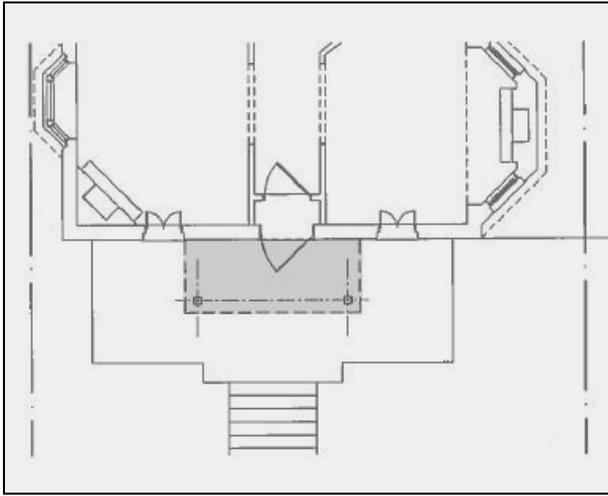
**Applicant:**  
 Terry O’Bryant

**Owner:**  
 CWE, LLC

**Purpose:**  
 A preliminary review request to construct a one-story entry portico on an existing concrete stoop.

**Recommendation:**  
 That the Preservation Board withhold preliminary approval subject to redesign to make the proposed porch more compatible with the existing building in scale and design.





**E PLAN SHOWING EXISTING STOOP AND PROPOSED PORCH ADDITION (SHADED)**

**Background**

On December 17, 2009, the Cultural Resources Office staff received a preliminary review application to construct a one-story frame entry porch at 4421 Westminster Place. 4421 is an architecturally significant, three-story Classic Revival residence designed by the prominent St. Louis architectural firm of Grable, Weber and Groves in 1895. The building has sustained some alteration over the years, most particularly the loss of the original two-story front porch that extended nearly the full width of the front façade.

The new owner is in the process of rehabilitating the house using Historic Tax Credits. The project includes a rear addition and a large garage at the

rear of the property. The new porch proposal is not a part of the owner’s Tax Credit application, because the design was deemed to be non-compliant with the Secretary of the Interior Standards by the State Historic Preservation Office.

The Cultural Resources Office staff met with the owner and his contractor to discuss the porch addition. The staff suggested that a more appropriate design would be a relatively simple structure with an upper balcony to address the second story doors; and a width similar to that of the original porch, traces of which are still clearly visible on the front façade. This design would have the benefit of being of appropriate scale for the house; would respect the original architect’s design intention; and would also obscure the asymmetry of the house’s first story openings, an asymmetry which was intended to be hidden under the original porch.

The owner prefers a smaller porch that in the opinion of staff does not complement the building’s scale or its architectural design and conflicts with the current (not original) wrought-iron railings, which will remain under the current plan. The project was therefore scheduled for the next Preservation Board meeting.



**PROPOSED PORCH DESIGN**  
(note asymmetry of first story openings)



**EAST ELEVATION**



4429 WESTMINSTER (adjacent on west)



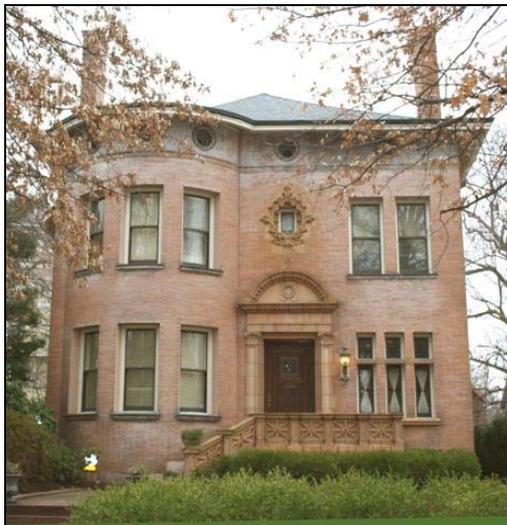
4417 WESTMINSTER (adjacent on east)



4411 WESTMINSTER

**Site and Surrounding Area:**

The house is located on Fullerton’s Westminster Place, an important two-block private street laid out by General Joseph Scott Fullerton in 1883. The street is listed in the National Register and located in the center of the Central West End local historic district. Properties on the street are large, detached single-family houses, constructed between 1892 and 1909, and supreme examples of the architectural styles of the period by the City’s most prominent architects. All are of high distinction; most are in excellent condition.



4416 WESTMINSTER (opposite)



4422 WESTMINSTER (opposite)

**Reasons for Application:**

The applicant is requesting review of the revised design by the Preservation Board prior to proceeding with the building permit application.

## Relevant Legislation

### ***CENTRAL WEST END HISTORIC DISTRICT Rehabilitation And New Construction Standards***

*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.*

**The proposed porch design will not complement this architecturally significant property nor are its the design and scale compatible with other front porches in Fullerton's Westminster Place.**



ENLARGED PORCH DETAIL

#### ***RESIDENTIAL***

*(Proposed "A", "B", "C", "D" and "E" Zoning Districts)*

#### *...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.*

**Does not comply.** The proposed porch is out of scale with the house: its width is too narrow (the original porch was nearly full-width); its individual components are weak and visually do not balance the monumentality of the house. Additionally, its placement visually conflicts with other elements of the façade, including the ornate wrought-iron railings, which will remain. The

relatively small porch also does nothing to obscure the asymmetrical arrangement of openings at the first story, which were meant to be screened by the original porch.

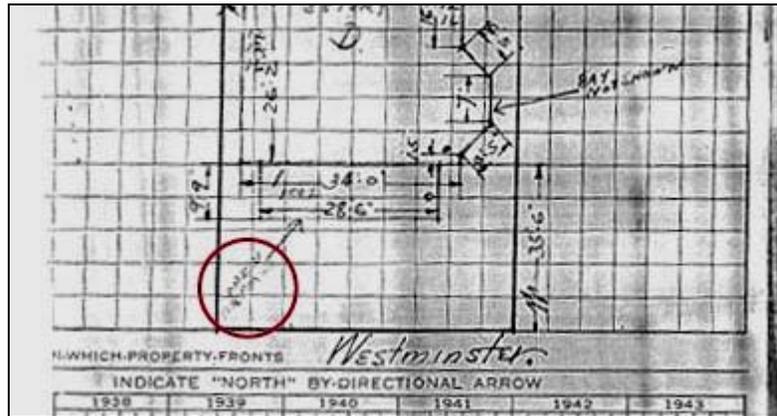
The applicant has submitted to the staff only a reduced copy of unscaled elevations and site plan for the proposed porch design (see greatly enlarged detail above) so the staff is unable to comment except in a very general way regarding the design of the porch.

## **Community Consultation**

At this writing, we have not received any communication from the Alderman or any neighborhood group concerning this application.

### Comments

The original porch was removed from the building sometime after 1942 and prior to 1965. The porch was 28 feet 6 inches wide and 9 feet 9 inches deep, based on a plan submitted for a building permit in 1942. At the bottom of the site plan is the notation: "Open Fr[ame] Porch." (See circled area at right).



In addition, the outline of the porch with second story balcony, is clearly visible on the front façade (see left).

The staff is concerned about the impact of the much smaller, less substantial scale of the proposed porch upon the architectural character of the house and also its visual conflict with the very ornate metal railings on the first and second floor, which will remain.



**PHOTO OF 4421 WESTMINSTER IN 1978 SHOWING ALTERATIONS AFTER REMOVAL OF FRONT PORCH**  
From the National Register Nomination for Fullerton's Westminister Place

### **Conclusion**

The Cultural Resources Office staff recommends that the Preservation Board withhold preliminary approval of the porch as proposed. The Board should request that the applicant reconsider the proposed design of the porch and work with the Cultural Resources Office staff to revised the porch to better complement the architectural character and quality of this significant house.

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**E.**

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**Date:** January 25, 2010  
**To:** City of St. Louis Preservation Board  
**From:** City of St. Louis Cultural Resources Office  
**Subject:** Preliminary Review of the demolition of a house in a Preservation Review District  
**Address:** 5594 Bartmer  
**District:** Preservation Review District **Ward: 26**



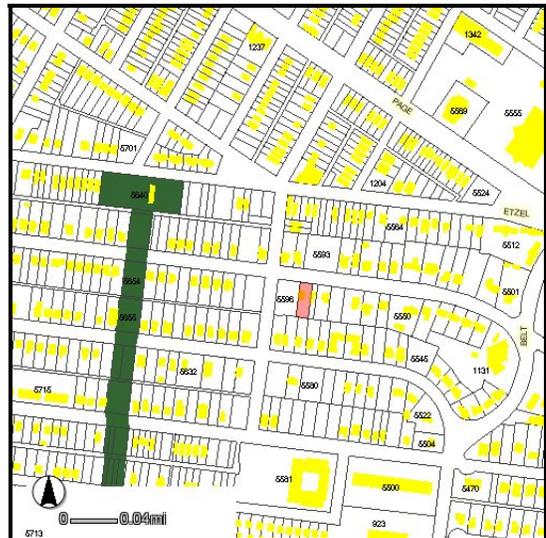
**5594 BARTMER**

**Owner and Applicant:**  
 St. Louis Land Reutilization Authority

**Project:**  
 Demolish building in Preservation Review District

**Jurisdiction:**  
 26th Ward Preservation Review District

**Recommendation:**  
 Recommend denial





**5594 BARTMER STILL RETAINS ITS ORIGINAL SHINGLE STYLE MATERIALS**

**Background:**

The house at 5594 Bartmer has been owned by the LRA since 2001. The LRA has requested approval for demolition of the building three times, in 2007, 2008 and 2009. In 2007, Alderman Frank Williamson requested that the Preservation Board approve the proposed demolition. In response, the Board requested that the staff of the Cultural Resources Office and the Community Development Administration's architect, Mr. Jeff Dodd, inspect the building and issue a Report regarding the feasibility of rehabilitation of the building. A copy of the resulting Report is attached.

Based upon the report and staff testimony, the Preservation Board denied the proposed demolition in November, 2007. In their decision, the Board members urged the LRA to aggressively market the building because it was an important Shingle Style structure.



**Site and Surrounding Area:**

The site is located at the western edge of the City in the West End Neighborhood. Although not listed in the National Register of Historic Places, the neighborhood, which was constructed primarily between 1880 and 1910, is clearly eligible for listing.

The house adjacent to the east of the site was also constructed in the Shingle Style, however its original materials have been removed, or covered, with asphalt shingle and vinyl siding.



**A NEW HOUSE IS ADJACENT, TO THE WEST OF THE SITE**



**MUD WALL AT PROPERTY LINE OF 5594 AND 5596 BARTMER**

The house to the west of the site, constructed in 2006-2007, is architecturally compatible in materials, scale and massing. Its owners have complained about the condition of 5594 and have requested that the building be demolished. .



**AT THE LEFT, LOOKING NORTH DOWN THE DRIVEWAY TOWARDS 5595 BARTMER, WHICH IS ACROSS THE STREET.**

5595 WAS CONSTRUCTED IN 1876.

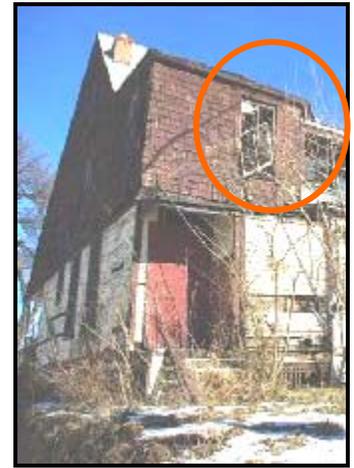


**HOUSES IN THE 5500 BLOCK OF BARTMER**



**Reasons For Application:**

The condition of the house has continued to deteriorate and the neighborhood residents want it demolished if it cannot be sold and rehabilitated.



**HOLE IN ROOF VISABLE FROM THE REAR.**



**PHOTOGRAPH OF HOUSE IN 2007 SHOWS AN INTACT ROOF.**



**THE OVERALL CONDITION OF THE HOUSE'S EXTERIOR IN 2007 APPEARS BETTER THAN IN 2010.**

**RECENT VALUE OF HOUSING SALES**

YEAR	SUM	COUNT	AVERAGE	% CHANGE	MEDIAN VALUE
2000	\$1,364,844.00	17	\$80,284.94	)%	\$76,500.00
2001	\$898,047.00	9	\$99,783.00	24%	\$85,000.00
2002	\$540,000.00	5	\$108,000.00	8%	\$75,000.00
2003	\$745,356.00	5	\$149,071.20	38%	\$75,000.00
2004	\$646,900.00	9	\$71,877.78	-52%	\$66,000.00
2005	\$548,300.00	6	\$91,383.33	27%	\$69,900.00
2006	\$196,800.00	3	\$65,600.00	-28%	\$57,000.00
2007	NOT AVAILABLE				
2008	NOT AVAILABLE				
2009	\$99,800.00	2	\$49,900.00	-24%	\$29,900.00



**REVIVAL STYLE HOUSES ON BARTMER**



**CURRENT (2009) ARIAL PHOTOGRAPH OF SITE WITH NEWLY CONSTRUCTED HOUSE ADJACENT TO THE WEST.**

**Relevant Legislation**

**ST. LOUIS CITY ORDINANCE 64689**

***PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.***

*Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic*

*district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.*

## **PART X - DEMOLITION REVIEWS**

### **SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.**

*..... Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:*

- A. *Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*

**No Redevelopment Plan for the site has been passed by Ordinance.**

- B. *Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.*

**This High Merit Shingle Style building still retains its original style, materials and craftsmanship, albeit, in much deteriorated condition. There were very few Shingle Style buildings constructed in the City of St. Louis, and this is one of the few remaining.**

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

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

**The building is still sound, with apparent potential for reuse, but its condition has deteriorated substantially within the last two years.**

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value*

resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

NA

D. *Neighborhood Effect and Reuse Potential.*

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

**The neighborhood has a high level of home ownership, with substantial investment evident in some of the houses. It is eligible for listing in the National Register of Historic Places because of the age and condition of the majority of the houses.**

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.*

**Given the level of deterioration of the house, the State Tax Credit for Historic Preservation Program would be essential for its rehabilitation. The building does still retain potential of cost effective rehabilitation. No evidence to the contrary has been presented to staff.**

**The building is 1,365 square feet in total living space. At \$150.00 per square foot for complete rehabilitation, the total cost of rehabilitation would be \$204,750.00.**

**The State Tax Credit program would allow the developer to take a 25% cost of rehabilitation, and sell it for \$.85 per dollar or \$43,590.00, making the final cost for rehabilitation \$161,160.00. The appraised values for houses in the neighborhood vary widely, from \$45,000.00 for 5594 to \$150,000.00 for other houses in the block.**

**Given the importance of the building, and its proximity to other well maintained houses, this site would seem a perfect candidate for a GAP Financing, housing development project, with the City funding the difference between a bank loan for redevelopment and the final redevelopment cost. It would appear that a market for houses in the neighborhood is strong, given the investments others have made in the houses in the surrounding area.**

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 owner, the Land Reutilization Authority, has submitted no evidence of economic hardship.**

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

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

NA

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

**The block face on the south side of Bartmer is intact; loss of the building would make a hole in an otherwise intact streetscape.**

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.*

**As stated previously, the building has a unique and significant character which is important to the history of the City of St. Louis.**

F. *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.*

NA

### **Comments**

The house at 5594 Bartmer is in deteriorated condition and its condition is affecting the property values and livability of the surrounding neighborhood. It is however an important house, and one which can still be rehabilitated. The Land reutilization Authority should work with the Alderman and the Community Development Corporation to redevelop the house for re-use as a residence. A modest GAP funding of \$30,000.00 to \$40,000.00 could make the difference in saving this important architectural treasure or losing it.

### **Conclusion**

The preservation Board should deny the proposed demolition and urge the Alderman and the LRA to work with CRO and CDA staff to save the house.

### **Contact:**

Kate Shea

Telephone:

E-Mail:

Planning and Urban Design, Cultural Resources Office

314-622-3400 x206 Fax: 314-622-3413

[sheak@stlouiscity.com](mailto:sheak@stlouiscity.com)

ATTACHMENT I  
PART X - DEMOLITION REVIEWS

SECTION FIFTY-FOUR. Findings.

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

- A. St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.
- B. This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.
- C. Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.
- D. Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.

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 FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

SECTION SIXTY. Demolition permit Photos.

Any Applicant shall submit a 35mm photographic print, 3" x 5" minimum, focused and exposed to show all visible facades, door and window openings and any architectural ornamentation.

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

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

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

- B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.
- C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.
1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.
  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.
- 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.
  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.
  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.
- 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.
  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.
  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.
  4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a

site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

- F. 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.
  
- G. 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 approved



CITY OF ST. LOUIS  
**PLANNING & URBAN  
 DESIGN AGENCY**

Cultural Resources Department

**F.**

**Date:** January 25, 2010  
**To:** City of St. Louis Preservation Board  
**From:** Bob Bettis, Cultural Resources Office  
**Subject:** Appeal of a Staff Denial to retain and modify a non-compliant storefront  
**Address:** 2127 Lynch St.  
**District:** Benton Park Local Historic District      **Ward: 9**



**2127 LYNCH STREET**

**Applicant/Owner:**  
 James Koeltzow

**Proposal:**  
 To retain and modify a storefront on a commercial building in the Benton Park Historic District.

**Staff Recommendation:**  
 That the Preservation Board uphold the staff denial as the completed and proposed work does not comply with historic district standards.





**CONTEXT WEST**



**CONTEXT EAST**

### **Background**

On September 12, 2009, the Cultural Resources Office received a Citizens Service Bureau Complaint for modifications to a storefront without a permit at 2127 Lynch in the Benton Park Local Historic District. The owner applied for a permit to retain the modification and also submitted a proposal in attempt to make the changes compliant with the Standards. The proposal is not based on a proper Model Example, as the proposed modifications do not meet the Benton Park Local Historic District Standards. No remedy could be reached with the owner, therefore, the permit was denied. The owner appealed the decision on December 22, 2009 and was subsequently scheduled for the January 25, 2010 Preservation Board.



**DETAIL OF NON-COMPLIANT BULKHEAD**



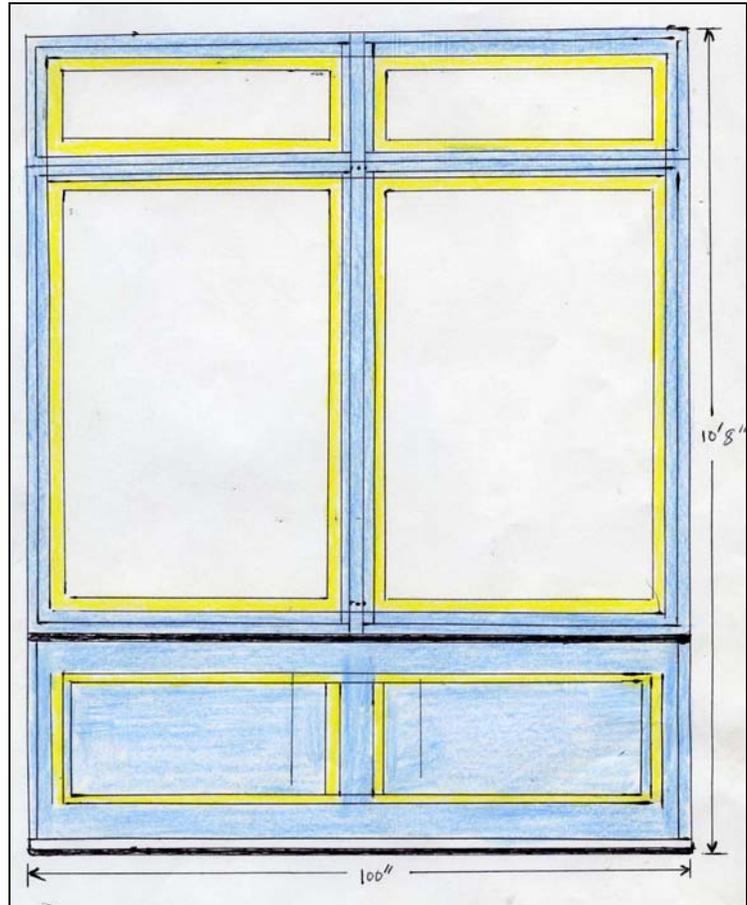
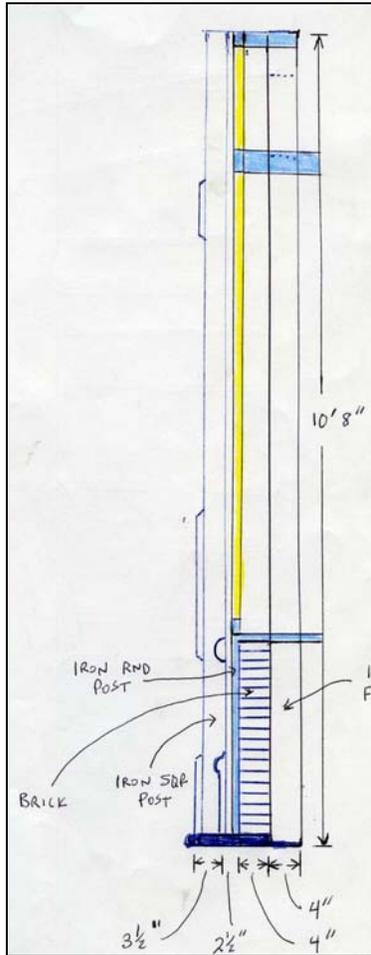
**DETAIL OF BULKHEAD-WEST ELEVATION**



**DETAIL OF PANELING PRIOR TO BRICK**

**Site and Surrounding Area**

2127 Lynch St. is a two-story corner commercial building constructed in 1892. It is located at the northeast corner of Lynch and Missouri in the Benton Park Local Historic District. Surrounding buildings are primarily residential and contributing resources to the Benton Park Local Historic District.



**PROPOSED SECTION DETAIL OF STOREFRONT**

**Relevant Legislation**

Excerpt from Ordinance #67175, Benton Park Historic District:

## ARTICLE #2 EXISTING BUILDING

### 208 Storefronts

#### 208.1 Reconstructed Storefronts

1. The glazing shall be insulating glass. Required by City Building Code
2. All exposed materials shall be painted, including wood and metal.
3. Be based on a Model Example consistent with the buildings original character.

**Does not comply.** The proposed bulkhead is not based on a proper Model Example. The owner is proposing to install paneling over the bricked in bulkhead which will distort the overall appearance of the storefront. The proposed transom and window system also lacks the detail of a historic storefront.

### Community Consultation

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



MODEL EXAMPLE



MODEL EXAMPLE

### Comments

2127 Sidney, constructed in 1890, no longer has its original storefront, and the installation of brick has distorted its proportions. Simply applying a wood panel over the brick will further distort the appearance. A traditional storefront bulkhead of a building this age would have detailed recessed panels which a proper Model Example would illustrate. Also, the proposed storefront window and transom also lacks the depth and detail of a traditional system.

The owner has not submitted any evidence that the installation of a proper storefront will result in an economic hardship. The owner has stated that the brick is important for security purposes. Also, in the appeal letter sent to our office the owner would prefer to keep the brick exposed and paint it to match another section of bricked in storefront that was completed prior to the local historic district going into effect. This option is also not in compliance with the Standards.

### Conclusion

That the Preservation Board uphold the staff denial as the completed and proposed work does not comply with historic district standards.

### Contact:

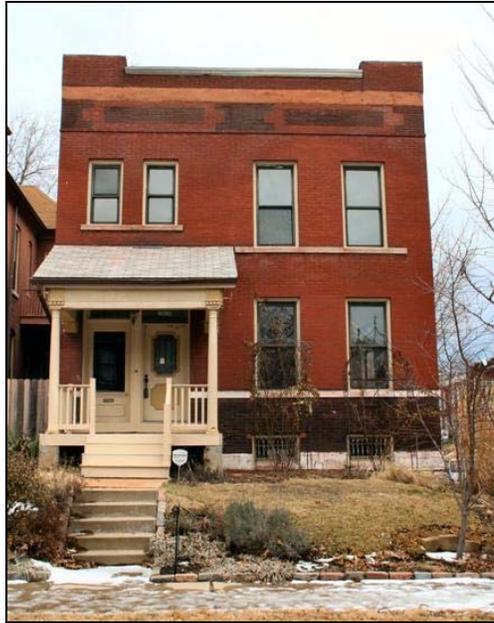
Bob Bettis  
Telephone:  
E-Mail:

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



**G.**

**DATE:** January 25, 2010  
**SUBJECT:** Appeal of a staff denial for a retaining wall & fence at a Public Facade  
**ADDRESS:** 2831 Shenandoah  
**JURISDICTION:** Fox Park Local Historic District - Ward 7  
**FROM:** Andrea Gagen, Preservation Planner, Cultural Resources Office



**2831 SHENANDOAH**

**Owner/Applicant:**

MC Investments LLC & Huong Nguyen  
 c/o John S. Drochelmann & Mat Bradford

**Purpose:**

Appeal of a staff denial to retain a retaining wall erected without a permit and construct a fence in the Fox Park Historic District.

**Recommendation:**

That the Preservation Board deny the retaining wall and fence as they do not meet the Fox Park Historic District Standards.



**PROPOSAL:**

To retain a 2' high concrete retaining wall erected without a permit. The permit also is for the construction of a 6' wood privacy fence to be erected behind the wall.



**OREGON ELEVATION WITH OVAL MARKING WALL LOCATION**



**TWO VIEWS OF CONCRETE RETAINING WALL**

**BACKGROUND:**

The applicant submitted an application for a building permit for a concrete retaining wall and fence in November 2009, after his project was stopped by the Building Division. The 2' high concrete retaining wall had been erected without a permit along Oregon Av. starting slightly south of the building.

After speaking with the Cultural Resources Office, the applicant explored the possibility of adding a brick veneer to the existing wall. The Cultural Resources staff asked for a Model Example for the wall, but the applicant could not provide a Model Example for either of the wall types. The owner also proposes to construct a 6' wood privacy fence which would sit slightly behind the wall, although he is willing to move it back further from the wall on the west (Oregon) side if necessary. The standards call for high fences to sit at or behind the building line. The building line for Oregon would be behind the line of 2831 Shenandoah.

The owner was previously issued a permit in July 2009 for interior and exterior alterations to the building, but the retaining wall and fence were not included in those plans.



**WALL DETAIL**



**WALL DETAIL AND FENCE POST HOLES**

**SITE AND SURROUNDING AREA:**

2831 Shenandoah is located on the corner of Shenandoah and Oregon in the southern portion of Fox Park Historic District. The area is primarily residential, with a few corner commercial buildings.



**WALL LOOKING SOUTHWEST FROM OREGON**

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #66098, Fox Park Historic District:

## 402.1 Retaining Walls on Public Facades

New and reconstructed retaining walls shall be based on a Model Example. **Does not comply.**

*Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.*

The following types of retaining walls are prohibited on Public Facades:

- A. Railroad ties;
- B. Landscape timbers;
- C. Concrete block of any type;
- D. Exposed cast-in-place or precast concrete.

**Wall is currently cast-in-place concrete, which is prohibited.**

## 403.2 High Fences

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

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

High fences are restricted to the following locations:

At or behind the building line of a Public Facade. **Does not comply if placed where the existing post holes have been dug.**

Private or Semi-Public Facades

High fences shall be one of the following types:

Boards placed vertically (See Figure W), if the structure of the fence will not be visible from the Public Facade. **Complies.**

Lattice of one consistent design, either placed at a 45 or 90 degree angle (See Figure W). The lattice shall be completely within a frame constructed of posts and rails.

Wrought or cast iron. Stone or brick pillars in combination with one of the above when based on a Model Example.

A reconstructed fence based on a Model Example.

### 403.3 Prohibited Materials

The following types of fences are prohibited at all Facades:

All wire fences.

Chain link fences, except at Private Facades where they must be painted a dark color, or clad in a dark colored vinyl.

Vinyl fences.

Concrete or block. **Complies.**



**NORTHEAST ON OREGON**



**SOUTHEAST ON OREGON**



**BUILDINGS NORTH ON OREGON  
ACROSS ALLEY**



**SOUTH ON OREGON TOWARDS  
SHENANDOAH**

#### **COMMUNITY CONSULTATION:**

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

#### **COMMENTS :**

The current concrete retaining wall was constructed without a permit and of a material prohibited under the Fox Park Historic District standards. The standards require a Model Example for retaining walls and the applicant has not been able to provide one. Although the brick veneer would be a more acceptable material, there still has been no Model Example provided. There would be a number of weep holes in the brick veneer wall (as there is currently) and there has been no indication about how, or if, the wall would be capped. The 6' wood fence does not meet

the historic district standards on the Oregon side as the poles holes are currently placed (just behind the wall). If the fence is placed in line with the Oregon elevation of the building the standards would be met.

**CONCLUSION:** \_\_\_\_\_

The Cultural Resources Office is asking that the Preservation Board deny the retaining wall and fence as they do not meet the Fox Park Historic District standards.

**CONTACT:** \_\_\_\_\_

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	<a href="mailto:gagena@stlouiscity.com">gagena@stlouiscity.com</a>



**H.**

**Date:** January 25, 2010  
**To:** City of St. Louis Preservation Board  
**From:** City of St. Louis Cultural Resources Office  
**Subject:** Appeal of Staff Denial of an Application for a Demolition Permit  
**Address:** 4125 Turner  
**District:** Preservation Review District **Ward: 21**

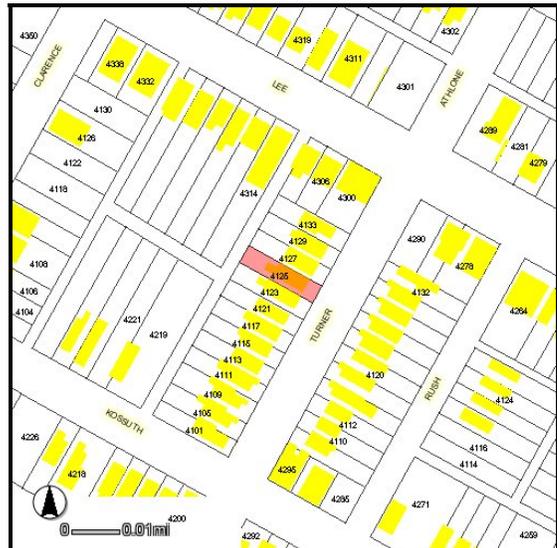


**Owner:**  
 Xtreme Properties, LLC  
 Brant Davis/Cal McCline

**Applicant:**  
 B & D Wrecking

**Project:**  
 Demolish building in 21st Ward Preservation  
 Review District

**Recommendation:**  
 Recommend denial.



**Background:**

On November 16, 2009, the applicant, B and D Wrecking, applied for a demolition permit for the house at 4125 Turner. After contacting the owner, staff learned that there had been a fire at the property. The owner stated that his insurance had paid \$60,000.00 for the damage to the building and that he had used the insurance funding to pay off his mortgage of \$45,000.00, leaving him with insufficient funding for rehabilitation of the house.

Upon inspection of the site, staff made the decision that the condition of the building did not meet Ordinance criteria for approval of the demolition permit application on a staff level. Staff denied the application on December 20; 2009. The owner appealed the staff denial.

**Site and Surrounding Area:**

The house is part of an intact streetscape with houses on both sides of the street dating from the early 20th Century.

The building itself is a flat roofed, Shaped Parapet Bungalow, with a raised basement. The intact row of these buildings along the street is a particularly important urban design feature.



**SITE IN STREETScape ON THE WEST SIDE OF TURNER**

Buildings across the street on the east side of the 4100 block of Turner.



The house has been owned by the current owner since 2002. During that time there have been nine complaints about property maintenance filed with the Citizen's Service Bureau regarding the condition of the site, including dead trees, uncut vegetation and garbage.

**Reasons For Application:**

The owner has stated that the building is in such poor condition that it cannot be feasibly rehabilitated with the funds he has available.



**REAR OF SITE SHOWS NO  
FIRE DAMAGE**



**REAR VIEWS OF ADJACENT  
PROPERTIES**

**Relevant Legislation**

**ST. LOUIS CITY ORDINANCE 64689**

*PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.*

*Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.*

*PART X - DEMOLITION REVIEWS*

*SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.*

*..... Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the*

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

A. *Redevelopment Plans.* Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

**No Redevelopment Plan for the site has been passed by Ordinance.**

B. *Architectural Quality.* A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted. **Under National Register standards, the building would be listed as at least Qualifying, it could easily be classified as Merit, as it is part of a small historic sub-division constructed in 1909 and 1910.**

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

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

**The building is still sound, with apparent potential for reuse. The total square footage of the house is 1,034 square feet. It has suffered fire and water damage and the roof needs extensive repair.**

**Based upon the costs of other similar projects reviewed by this Office, staff estimates that total costs for rehabilitation would not exceed \$100.00 per square foot. This square foot cost would make the total rehabilitation of the house \$103,400.00.**

**Because the area is eligible for listing in the National Register of Historic Places, and the property has been used as rental property, the use of both the State and federal the Tax Credit for Historic Preservation Programs would reduce the rehabilitation cost to \$63,460.00.\***

<b>* TAX CREDIT FOR HISTORIC PRESERVATION PROGRAMS</b>	
<b>State Tax Credit Program -</b>	<b>\$103,400.00 X .25 = \$25,850.00 X .85 = \$21,972.00</b>
<b>Federal Tax Credit Program -</b>	<b>\$103,400.00 X .20 = \$20,680.00 X .85 = \$17,570.00</b>
<b>Total Tax Credit =</b>	<b>\$39,540.00</b>
<b>Total Cost After Use and Sale of Tax Credits:</b>	
<b>Original Rehabilitation Cost:</b>	<b>\$103,400.00</b>
<b>Less Tax Credits:</b>	<b><u>39,540.00</u></b>
<b>Final Rehabilitation Cost:</b>	<b>\$ 63,460.00</b>

**RECENT VALUE OF HOUSING SALES WITHIN 1/4 MILE RADIUS**

YEAR	SUM	COUNT	AVERAGE	% CHANGE	MEDIAN VALUE
2000	\$885,570.00	16	\$55,348.13	0%	\$60,000.00
2001	\$727,932.00	15	\$48,528.80	-12%	\$60,000.00
2002	\$597,650.00	11	\$54,331.82	12%	\$63,000.00
2003	\$834,900.00	16	\$52,181.58	-4%	\$63,000.00
2004	\$1,105,450.00	19	\$58,181.58	11%	\$65,000.00
2005	\$1,587,600.00	24	\$66,150.00	14%	\$68,000.00
2006	\$2,041,992.00	31	\$65,870.71	0%	\$68,000.00
2007	\$605,600.00	8	\$75,700.00	15%	\$69,000.00
2008	\$312,450.00	7	\$44,635.71	141%	\$45,000.00
2009	\$74,000.00	1	\$74,000.00	66%	\$74,000.00



**INTACT BLOCK FACE SHOWN IN RECENT AERIAL PHOTOGRAPH**

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

**NA**

**D. Neighborhood Effect and Reuse Potential.**

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

**The intact block face consists of generally well maintained, occupied buildings.**

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. See C 1 above.

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

**No evidence of economic hardship has been proven.**



**BLOCK FACE IN 4100 BLOCK OF TURNER**



**BLOCK FACE IN 4100 BLOCK OF TURNER**

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

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

**NA**

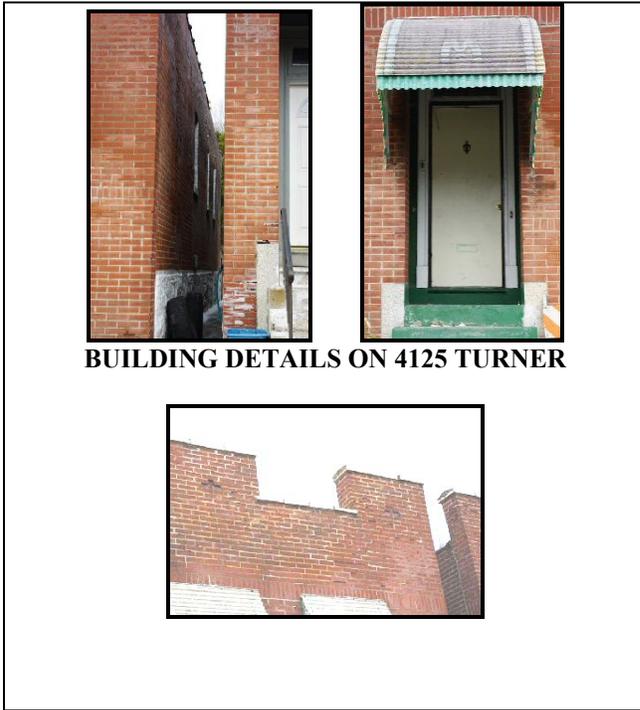
2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.*

**The block face possesses considerable integrity with all historic buildings still standing and in good to excellent condition. Loss of this building would impair the integrity of the block..**

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 house is part of a sub-division of similarly designed buildings, all constructed around 1909-1910. Its loss would seriously impact the unique character, integrity, rhythm, balance and density of the block.**

*F. 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.*

**NA**

**Comments**

The current owner has been in possession of the site since 2002. During that time there have been nine complaints about his maintenance of the property. He has stated, in writing, that the insurance payout from the fire damage would have been enough to rehabilitate the house and make a positive contribution to the neighborhood. While fire damage is always unfortunate, no evidence has been presented to show that the damage is so great that the house could not be rehabilitated.

The current Alderman, Hon. Antonio French, has recently allocated funds for a National Register Survey and Nomination of this area, the O'Fallon Neighborhood. This designation will allow the owner of the property to use both the State and Federal Tax Credits for Historic Preservation Programs to rehabilitate his house and bring it back into use.

Mr. French has stated that he is opposed to approval of the proposed demolition. He has suggested to the owner that he donate the site to the LRA, in that way, once the area is listed in the National Register a developer could use the Tax Credits to rehabilitate the house.

**Conclusion**

Staff recommends that the preservation Board uphold the denial of the application for a demolition permit, as none of the Ordinance criteria for approval have been met by the current owner.

**Contact:** Kate Shea , Planning and Urban Design, Cultural Resources Office  
**Telephone:** 314-622-3400 x206 Fax: 314-622-3413  
**E-Mail:** [sheak@stlouiscity.com](mailto:sheak@stlouiscity.com)

ATTACHMENT I  
PART X - DEMOLITION REVIEWS

SECTION FIFTY-FOUR. Findings.

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

- A. St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.
- B. This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.
- C. Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.
- D. Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.

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 FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

SECTION SIXTY. Demolition permit Photos.

Any Applicant shall submit a 35mm photographic print, 3" x 5" minimum, focused and exposed to show all visible facades, door and window openings and any architectural ornamentation.

SECTION SIXTY-ONE. Demolitions permit Preservation Board Decision.

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

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

- B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.
- C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.
1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.
  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.
- 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.
  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.
  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.
- 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.
  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.
  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.
  4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a

site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

- F. 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.
  
- G. 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 approved



CITY OF ST. LOUIS  
**PLANNING & URBAN  
 DESIGN AGENCY**

Cultural Resources Department

**I.**

---

**Date:** January 25, 2010  
**To:** City of St. Louis Preservation Board  
**From:** Bob Bettis, Cultural Resources Office  
**Subject:** Appeal of a Staff Denial to retain a vinyl fence installed without a permit.  
**Address:** 4035 Russell  
**District:** Shaw Local Historic District      **Ward:** 8



4035 RUSSELL

**Applicant/Owner:**

Ruby Wicks

**Proposal:**

To retain a non-compliant fence at a residential building in the Shaw Historic District.

**Staff Recommendation:**

That the Preservation Board uphold the staff denial, as the installed vinyl fence does not comply with historic district standards.





CONTEXT EAST



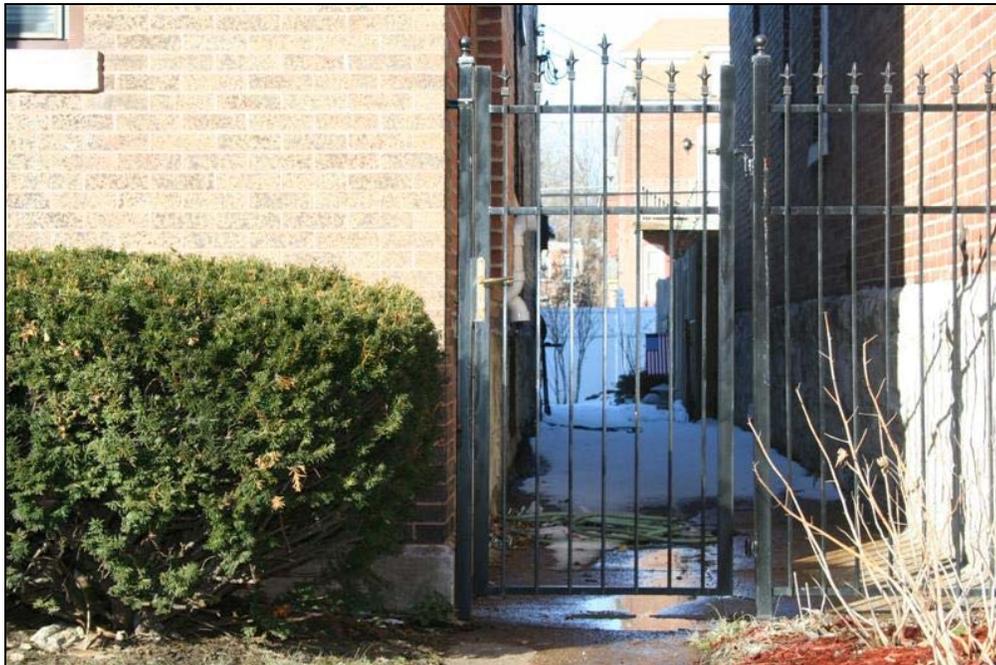
CONTEXT WEST

### **Background**

On May 13, 2009, the Cultural Resources Office received a complaint for installation of a vinyl fence without a permit in the Shaw local historic district. The owner did not respond to a Certified Letter that was sent to the home and was subsequently referred to housing court. Upon receipt of a court summons, the owner applied for a permit for the fence upon notification from the Cultural Resources Office. Staff denied the application and the owner appealed on December 4, 2009 and was scheduled for the next Preservation Board meeting.

### **Site and Surrounding Area**

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



VIEW OF FENCE FROM RUSSELL

### **Relevant Legislation**

Excerpt from Ordinance #59400, Shaw Historic District:

*Walls, Fences, and Enclosures:*

*Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently*

*visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.*

**Does not comply:** The fence is vinyl and visible from Russell.

Excerpt from Ordinance # 64689, Enabling Ordinance:

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

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

**Does not comply:** The intent of the ordinance is to prevent the installation of non-compatible elements like the vinyl fencing from being used.

### **Community Consultation**

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



**VIEW OF FENCE FROM ALLEY**

### **Comments**

The applicant has stated that she installed the fence after seeing another vinyl fence within the historic district. No building permits for street visible vinyl fences have been approved in the Shaw local historic district. Vinyl is not an appropriate or compatible material with the existing historic fabric in the neighborhood.

**Conclusion**

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

**Contact:**

Bob Bettis

Telephone:

E-Mail:

Planning and Urban Design, Cultural Resources Office

314-622-3400 x 277 Fax: 314-622-3413

[bettisb@stlouiscity.com](mailto:bettisb@stlouiscity.com)



**J.**

**Date:** January 25, 2010  
**To:** City of St. Louis Preservation Board  
**From:** Robert Bettis, Preservation Planner, Cultural Resources Office  
**Subject:** Nomination to the National Register for the North Broadway Wholesale and Warehouse District  
**Address:** 1400-1600 and 1609-1629 North Broadway **Wards: 5 & 7**



**1400 BLOCK OF NORTH BROADWAY**

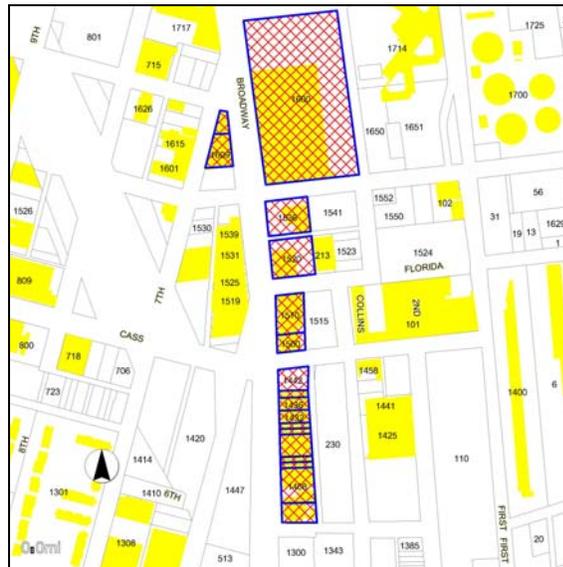
**Owners:** Various

**Preparer:** Julie Ann LaMouria-Lafser & Associates

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

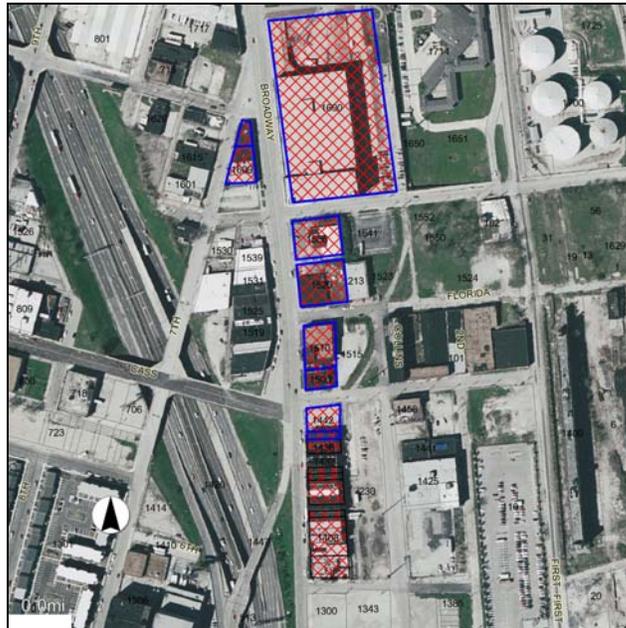
**Recommendation**

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



**Proposal**

To nominate the North Broadway Wholesale and Warehouse Historic District to the National Register of Historic Places.



AERIAL OF AREA WITH PROPOSED DISTRICT OUTLINED IN BLUE

**Background**

On December 16, 2009, the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination prepared at the request of the building owners by Lafser & Associates.



1510 NORTH BROADWAY

**Site and Surrounding Area**

The proposed 5 city block district is located in the northeast part of the City, in the Near North Riverfront Neighborhood, just to the north of the Laclede’s Landing. Property types in the district include commercial and industrial.

### **Reasons for Application**

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



**1500 NORTH BROADWAY**

### **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.



**1500 NORTH BROADWAY**

**Community Consultation**

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



**1609 NORTH BROADWAY**

**Comments**

North Broadway Wholesale and Warehouse Historic District is clearly eligible because of the quality of its architectural resources and planning, for the National Register as an example of Community Planning and Development. The North Broadway Wholesale and Warehouse Historic District is a good representative example of the city's adaptation among its

neighborhood communities to the construction of railroads and associated industries near the riverfront during the period of significance.

Architecturally, the district retains an intact collection of early 20<sup>th</sup> century commercial buildings that illustrate the city's commercial and industrial history. The district features whole blocks of two-story, two-part commercial structures.

**Conclusion**

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

**Contact:**

Robert Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277
Fax:	314-622-3413
E-Mail:	<a href="mailto:bettisb@stlouiscity.com">bettisb@stlouiscity.com</a>



**K.**

**DATE:** January 25, 2010  
**SUBJECT:** Nomination to the National Register for the Sligo Iron Store Company  
**ADDRESS:** 1301 N. 13th **WARD:** 5  
**STAFF:** Andrea Gagen, Preservation Planner, Cultural Resources Office



**OWNERS:**

Bottle District Historic LLC

**PREPARER:**

Nicholas Paul Kraus/Heritage Consulting Group

**PURPOSE:**

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

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Buildings meet the requirements of National Register Criterion A in the area of Commerce.



**PROPOSAL:**

To nominate the Sligo Iron Store Company to the National Register of Historic Places.

**BACKGROUND:**

On December 16, 2009 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

**SITE AND SURROUNDING AREA:**

The buildings are located at 1301 N. 6<sup>th</sup> St. The buildings are located just north of O’Fallon St. between 6<sup>th</sup> and 7<sup>th</sup> Streets. I-70 runs to the east and north of the complex and there is new construction to the west. To the south is a vacant block used for parking. The non-contributing Sporting Goods Factory is located to the north on 7<sup>th</sup> St.



**VIEW OF BUILDINGS LOOKING UP 6<sup>TH</sup> STREET FROM O’FALLON**



**GARAGE BUILDING ON 6<sup>TH</sup> STREET**

**REASONS FOR APPLICATION:**

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

**RELEVANT LEGISLATION:**

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



**MACHINE SHOP BUILDING ON 6<sup>TH</sup> STREET**



**6<sup>TH</sup> STREET WAREHOUSE**

**COMMUNITY CONSULTATION:**

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

**COMMENTS:**

The four buildings of the Sligo Iron Store Company are eligible for the National Register under Criterion A in the area of Commerce. The Sligo Iron Store Company, founded in 1834, was the first metal supply company located west of the Mississippi and in the early decades of the 20<sup>th</sup> Century was the largest industrial supply house in St. Louis. Due to their diversification and efficient ordering and inventory system developed at this site, the company prospered at this location between 1903 and 1981. The buildings were constructed by the company between 1903 and 1911.

**CONCLUSION:**

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

**CONTACT:**

---

Andrea Gagen                      Planning and Urban Design, Cultural Resources Office  
Telephone:                      314-622-3400 x 216  
Fax:                                      314-622-3413  
E-Mail:                                [GagenA@stlouiscity.com](mailto:GagenA@stlouiscity.com)



L.

**Date:** January 25, 2010  
**To:** City of St. Louis Preservation Board  
**From:** Jan Cameron, Cultural Resources Office  
**Subject:** Nomination to the National Register for the S. Pfeiffer Manufacturing Company  
 Headquarters Building  
**Address:** 3965 Laclede Avenue **Ward:** 17



**Owner:**  
 Jeff Winslerling, FH & C LLC

**Preparer:**  
 Lafser & Associates  
 Julie Ann LaMouria

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

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

**Proposal**



To nominate the S. Pfeiffer Manufacturing Company Building to the National Register of Historic Places.

**Background**

On December 16, 2009 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination prepared by the Lafser & Associates, LLC. The nomination of this property results from a request by the owner of the building.



**CONTEXT ACROSS LACLEDE TO THE EAST**



**CONTEXT ACROSS LACLEDE TO THE WEST**

**Site and Surrounding Area:**

The majority of properties in the immediate vicinity are commercial and industrial: two-family detached buildings are adjacent to the property to the west on the south side of the street. There are several empty lots on the south side of the street directly across from the property. A post office branch is located just to the west.

**Reasons for Application:**

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



**LOOKING NORTHWEST TOWARD PROPERTY**



### **Relevant Legislation**

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

### **Community Consultation**

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

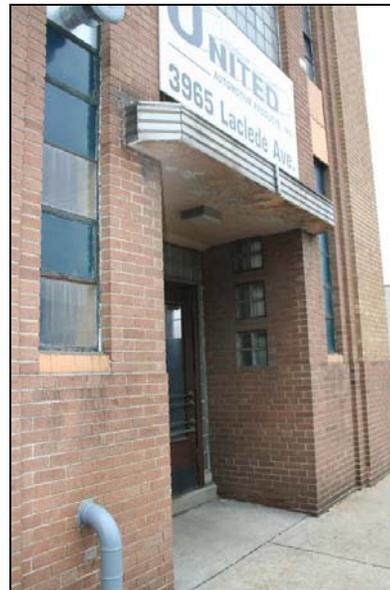
### **Comments**

The building is eligible for the National Register under Criterion C for Architectural Significance. The building is one of the rare examples of the Modernistic style which progressed between Art Deco and Art Moderne in St. Louis. The building style is especially rare in the St. Louis area for its industrial function. The building is in excellent condition and the best remaining example of the S. Pfeifer's Manufacturing Laclède Ave. operation.

The historic and architectural significance of the building have been competently addressed in the nomination.



**SOUTHWEST CORNER DETAIL**



**ENTRY DETAIL**

**Conclusion**

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

**Contact:**

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