



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY JULY 26TH, 2010
1015 LOCUST ST. #1200
4:00 P.M.**

PRELIMINARY REVIEW		PG.
A.	<u>4948 PARKVIEW PL.</u> PRESERVATION REVIEW DISTRICT <u>aka 329 S. KINGSHIGHWAY BLVD.</u>	1
APPEALS OF STAFF DENIALS		
B.	<u>2841 SHENANDOAH</u> FOX PARK HISTORIC DISTRICT	11
C.	<u>3515 VICTOR ST.</u> COMPTON HILL HISTORIC DISTRICT	15
D.	<u>1010 GEYER ST.</u> SOULARD HISTORIC DISTRICT	19



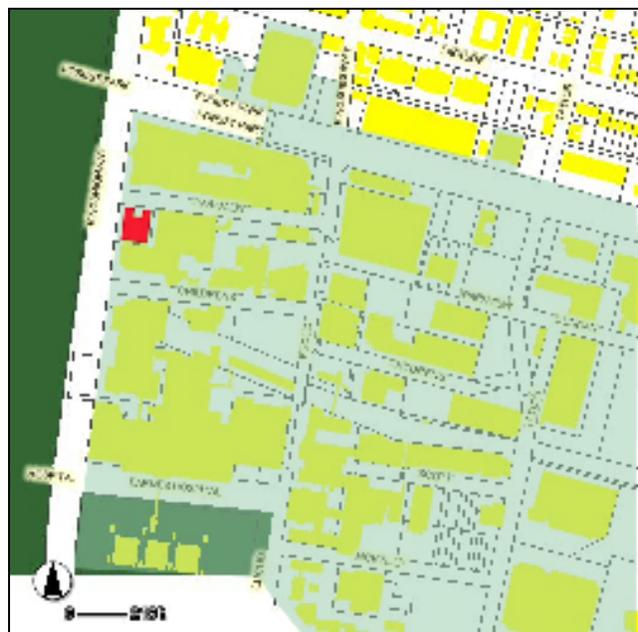
CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**
 Cultural Resources Department

A.

DATE: July 26, 2010
SUBJECT: Preliminary Review: Demolition of a seven-story residential building
ADDRESS: 4948 Parkview Place and 329 S. Kingshighway Boulevard
JURISDICTION: Preservation Review District Ward: 17



329 S. KINGSHIGHWAY — COLLEGE OF NURSING



Owner and Applicant:
 BJC Health Care
 June Fowler

Staff Recommendation:
 that the Preservation Board withhold preliminary approval of the demolition at this time.



AERIAL VIEW — NOTE CHILDREN'S HOSPITAL EDGES BUILDING ON THE EAST AND SOUTH

BACKGROUND:

On April 28, 2010, the Cultural Resources Office received a preliminary review application to review the proposed demolition of the College of Nursing in the Washington University Medical Center complex. The 6-story, H-shaped building was constructed in 1928 as the Moses Schoenberg Memorial Residence for the Jewish Hospital School of Nursing. It is currently the Schoenberg School of Nursing for Barnes-Jewish Hospital.

The redevelopment proposal is to create an open plaza at the site for several years when a new building would be constructed..

The project was scheduled for the May Preservation Board agenda. It has been deferred twice at the request of the applicant.



FRONT ELEVATION FROM SOUTHWEST



DETAIL OF STONE BASE



STONE DETAILS FROM FRONT FACADE





**KINGSHIGHWAY BUILDING OPPOSITE
ON PARKVIEW PLACE**



**STEINBERG BUILDING
ON PARKVIEW PLACE**



**COLLEGE BUILDING WITH CHILDREN'S
HOSPITAL BEHIND AND TO THE RIGHT**

SITE AND SURROUNDING AREA

The School of Nursing is located at 329 South Kingshighway Boulevard, on the western edge of the Washington University Medical Center complex and opposite Forest Park. It is surrounded on the south and east by Children's Hospital, which towers over the site. To the north, the Kingshighway Building of Barnes-Jewish Hospital, constructed in 1924, also in the Classic Revival style, has a similar scale, materials and detailing.



**CHILDREN'S HOSPITAL NORTH ELEVATION ON
PARKVIEW PLACE (COLLEGE AT EXTREME RIGHT)**



LOOKING SOUTHEAST TO KINGSHIGHWAY BUILDING AND THE PROJECT SITE, HIDDEN BY TREES

RELEVANT LEGISLATION:

Excerpts from St. Louis City Ordinance 64689

PART I - REPEALS, PURPOSE, DEFINITIONS, EXEMPTIONS

...SECTION THREE. Definitions.

As used in this ordinance, the following terms have the following meanings:...

4. "Contributing" means contributing to a possible historic district and important to design of block face and neighborhood....
10. "High Merit" means contributing as a major structure to an existing or potential City or national historic district; or, deserving of consideration for single site historic or Landmark Site designation....
15. "Merit" means contributing to an existing or potential City or national historic district or having a unique architectural style....
21. "Qualifying" means qualifying for listing on the National Register or for federal, state, local or private incentive programs for rehabilitation or adaptive reuse.





COLLEGE OF NURSING FROM NORTHWEST



NORTH ELEVATION

***PART X - DEMOLITION REVIEWS
SECTION FIFTY-EIGHT.***

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

SECTION 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.*

No redevelopment plans concerning this site have been passed by the Board of Aldermen.



DETAILING AT NORTH PARAPET



NORTH BALCONY BALUSTRADE

- 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.*

The Moses Schoenberg Memorial Residence is a Qualifying Structure under the definition of Ordinance #64689. It is eligible for listing in the National Register under Criterion C for Architecture and under Criterion A for its association with the Jewish Hospital of St. Louis, established in 1902, and its Training School for Nurses.



EAST ELEVATION AT ALLEY

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 property is sound and currently in use as residential space.

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

Not Applicable.

D. *Neighborhood Effect and Reuse Potential.*

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

The properties are located in the campus of Washington University Medical Center. All surrounding buildings are well-maintained and none are vacant.

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

The buildings are in good condition and currently in use. The potential for reuse of the buildings has not been addressed by the applicant.

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.*

Not Applicable.



VIEW FROM S KINGSHIGHWAY



STREETSCAPE AT PARKVIEW



PARKVIEW PLACE

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

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

Not Applicable.

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

The block face along South Kingshighway Boulevard reflects a variety of scale, massing, architectural styles and exterior materials. The extension of Children’s Hospital at Children’s Place essentially obscures the College building from the south and overgrown trees and other plantings hide it from the north.

On Parkview Place, however, the College is an elegant entry bookend with the Kingshighway Building on the opposite corner. Together the buildings create an attractive pedestrian environment and an intimacy of scale that are rare among the large institutional buildings on the campus. Removal of the College and its replacement with a landscaped plaza will destroy this character.

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 College of Nursing is a good example of the late Classic Revival style but cannot be considered outstanding or unique in its architectural design.

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.*

Not Applicable.



PARKVIEW PLACE WITH KINGSHIGHWAY BUILDING ON LEFT AND COLLEGE ON RIGHT

- 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.*

Not Applicable.

- 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 expressly noted.*

Not Applicable.

COMMUNITY CONSULTATION: _____

To date, we have received no comments about the project from the Alderman or any neighborhood group.



FIRST STORY BALCONY ON NORTH ELEVATION

COMMENTS :

The College of Nursing is one of the few remaining early buildings left on the Washington University Medical Center campus. While not innovative or unique in architectural style, it is an elegant example of early 20th century institutional architecture. Its association with Jewish Hospital and its School of Nursing is significant.



DETAIL OF MAIN ENTRY

The applicant has proposed to replace the building with an open plaza, which will be maintained for several years until a new building is constructed more adapted to their current needs. The staff has not seen a design for either the plaza or the proposed building.

The Cultural Resources Office staff feels that the applicant has met none of the Criteria of Ordinance #64689 and therefore the preliminary request for demolition should be denied.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board withhold preliminary approval of the demolition at this time.

CONTACT:

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B.

Date: July 26, 2010
Subject: Appeal of a staff denial to replace an original front door
Address: 2841 Shenandoah
Jurisdiction: Fox Park Local Historic District - Ward 7
From: Andrea Gagen, Preservation Planner, Cultural Resources Office

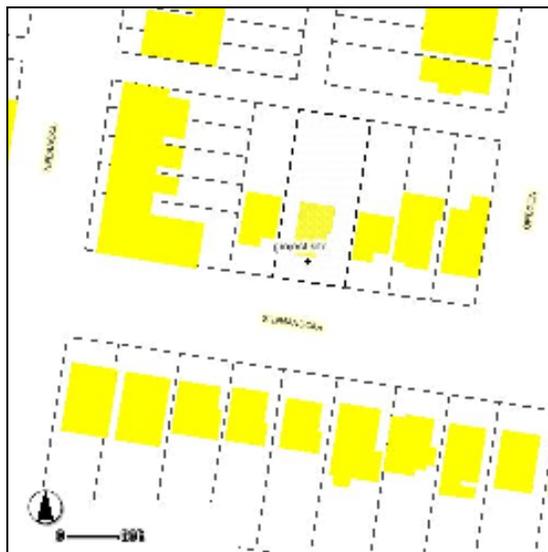


2841 SHENANDOAH

Owner/Applicant:
Jeffrey Roberson and Whitney Curtis

Purpose:
To replace an original front door

Recommendation:
That the Preservation Board uphold the staff denial as the replacement door does not comply with the Fox Park Historic District Standards.



PROPOSAL:

To install a new half-glass, two-panel wood entry door to replace the original nine-panel and glass wood door.

BACKGROUND:

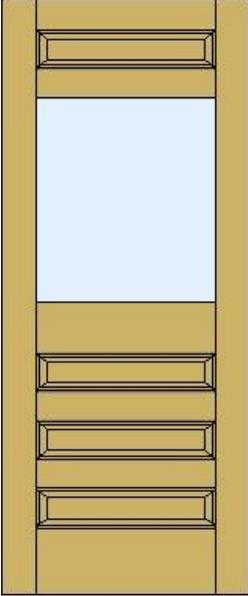
The owners applied for a permit to replace the original front door in April 2009. The existing door is a nine-panel door with a 32” x 28” pane of glass. The owners applied to replace this door with a half-glass (36.5” x 27.5”), two-panel door. The existing door has warped badly and due to the unique nature of the original door, the owners could not replicate the existing door without having a new door milled to match. The staff did not believe the proposed door came close to the original door design, which was highly unusual and important to the historic and architectural character of the house. The staff suggested an alternative door design; however, the owners can get the proposed door installed at cost and did not want to assume the additional cost of the alternate door. The application was denied and the owner has appealed.



ORIGINAL WOOD DOOR

SITE AND SURROUNDING AREA:

2841 Shenandoah is located at the southern edge of the Fox Park Historic District, between Oregon and Nebraska. The area is primarily residential, with a few corner commercial buildings.

		
<p align="center">ORIGINAL DOOR</p>	<p align="center">PROPOSED DOOR</p>	<p align="center">ALTERNATE DOOR PROPOSED BY CRO</p>

RELEVANT LEGISLATION: _____

5.0 Relevant Legislation

Excerpt from Ordinance #66098, Fox Park Historic District

204 Doors

Doors shall be one of the following:

The original wood door restored; **Does not comply.**

A new wood door which replicates the original; **Does not comply.**

A finished metal door of a style which replicates the original; or **Does not comply.**

Based on a Model Example. **Does not comply, no Model Example provided.**

COMMENTS : _____

The Cultural Resources Office believes that the proposed door does not replicate the original door closely enough to meet the Fox Park Historic District standards. The glass in the proposed door is 4 1/2" inches taller than in the original door, which will significantly change the look when viewed from the street. The two panels in the proposed door are vertical, which is very different from the three rows of three panels present in the original door. The door proposed by the Cultural Resources Office attempts to approximate the original glass size and feel of the original panels.



ACROSS STREET



CONTEXT LOOKING SOUTHEAST



BUILDINGS WEST



BUILDINGS EAST

COMMUNITY CONSULTATION:

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

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board uphold the staff denial as the replacement door does not meet the Fox Park Historic District Standards.

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C.

Date: July 26, 2010
Subject: Appeal of a staff denial of an application to retain new porch columns
Address: 3515 Victor
Jurisdiction: Compton Hill Local Historic District – Ward 8
From: Bob Bettis, Preservation Planner



3515 VICTOR

Owner/Appellant:

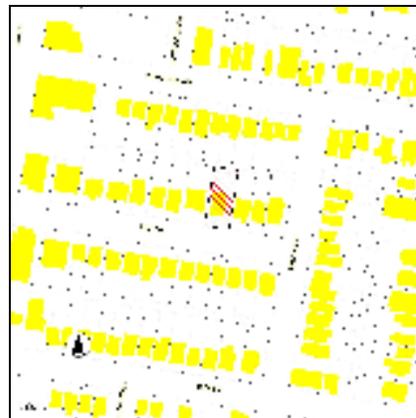
Drew and Susan Johnson

Purpose:

An appeal to retain porch columns installed without permit.

Recommendation:

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





CONTEXT WEST ON VICTOR



CONTEXT EAST ON VICTOR

Background:

The Cultural Resources Office received a complaint for alteration to a front porch at 3515 Victor on May 5, 2010. At that time it was noted that the brick columns of the front had been removed and replaced with undersized classical columns. The owner responded to correspondence from our office and stated that he was unaware of being in a Local Historic District and wish to pursue a variance to retain the columns. The owner applied for a permit which was subsequently denied. The owner has appealed the denial which was then scheduled for the July 26, 2010 Preservation Board meeting.



PORCH PRIOR TO ALTERATION



PORCH

**ORIGINAL
DETAIL**

Site and Surrounding Area:

3515 Victor is an architecturally significant, three-story single-family classical revival building in the Compton Hills Local Historic District. The property is located one block south of Shenandoah near the corner of Victor and Arkansas Avenues. Buildings surrounding 3515 Victor are residential, single-family buildings of similar architectural style and date of construction.

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



3515 VICTOR-CURRENT



HOUSE TO THE EAST

Relevant Legislation

Excerpt from Ordinance #57702, Compton Hill Historic District:

G. Architectural Detail

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

Does not comply. The replacement columns are under-scaled and inappropriate for the architectural detailing of the home. Portions of the original porch were removed to incorporate the new prefab columns.

Community Consultation:

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



PORCH PRIOR TO ALTERATION



PORCH TO THE EAST

Comments:

3515 Victor Avenue, built in 1897, is an excellent example of a simple house form with French Eclectic detailing. Drawing strongly inspiration from rural French chateaus, the style was popular in

the United States from 1880 to 1910. The style was also widely utilized throughout the Compton Heights neighborhood.

The brick columns that were removed were most likely not original to the home. The original porch columns most likely resembled the configuration of the house to the east. However, the brick columns were more of an appropriate scale than what the current owner has installed. In addition, in the efforts to install the prefab columns, decorative elements of the original porch were removed. The owners have installed classical columns on a porch that has a heavy Tudor and French Eclectic detailing.

The owner has not produced any evidence that restoring the porch to its original configuration would constitute an economic hardship.



CURRENT PORCH DETAIL

Conclusion:

Staff recommends that the Preservation Board uphold the staff's denial of the application, as the completed 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

D.

Date: July 26, 2010
Subject: Appeal of a staff denial to install a new street visible metal roof.
Address: 1010 Geyer
Jurisdiction: Soulard Local and National Register Historic District Ward: 7
From: Bob Bettis, Preservation Planner, Cultural Resources Office



1010 GEYER

Applicant/Applicant:

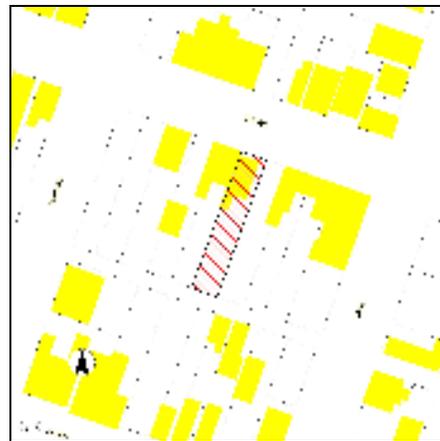
Allen Green

Purpose:

Install a metal roof

Recommendation:

That the Preservation Board uphold staff denial as the proposed roofing is not in compliance with the Soulard Historic District Standards.



Background:

On June 23, 2010, the Cultural Resources Office received an application to install a metal roof on a building at 1010 Geyer in the Soulard Local Historic District. Since the proposed material is not in compliance with the local standards, the permit application was denied. The owner stated that he has already purchased the material and wishes to obtain a variance to install it.

The project was subsequently scheduled for the July 26, 2010 Preservation Board.



CONTEXT EAST

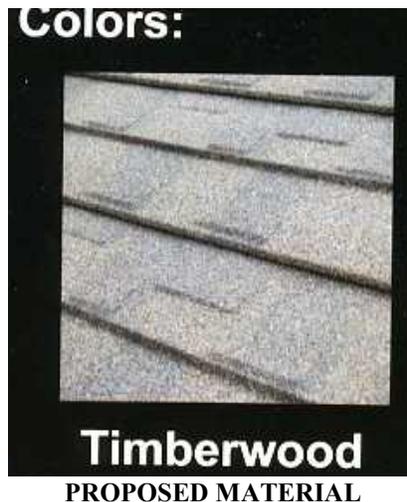


CONTEXT WEST

Site and Surrounding Area:

The single family home was constructed in 1885 and is located on the south side of Geyer Ave. between 10th St. to the east and Menard to the west. Buildings surrounding 1010 Geyer are residential, single-family buildings of similar architectural style and date of construction.

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



Relevant Legislation:

*Per the Soulard Historic District Ordinance:
201.4 Roofing Materials on Sloping Roofs*

Comment: Sloping roofs include all roof types except mansard and flat roofs (addressed elsewhere within this document).

Roofing materials on sloping roofs shall be one of the following:

Materials which can be documented as being original to the building;

Slate shingles; Synthetic slate shingles made of a cementitious composition and reinforced with fiberglass; Composition shingles which replicate the proportions of slate shingles.

Comment: GAF Slateline or an equivalent fulfills this requirement.

Sheet metal roofing applied in a manner consistent with that of a Model Example;

Asphalt or fiberglass composition shingles, standard three tab design of 235 pounds per square minimum construction;

Wood shingles of a shape and size, and applied in a manner consistent with wood shingles on a Model Example and subject to approval by the Board of Building Appeals.

Rolled roofing or roofing felt are prohibited as total replacement finished roofing materials on sloping roofs.

Patterns may not be arranged in asphalt or slate shingles on sloping roofs unless based on evidence original to the building or a Model Example.

Does not comply. The proposed material is comprised of large sheet metal sections that attempt to simulate standard three tab designs.

Community Consultation:

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



1010 ALLEN

Comments:

The proposed roofing material does not meet the criteria set forth in the Soulard design guidelines. The stamped pattern in the metal sheets is too shallow and do not replicate the appearance of three tab shingles. In addition, due to the width of the metal panels they will have a staggered appearance which will be highly visible from the street. It will cause horizontal lines that will be clearly visible from the street. A Model Example has not been provided showing that a metal roof of this kind was used historically on the building.

The owner has already purchased the roofing material and has not shown any evidence that installing the appropriate material would impose an economic hardship.

Conclusion:

Staff recommends that the Preservation Board uphold the staff denial as the proposed roofing material is not in compliance with the Soulard Historic District Standards.

Contact:

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