



**CULTURAL RESOURCES OFFICE  
 PRESERVATION BOARD  
 REGULAR MEETING  
 MONDAY - JUNE 22, 2015 — 4:00 P.M.  
 1520 MARKET ST. #2000  
 ST. LOUIS, MO. 63103  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Approval of the May 18, 2015 minutes. Approval of the current Agenda.

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**A.**

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DATE: June 22, 2015  
 ADDRESS: 519-525 Des Peres Avenue  
 ITEM: Preliminary Review: Construction of four townhouses  
 JURISDICTION: Skinker-DeBaliviere Catlin-Tract Certified Local Historic District — Ward 28  
 STAFF: Betsy Bradley, Cultural Resources Office



519-525 DES PEES AVENUE

**APPLICANT:**  
 Skinker-DeBaliviere Community Housing Corporation

**RECOMMENDATION:**  
 That the Preservation Board grant preliminary approval for the proposed new construction only with the condition that the proposed materials and colors be adjusted to reflect more compatibility with the historic district and meet the intent of the standards.



## THE PROJECT

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The applicant proposes to construct a group of four townhouses known as the Walker Townhomes on a vacant parcel on the west side of Des Peres Avenue.

## RELEVANT LEGISLATION:

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Excerpt from Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Ordinance #57688:

### RESIDENTIAL APPEARANCE STANDARDS

2. Structures: New Construction or alterations to existing structures. All designs for new construction or for major alterations to the front of the house or premises that require a building permit must be approved by the Landmarks and Urban Design Commission, as well as by the existing approving agencies as required by City Ordinances. Standards that do not require buildings permits serve as guidelines within the district.

a. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed to within 15% of the average height of existing residential buildings on the block.

**Mostly complies. While the three-stories of the proposed building would be within a few feet of the height of nearby adjacent buildings, the four-story staircase bay that provides access to the roof and increases the height of the buildings by 10 feet does not meet this standard. The phrase “including all appurtenances” suggests that all visible components should be considered in the use of this standard.**

b. Location, Spacing and Setback:

New or moved structures shall be positioned on their lots so that any existing rhythm of recurrent building masses to spaces is continued. Existing building lines shall be strictly maintained, with no portion of any building (excepting any open porch, open veranda, open stone platform or open balcony) to be constructed beyond the existing building line. Aforesaid open porches or platforms shall not extend beyond the existing front porch line on the block. Existing front porches must remain porches; however, they may be screened.

**The location of this project, across the end of a block, makes it difficult to evaluate in terms of relationships to adjacent properties. The project does maintain the building line on Washington Boulevard as the side façade of the north unit is aligned at that position.**

**Nevertheless, the project introduces a new orientation, scale, and somewhat closer position of the building to the sidewalk with the townhouse project. Balconies at the second story and roof decks take the place of porches and back yards for private exterior space, as there would be no back yards. While there are some apartment buildings close to Rosedale, the blocks between Rosedale and Des Peres is a neighborhood of primarily single-family houses. The visual compatibility envisioned by the standards based on the perception of the townhouses in the streetscape is not particularly strong with this type of project.**

c. Exterior materials (for permit required work):

Exterior materials when visible from the street should be of the type originally used when the proposed Historic District area was developed: brick, stone, stucco, wood and wrought and cast iron. Although artificial siding or facing materials are not, in general, compatible, the Historic District Review Committee may be consulted for a list of current, compatible materials and their costs, for use by property owners wishing to improve their buildings.

**Partially complies. While the standards acknowledge that a variety of materials appear in the district, most of the buildings have one dominant material and color. In contrast, the proposed townhouses would have brick, cement board panels, and cement board siding, each a different color. While the large windows reduce the amount of solid material, the panels are the dominant solid material in the façade and side wall that are visible from Des Peres. The cementboard siding is a prominent accent material. Brick would be seen as a secondary material on the facades, although its use as the foundation and in the stair tower heightens its visual presence.**

**The number of materials, contrasting colors and color blocking reduce the compatibility of this project with other buildings in the historic district. Some reconsideration of colors is recommended to make the project appear as having a coherent façade materiality and color, as is characteristic of houses and apartment buildings in the district.**

d. Details (for permit required work):

Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit-required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials.

New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc. Complete plans for all proposed new construction or major alterations which require permits must be submitted to the Landmarks and Urban Design Commission for approval.

**These townhouses appear to be designed as contemporary units with the fenestration, balconies, proportions and important lines associated with residential design in 2015 rather than with a strong emphasis on relationships with existing buildings in the district. While compatibility does not require comparability, it is hard to find architectural elements that ground the design in the district and provide visual compatibility.**

e. Roof Shapes:

When there is a strong, dominant roof shape in a block, proposed new construction or alteration should be viewed with respect to its compatibility with existing buildings.

**While flat roofs are found in the district, the roof with its enclosed staircase access is a modern amenity rather than an element that increases the compatibility of the project with the district.**

f. Roof Materials:

Roof materials should be slate, tile, copper or asphalt shingles where the roof is visible from the street. Incompatible materials are not encouraged. Design of skylights or solar panels, where prominently visible from the street and when requiring a permit, will be reviewed by the Landmarks and Urban Design Commission for their visual compatibility.

**Complies. The roof is flat and not street visible.**

g. Walls, Fences and Enclosures:

Front –

In Parkview, no fence, wall or hedge may be erected in front of the building line. In the Catlin Tract, no wall or fence may be erected in front of the building line; no hedge in front of the building line may exceed four feet in height.

Elsewhere in the district, front yard dividers or enclosures are permitted, but they shall be of brick, stone, brick-faced concrete, ornamental iron, or hedge and should not exceed four feet in height. Earth-retaining walls are permitted, to be constructed of compatible materials, not to exceed maximum grade of the lot. In Parkview, earth-retaining walls must not exceed a height of two feet above the highest point of the sidewalk in front of the property.

Side –

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. In the Catlin Tract, all fences behind the front building line must be limited to five feet.

**Complies. The proposed fence at the building line of the north unit meets the standard for location; its design has not been submitted for review.**

h. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along the public sidewalk. No live trees shall be removed for new construction without the approval of the Landmarks and Urban Design Commission. The Historic District Review Committee will keep a directory of recommended landscape materials.

**Several trees would be removed from the vacant lot.**

i. Paving and Ground Cover Materials:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape, and must not cause maintenance problems or hazards for public walkways (sidewalks). Loose rock

and asphalt are not acceptable for public walkways (sidewalks) or for ground cover in areas bordering public walkways (sidewalks).

**Complies.**

j. Street Furniture and Utilities:

All free-standing light standards placed in the front yard of any structure or premises should be compatible with construction in the neighborhood. The design and location of all items of street furniture located on the tree lawn between the sidewalk and the street must be approved by the Landmarks and Urban Design Commission. Where possible, all new utility lines shall be underground. No commercial or political advertising may occur on the public right-of-way.

**Not applicable.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the criteria for new residential construction in the Skinker-DeBaliviere Historic District Standards led to these preliminary findings:

- The proposed site for construction, 519-525 Des Peres Avenue, is located in the Skinker-DeBaliviere Local Historic District at the southwest corner of Des Peres and Washington.
- The applicant proposes to construct four townhouses that face Des Peres and use balconies and roof decks to compensate for the lack of outdoor space at grade. Garages on the ground story will be accessed from the rear of each unit.
- The project is contemporary in scale, siting, design, use of materials, and provision of amenities. As such, it does not meet many of the standards for new construction in the historic district standards and it is difficult to recommend that the current design be granted preliminary approval.
- The standards clearly express an expectation of compatibility and do not exempt contemporary design.
- The adjustment of materials and colors to reduce contrasts and reflect patterns of exterior materials and use of color in the district is the most obvious way to improve compatibility and is a recommended condition for approval.
- Should the Board grant preliminary approval for this design, per the Preliminary Review Policy and Procedures adopted by the Board on March 24, 2014, the a preliminary review for new construction is valid for two years from the time that the Preservation Board grants such approval.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction only with the condition that the proposed materials and colors be adjusted to reflect more compatibility with the historic district and meet the intent of the standards. The usual stipulation that design be developed as proposed and that final details will be reviewed and approved by the Cultural Resources Office is recommended as well.



PROPOSED TOWNHOUSES, DES PERES AVENUE VIEW



PROPOSED SITE PLAN



**DES PERES FAÇADE ELEVATION**



**WEST, REAR ELEVATION**



**B.**

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DATE: June 22, 2015  
ADDRESS: 4711 Westminster Place  
ITEM: New Application to retain/construct retaining walls  
JURISDICTION: Central West End Local Historic District — Ward 28  
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



**4711 WESTMINSTER PLACE**

**OWNER/APPLICANT:**

Annette R. Appell & Cheryl Tadin

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Central West End Historic District Standards.



### **THE CURRENT WORK:**

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The applicant has applied for a building permit application to retain and finish a concrete block retaining wall approximately 2 feet in height in front of the building at 4711 Westminster Pl. and to construct a slightly lower second wall at the sidewalk. The applicant started the rear tier of the retaining wall without a permit and when a Stop Work Order was placed, came in to apply for a permit. The application was denied as the retaining walls did not meet the Central West End historic district standards. The owner appealed the denial.

### **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #69423, Central West End Historic District:

#### **B. Landscaping**

If there is a predominance of a particular feature, type or quality of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

**Does not comply. The original terrace has been altered. A new concrete block retaining wall has been installed and a second is proposed. Both the new retaining walls and the material are prohibited under this standard.**

### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4711 Westminster Place is located in the Central West End Local Historic District.
- The retaining wall was constructed without a permit. In response to a complaint, the Cultural Resources Office issued a Stop Work Order.
- The applicant wishes to complete the rear tier wall and construct a second wall closer to the sidewalk.
- The original slope of the front terrace has been altered. Bricks were previously laid on the slope to help retain the soil.
- The wall is highly visible and constructed of decorative concrete blocks, which is not an acceptable material under the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the application as it does not comply with the Central West End Local Historic District standards.



**VIEW OF SLOPE BEFORE RETAINING WALL CONSTRUCTION**



**VIEW OF PARTIALLY CONSTRUCTED WALL**



**C.**

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DATE: June 22, 2015  
ADDRESS: 2054 Ann Avenue  
ITEM: Appeal of Director's denial to construct a fence  
JURISDICTION: McKinley Heights Local Historic District — Ward 7  
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



2054 ANN

**OWNER/APPLICANT:**

Mitchell D. Munson

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial, as the fence does not comply with the McKinley Heights Historic District Standards.



## THE CURRENT WORK:

The owner has applied for a building permit application to retain a masonry and iron fence being erected in front of a building at 2054 Ann. The owner initially inquired about applying to construct a fence at the Cultural Resources Office's hotspot desk at City Hall. The owner was told that the permit would not be issued over-the-counter as the proposed fence did not comply with the McKinley Heights historic district standards. The owner did not apply for a permit at that time. Later, the Cultural Resources Office received a complaint about a fence being constructed without a permit at 2054 Ann. A Stop Work Order was placed and the owner came in to apply for a permit. The application was denied as fence did not meet the historic district standards. The owner has appealed the denial.

## RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, McKinley Heights Historic District:

### 403.1 Low Fences:

Low fences are to have a height of 48" or less, measured from the ground.

1) Low fences shall be of one of the following types:

- a. Wrought or cast iron;
- b. Treated or rot-resistant wood picket fence consisting of posts, rails, and vertical pickets painted or treated with opaque stain; or
- c. Chain link, but only if it is behind a Private Facade and either painted a dark color or clad with a dark colored vinyl.
- d. Masonry materials that replicate existing stone or brick work of primary building with matching joints and materials.

2) Low fences shall be based on a Model Example. When located in front of a Public Facade of the building, The Model Example fence shall be located in front of a building of similar vintage to the property under consideration.

3) In no event shall a low fence obscure significant architectural features of a building.

**Does not comply as a low fence. The constructed fence is not based on an appropriate Model Example. Moreover, the fence would introduce a non-traditional combination of stone and brick for the masonry. The stone base appears as, and would function as, a retaining wall. The combination of masonry piers and iron railings for a low fence, instead of the usual all iron fence of a Model Example, makes the fence have more of a presence that takes attention away from the historic building.**

## PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the McKinley Heights Historic District standards and the specific criteria for low fences led to these preliminary findings.

- 2054 Ann Avenue is located in the McKinley Heights Local Historic District.

- The fence was constructed without a permit and the owner was aware a permit was needed. In response to a complaint, the Cultural Resources Office issued a Stop Work Order.
- The applicant wishes to complete the fence and install the wrought iron railing.
- The fence is highly visible and is not based on a Model Example. A Model Example would need to be an historic low fence, likely an all iron one, in front of a building of similar age.
- The fence varies considerably from a Model Example fence and would introduce non-traditional combinations of materials that do not meet the intent of the standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as the fence does not comply with the McKinley Heights Local Historic District standards.



**VIEW OF PARTIALLY CONSTRUCTED FENCE**



**D.**

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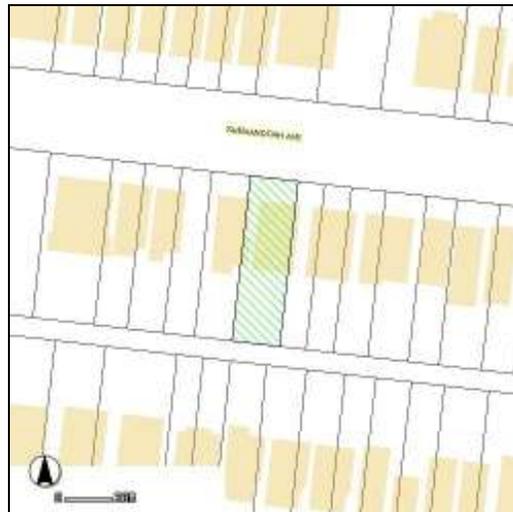
DATE: June 22, 2015  
ADDRESS: 4046-48 Shenandoah Avenue  
ITEM: Appeal of Director's denial to retain front door and install three additional non-compliant doors  
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8  
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4046-48 SHENANDOAH

**OWNER/APPLICANT:**  
Jose Orellana & Linda Griffin

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial, as the entry doors do not comply with the Shaw Historic District Standards.



### **THE CURRENT WORK:**

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The four front entry doors at 4046-48 Shenandoah Avenue are the current work. The doors were originally half-glass doors with a lower panel ornamented with a laurel wreath detail. One new door, installed without a permit, is contemporary in appearance with a leaded glass oval window. A Citizen's Service Bureau complaint regarding the doors was received in May and a citation letter was issued. The owner then applied for a permit. The permit was denied and the owner has appealed the decision.

### **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

#### **Residential Appearance and Use Standards**

##### 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. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. 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 doors also are not compatible with the style of the building as they are of a contemporary design. The original doors, three of which remain in place, have a half light and a single panel below with a laurel wreath detail.**

### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 4046-48 Shenandoah Avenue is located in the Shaw Neighborhood Local Historic District.
- One entry door was installed without a permit.
- The applicant has not supplied evidence that the doors cannot be maintained in their original form.
- The installed and proposed new doors are not compatible with the architectural style of the building and are of a contemporary design and therefore do not meet the standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to retain the entry door installed without a permit and the application to install three others as they do not comply with the Shaw Neighborhood Local Historic District standards.



**4046-48 SHENANDOAH BEFORE DOOR REPLACEMENT**



**NEW ENTRY DOOR**