



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

**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY – SEPTEMBER 26 , 2016 — 4:00 P.M.
 1520 MARKET ST. #2000
 ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the August 22, 2016 Minutes
 Approval of the current Agenda

APPEALS OF DENIALS	Jurisdiction:	Project	Page:
A. 3826-28 RUSSELL BLVD.	Shaw Historic District	Retain landscape wall..... constructed without permit.	1



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A.

DATE: September 26, 2015
ADDRESS: 3826-28 Russell Boulevard
ITEM: Appeal of Director's denial to replace a retaining wall.
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



3826-28 RUSSELL BLVD.

OWNER/APPLICANT:
Michael & Mary E. Bender

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Shaw Historic District Standards.



THE CURRENT WORK:

The Cultural Resources Office received a complaint that a front retaining wall had been installed at 3826-28 Russell Boulevard. Upon inspection, it was found that a low Versa-Lok retaining wall had been constructed without a permit, and the owners were cited. Subsequently, they applied for a permit to retain the wall. The permit was denied as the retaining wall does not meet the Shaw Neighborhood Historic District standards. The owner has appealed the decision. The issue was deferred from the August agenda.

The new wall is located at the top of the front terrace and encloses flower beds. As it is less than 18 inches in height, it does not require a permit from the Building Division, only from the Cultural Resources Office. A taller Versa-Lok retaining wall sited nearer the building was extant prior to the owners purchasing the property in 2011. The Office has no record of a permit for this wall.

RELEVANT LEGISLATION:

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

Residential Appearance and Use Standards

G. 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 proposed retaining wall would be constructed with concrete units which is not an approved material under the historic district standards. The wall sits in front of the building line which is also not allowed under the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

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.

- 3826-28 Russell Blvd. is located in the Shaw Neighborhood Local Historic District.
- The proposed Versa-Lok retaining wall is a concrete block product which is not an approved material under the historic district standards.
- The proposed wall sits in front of the building line which is not allowed 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 to retain a retaining wall as it does not comply with the Shaw Neighborhood Local Historic District standards.



RETAINING WALL INSTALLED WITHOUT A PERMIT



SIDE VIEW OF WALL