



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY - FEBRUARY 23, 2015 — 4:00 P.M.
 1520 MARKET ST. #2000
 ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Roll call. Approval of the January 26, 2015 minutes. Approval of the Agenda.

| PRELIMINARY REVIEW | Jurisdiction | Project | Pg. |
|---------------------------|---------------------------|---------------------------------------|------------|
| A. 5766 PERSHING | Skinker-DeBaliviere | Construct a single family house. | 1 |
| | Catlin Tract H.D. | | |

APPEAL OF DIRECTOR’S DENIALS

| | | | |
|-----------------------------|--------------------------|--|----|
| B. 4942-44 McPHERSON | Central West End HD..... | Wrap brickmold and sills of fourteen (14) windows. | 9 |
| D. 2215-17 INDIANA AVE..... | McKinley Heights HD..... | Replace fourteen (14) windows and ... and non-compliant door. | 12 |

SPECIAL AGENDA ITEM

Public Meeting: A Thematic Survey of Flounder Houses in St. Louis City

Presentation: Introduction to the Project

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

A.

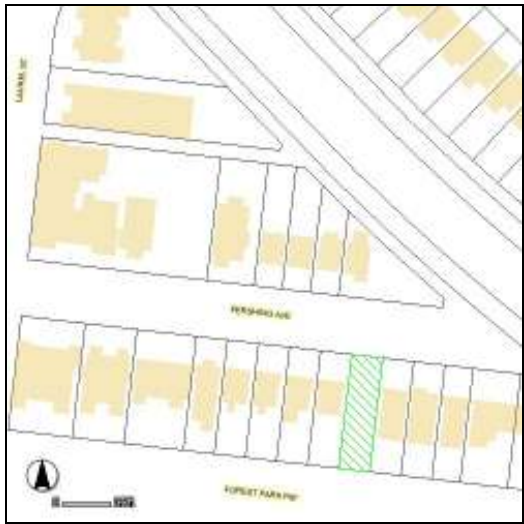
DATE: February 23, 2015
 ADDRESS: 5766 Pershing Avenue
 ITEM: Preliminary Review: Construction of a single-family house
 JURISDICTION: Skinker-DeBaliviere Catlin-Tract Certified Local Historic District — Ward 28
 STAFF: Bob Bettis, Cultural Resources Office



5766 PERSHING

DEVELOPER:
 Kevin Logan

RECOMMENDATION:
 That the Preservation Board grant preliminary approval to this proposal with the condition that the design be developed as proposed and that design details be reviewed and approved by the Cultural Resources.



THE PROJECT

The applicants propose to construct a single-family dwelling on a vacant lot on the south side of Pershing.

RELEVANT LEGISLATION:

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.

Complies. There are a variety of building heights on this block, but the proposed building meets this requirement.

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.

Complies. The proposed setback is in line with the adjacent buildings.

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. The proposed building will have a brick veneer on most of the façade that extends onto the front portions of the side walls. The rest of the building will be clad with Hardie Board siding painted to match the brick veneer. Cedar siding with a clear finish will face the wall sheltering the main entrance. Cast concrete units will trim the front windows.

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.

Complies. Proposed building floor heights, window proportions, scale and materials are compatible with the adjacent buildings.

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.

Complies. There are a number of different roof types on the block. The selected flat roof is compatible with the surrounding structures.

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 will be six feet in height and made of wood.

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.

Not applicable.

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.

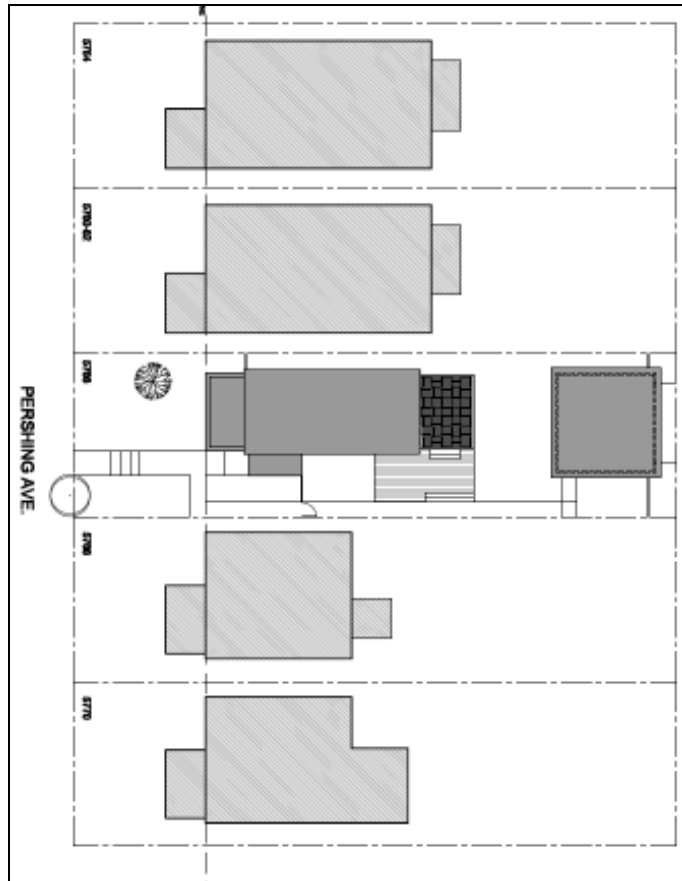
Not applicable.

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, 5766 Pershing, is located in the Skinker-DeBaliviere Local Historic District on the south side of Pershing Avenue.
- The applicant proposes to construct a dwelling that introduces some accent materials not found on existing buildings in the district but that meets all other standards for new construction.
- The garage will be set behind the house and compliant with the standards.
- 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 2 years from the time that the Preservation Board grants such approval.

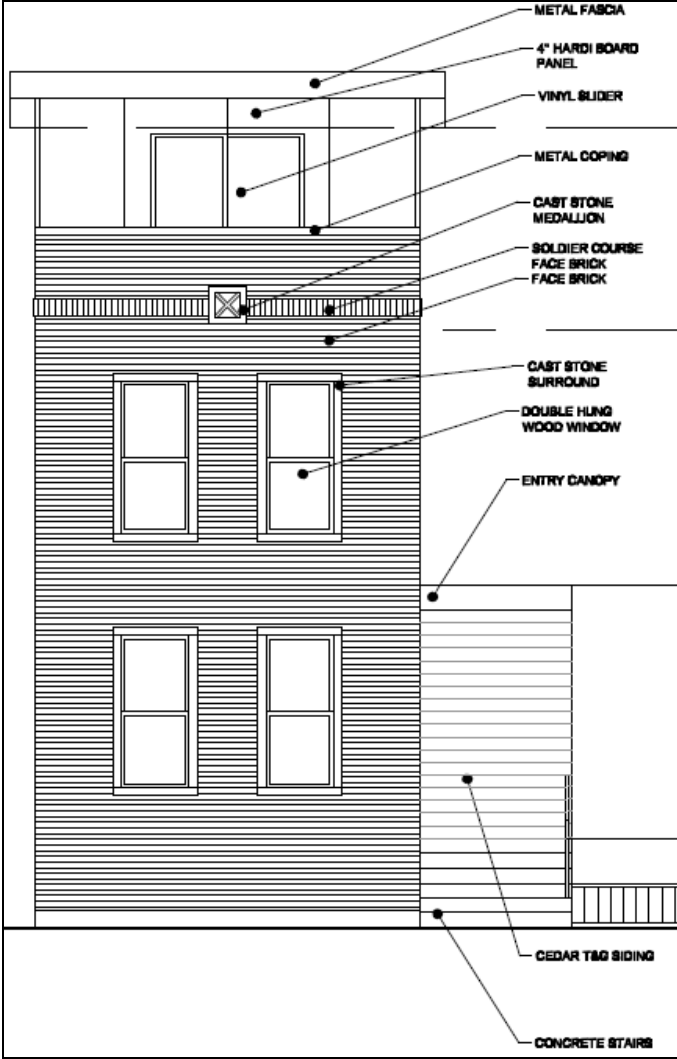
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the condition that the design be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.



SITE PLAN



STREETSCAPE



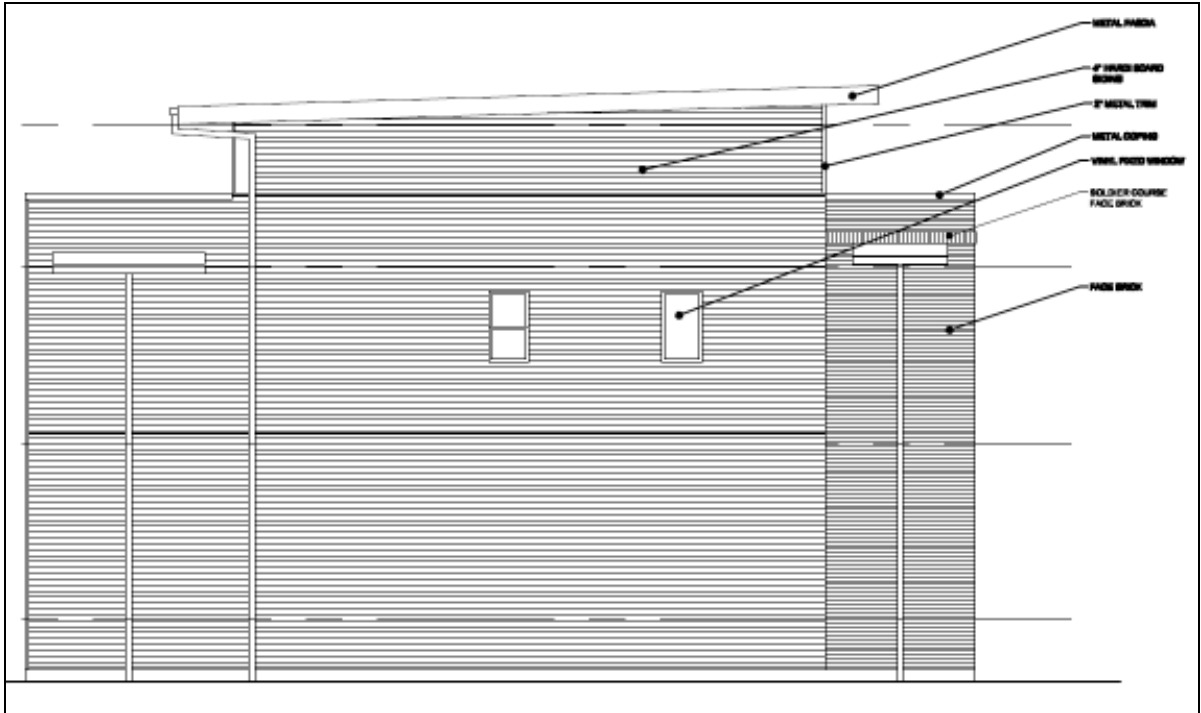
FRONT (NORTH) FAÇADE



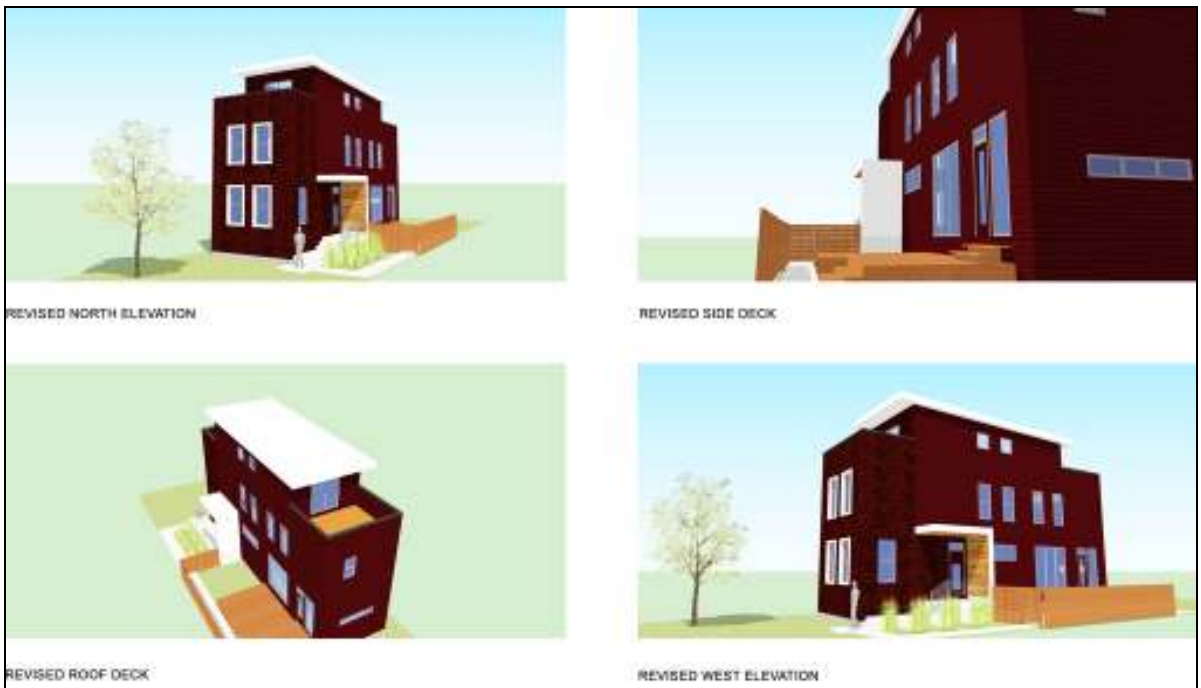
WEST FAÇADE



SOUTH FAÇADE



EAST ELEVATION



RENDERINGS



B.

DATE: February 23, 2015
 ADDRESS: 4942-44 McPherson Avenue
 ITEM: Appeal of Director’s Denial to retain wrapping on window brickmolds and sills
 JURISDICTION: Central West End Local Historic District — Ward 28
 STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4942-44 MCPHERSON AVE.

OWNER/ APPLICANT:
 Charlotte Castillo

RECOMMENDATION:
 That the Preservation Board uphold the Director’s Denial, as the wrapped window brickmold and sills do not comply with the Central West End District Standards.



THE CURRENT WORK:

This is an appeal of the Director’s denial of a building permit to retain changes made to fourteen windows with the installation of metal coil stock over brickmold and sills, work done without a building permit. As the historic district standards don’t allow the wrapping of window sills and brickmold, the permit was denied.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69112, the Central West End Historic District:

Standards Windows in Visible Side Elevations

Windows to be abandoned shall be filled in with painted shutters, retaining window sills and brickmold; or by brick that matches the adjacent brick to the extent possible and is set back from the plane of the exterior wall by 2 inches. Arches or lintels above the openings shall be retained; sills may be removed.

c) General Requirements

In all cases, the original brickmold shall be retained or its size and its general profile duplicated. Brickmolds and window sills shall not be wrapped in coil stock.

Does not comply. The owner has wrapped the brickmold and sills on fourteen windows on the sides and rear of the house. Wrapping of any window brickmold or sill is not allowed under the Standards.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the Central West End Historic District standards and the specific criteria for low fences and appendages led to these preliminary findings.

- 4942-44 McPherson is located in the Central West Local Historic District.
- The owner wrapped brickmold and sills on fourteen windows on the sides and rear of the building without a building permit. The wrapping of sills and brickmold is not allowed under 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 much of the completed work does not comply with the Central West End Local Historic District standards.



WEST FACADE



DETAIL OF WINDOWS WRAPPED ON EAST FACADE



C.

DATE: February 23, 2015
ADDRESS: 2215-17 Indiana Avenue
ITEM: Appeal of Director's Denial to install fourteen vinyl windows and retain a non-compliant front door on the Public Façade
JURISDICTION: McKinley Heights Local Historic District — Ward 7
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2215-17 INDIANA

OWNER/APPLICANT
Donald & Virginia Graham

RECOMMENDATION:
That the Preservation Board uphold the Director's Denial, as the proposed vinyl windows and installed front door do not comply with the McKinley Heights District Standards.



THE CURRENT WORK:

The applicant has installed one non-compliant door on the front façade without a permit. In addition, the owner wishes to install fourteen vinyl windows on the front façade. The installation of the door and issuance of the violation occurred after the owner was told that he would need a building permit for the installation of the vinyl windows.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District:

203 WINDOWS

Windows are crucial to a building's historic character.

203.1 Windows at Public Facades:

1) Windows in Public Facades shall be one of the following:

- a. The existing window repaired and retained;
- b. Replacement window, duplicating the original, which meets the following requirements;
 - i. Replacement windows or sashes shall be made of wood or finished aluminum,
 - ii. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.
 - iii. The number, arrangement and proportion of lights shall match the original or be based on a Model Example.
 - iv. The method of opening shall be the same as the original.

Does not comply. The proposed windows on the Public Façade are made of vinyl, a material that does not comply with the standards. The windows will not replicate the original as the sashes have uniform- sized rails and do not replicate the dimensions of historic wood windows. The new windows will present a flat appearance and do not convey the depth shown in the offset sashes of historic windows.

204 Doors

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

Doors shall be one of the following:

The original wood door restored;

A new wood door which replicates the original;

A finished metal door of a style which replicates the original; or

Based on a Model Example.

When more than one primary entrance door exists, all primary entrance doors must be identical and of the same color.

Does not comply. The installed door is contemporary in design and does not replicate the original doors in the other entrance to the building or a Model Example as required by the standards. The original entry and door had been

previously modified with a non-compliant door prior to the neighborhood becoming a local historic district. However, the new door that was installed without a permit needed to comply with the district standards regardless of the previous condition.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the McKinley Heights District standards and the specific criteria windows on public façades led to these preliminary findings:

- 2215-17 Indiana is located in the McKinley Heights Local Historic District.
- A non-compliant door was installed without a permit on the front façade.
- The proposed windows are vinyl; do not replicate the appearance of historic wood sash; and do not conform to the McKinley Heights Local 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 the door and vinyl windows do not comply with the McKinley Heights Historic District standards.



EXISTING WINDOW DETAIL



REPLACEMENT DOOR DETAIL WITH ADJACENT EXISTING HISTORIC DOOR



PROPERTY IN JULY OF 2011 (GOOGLE MAPS)