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

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY – OCTOBER 24, 2016 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources

Approval of the September 26, 2016 Minutes — Approval of the current Board Agenda

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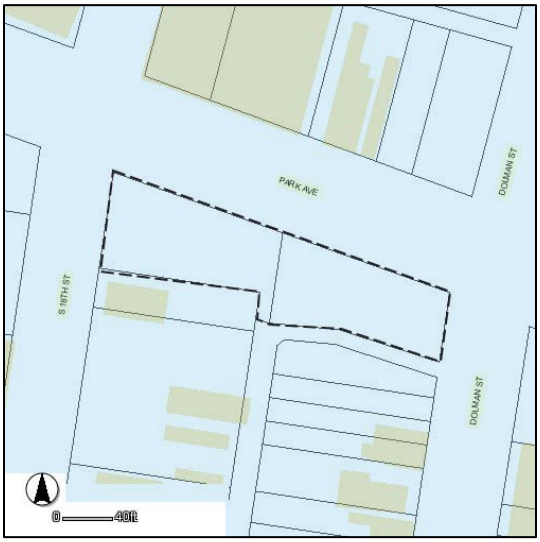
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE:	October 24, 2016
ADDRESS:	1708-26 Park Avenue
ITEM:	Preliminary Review: Construct a three-story apartment building
JURISDICTION:	Lafayette Square Certified Local Historic District — Ward 7
STAFF:	Jan Cameron, Cultural Resources Office

1708-26 PARK AVENUE



OWNER:
Chris Goodson/Gilded Age

ARCHITECT:
Cohen Architects
Tom Cohen/Tom McGraw

RECOMMENDATION:
That the Preservation Board grant preliminary approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office.

THE PROPOSAL:

This is a preliminary review application to construct a new three-story apartment building at 1726 Park Avenue with adjacent parking at 708 Park Avenue. As a new construction project in the Lafayette Square Historic District, it was scheduled for Preservation Board review.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS
303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL XAMPLE

303.1 Historic Model Example
In order to be consistent with the historic character of the district, each new residential building shall be based on an Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

The developer has chosen to base the new building's design on historic factory buildings. The Cultural Resources Office staff concurs that this is appropriate, as there are a number of industrial buildings in the immediate vicinity of the site. In the design, the architects have considered as an HME both the industrial building that once occupied this site and the Bouras Mop Factory building across Park to the north. A formal HME has not been submitted and the design does not follow any identified historic building.

303.2 Site Planning

A] Alignment and Setback

1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.
2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.
3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.
4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.
5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.
6) Ancillary buildings shall be placed to be the least visible from public streets.
7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must

be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.

8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

The site plan meets the standards for alignment and setback.

The rear parking area will be entered from Dolman Street but no new curb cut will be required as there is an existing curbcut in the same location. Parking will be screened by a high wrought-iron fence with brick piers.

303.3 Massing and Scale

A] The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.

The massing of the new building will be similar, but not identical, to the Bouras Mop Factory building at the northeast corner of Park and Dolman.

B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.

The foundation will be raised on a cast stone sill, which is typical of historic industrial buildings and is present on the HME.

C] The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.

Complies. Buildings along Park Avenue are two and three stories, or two stories with a mansard roof.

D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

No height comparisons have been submitted; the Mop Factory has a higher first story and parapet, although both buildings are three stories in height.

E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

The design complies with these requirements. The first floor ceiling height is 11 feet; second and third floor 10 feet.

303.4 Proportions and Solid to Void Ratio

A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.

Fenestration on the proposed building does not follow the HME exactly, but instead presents a generic interpretation of 19th century factory buildings. The front elevation has recessed balconies which are not present on the Bouras Mop Factory.

B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.

Complies.

C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

Elements of the design are similar and compatible with those of the HME while not reproducing exact details.

303.5 Exterior Materials and Color

A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.

All foundations will be cast stone with the appearance of limestone.

B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.

Complies.

C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.

Does not fully comply. The street elevations will be brick; the south elevation, which faces an adjacent residential property, will be clad with a different material that is yet to be determined. The brick will return a substantial distance at the southwest corner to screen the view from S. 18th Street. This secondary material will have only minimal visibility from the street.

D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.

1) A stone façade shall use the stone of the HME. It shall have smoothly dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.
2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.
   (a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3” x 8” x 4”, or be based on an HME. No brick façade will display re-used brick of varying colors and shades.
   (b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.

(c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

Brick will be used on all street elevations. Window heads and sills will be cast stone and replicate those of the HME.

E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

Does not comply. There will be a secondary material on the rear elevation that is not reflective of the HME, which is entirely brick.

F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction**.**

The secondary material has not yet been determined, but may be fiber cement or metal.

G] The materials identified above may be combined with modern construction techniques in the following ways:

1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.
2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

The proposed building will be wood-framed with brick installed as a veneer.

303.6 Windows

A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

Windows of street elevations are similar to those of the HME.

B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.

C] Window Sash

1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.

D] Materials

1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.

2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.

3) Vinyl sash is prohibited.

4) All glazing will be non-reflective glass.

5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

The windows to be used on the façades will have paired under cast stone lintels. The windows will be approved by the CRO as to materials, dimensions and profiles similar to those of the HME, and have the correct brick mold.

F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

Complies.

G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include glue chip and machine textured glass.

H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

The windows will comply with material standards.

303.7 Doors

A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:

1) Be a minimum of 7 feet in height.

2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any panel reveals of the HME.

3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.

4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.

Complies.

B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

Complies.

C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

Complies.

303.8 Cornices

A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:

1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼”) in height.
2) Dentil molding, if used must be a minimum of four inches (4”) in height.
3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.

B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

Complies. The building will have a parapet, similar to that of the HME.

303.9 Roofs

A] The form of the roof must replicate the HME.

B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.

C] Roofing Materials

1) Visible roofing material shall be limited to the following:
   (a) Slate,
   (b) Synthetic state where slate is used on the HME,
   (c) Asphalt or fiberglass shingles, standard three tab design of 23 pounds per square minimum construction,
   (d) Standing seam, copper or refinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,
   (e) Plate or structural glass on an appendage.
2) Visible roofing material not permitted includes the following:
   (a) Wood shingles, or composition shingles resembling wood shingles or shakes
   (b) Roll roofing or roofing felts
   (c) Metal roofing
   (d) Vinyl or other polymeric roofing

D] Gutters and Downspouts

1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:
   (a) Copper; painted or allowed to oxidize.
   (b) Galvanized metal, painted.
   (c) Aluminum; finished as a non-reflective factory-finish

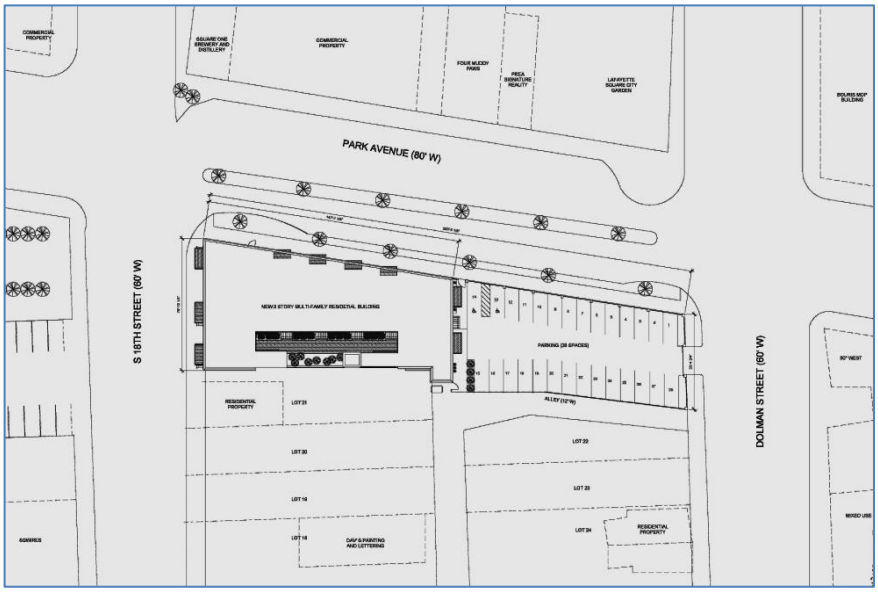
Complies with requirements.

PRELIMINARY FINDINGS AND CONCLUSION:

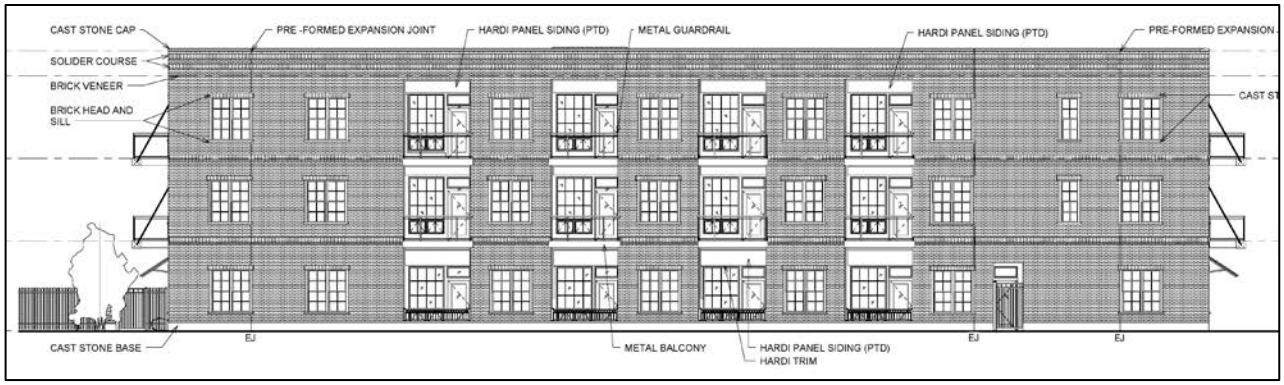
The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1708-26 Park Avenue, is located in the Lafayette Square Local Historic District.
- The applicants have proposed a design that is influenced by but does not strictly follow a Historic Model Example, as required by the Lafayette Square Historic District Standards.
- The design of the proposed building, derived from 19th century industrial examples, is appropriate for this site within the Lafayette Square district, which has a number of historic industrial buildings.
- The rear elevation of the building is not of brick, as required by the Standards, but should have little visibility from any street.
- The Development Committee of the Lafayette Square Restoration Committee has expressed their support for the building design.

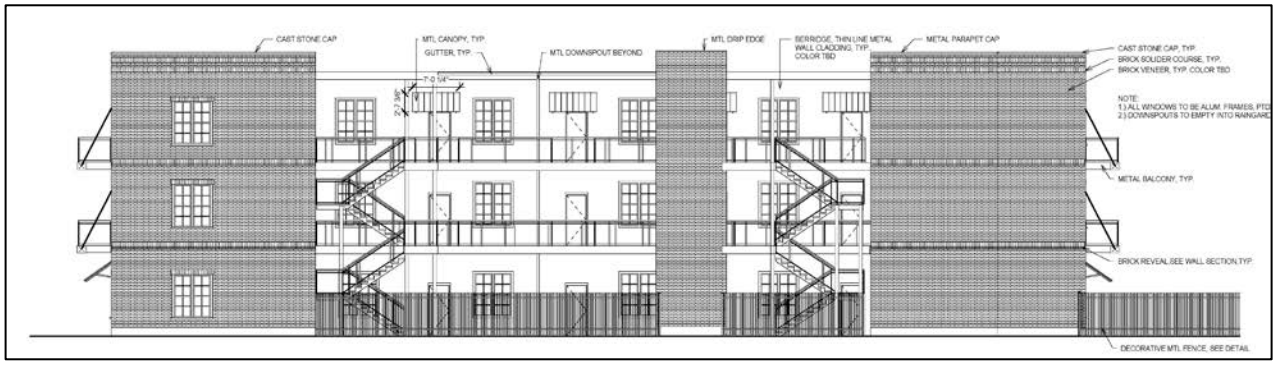
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed design, with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are reviewed and approved by the Cultural Resources Office.



SITE PLAN



FRONT (PARK AVENUE) ELEVATION



REAR ELEVATION

WEST (18TH STREET) ELEVATION

EAST ELEVATION (FACING DOLMAN STREET)

HISTORIC MODEL EXAMPLE: BOURAS MOP FACTORY BUILDING

RENDERING LOOKING WEST ALONG PARK AVENUE AT 18TH STREET

LOOKING WEST ALONG PARK AVENUE AT DOLMAN STREET

FRONT FAÇADE DETAIL

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

B.

DATE: October 24, 2016
ADDRESSES: 2301-2335 S. Kingshighway Blvd.
ITEM: Preliminary Review:
JURISDICTION: Reber Place National Register Historic District
Preservation Review District — Ward 8
STAFF: Daniel Krasnoff, Cultural Resources Office

2301-2337 S. KINGSHIGHWAY

OWNER/APPLICANT:
BMO Harris Bank of St. Louis – Owner

DEVELOPER/APPLICANT
Draper & Kramer

RECOMMENDATION:
That the Preservation Board conditionally approve:

- Rehabilitation of Merit Buildings/section at 2301 and 2337 South Kingshighway;
- Demolition of Merit Building sections at 2307 & 2319 South Kingshighway; and a non-contributing building, 2327 South Kingshighway;
- Construction of a commercial building at 2319 S. Kingshighway which preserves and incorporates the original façade on the South Kingshighway frontage;
- Construction of a commercial building fronting Southwest Avenue.

The proposal preserves Merit some Merit Buildings/storefronts and returns active street front commercial/retail activity to this portion of South Kingshighway.

THE PROJECT

The developer of a single 2.3 acre parcel at 2301 S. Kingshighway, with five buildings/sections seeks preliminary approval to demolish and renovate commercial buildings at the intersection of Southwest Avenue and South Kingshighway. These buildings are owned by Southwest (BMO Harris) Bank. The proposal calls for retention of two Merit buildings: one at the corner of Southwest Avenue and South Kingshighway, to be renovated for BMO Harris Bank, and the other at the corner of Botanical Avenue and South Kingshighway, to be donated to the Tower Grove Neighborhoods Community Development Corporation. The proposal calls for the demolition of the building/section at 2307 and 2319 South Kingshighway. However, the storefront frontage of the 2319 South Kingshighway building/section is rehabilitated as the street front for a commercial building. An additional commercial building (with no drive-through) is proposed to front on Southwest Avenue and newly constructed bank drive-through would be located on the west end of the parking lot. The existing drive through would be demolished.

RELEVANT LEGISLATION

The property at 2301 South Kingshighway is within the Reber Place National Register Historic District. Constructed from approximately 1905-1928, buildings on the site were built in six phases. Originally, three of them were for uses other than banking. Four of the five are contributing buildings to the Reber Place National Register Historic District. A separate, non-contributing addition linking the buildings was constructed in 1973. The demolition is subject to the Preservation Review District ordinance.

St. Louis City Ordinance #64689

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.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or 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 or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing 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.

Because four of the five buildings/sections are contributing buildings to the Reber Place National Register Historic District, these structures are Merit Buildings per the definitions of the ordinance. The section constructed in 1973 is non-contributing.

The following describes each section:

2301 S. KINGSHIGHWAY BLVD c. 1905 – Merit Building. Proposal: Preservation , Condition: Fair

The footprint of this iconic building is formed by its location at the corner of Kingshighway and Southwest Avenue. The building's facades contribute to the street frontage on both South Kingshighway and Southwest Avenue.

Rehabilitation of this structure would include exterior paint removal, restoration of the exterior brick, installation of new systems, removal of the second floor (inside of the building) and an updated interior.

2301 S. KINGSHIGHWAY

2307 S. KINGSHIGHWAY BLVD 1923 – Merit Building - Proposal: Demolition, Condition: Fair

This one-story building has six bays which were originally individual storefronts. The building includes decorative terra cotta panels. Five of the bays date to the original construction of the building. The

southern-most bay, which lacks terra cotta embellishments found in the other bays, was constructed after 1951. There is one pedestrian entrance from Kingshighway.

2307 S. KINGSHIGHWAY

<u>2319-23 S. KINGSHIGHWAY BLVD 1928 – Merit Building. Proposal: Demolition, to be replaced by a commercial building that includes the preserved storefront design. Condition: Fair</u>

The two-story structure includes terra cotta parapet panels with geometric motifs and a faux balcony.

2319 S. KINGSHIGHWAY

<u>2327 KINGSHIGHWAY BLVD 1973 - Non Contributing. Proposal: Demolition, Condition: Fair</u>

This structure was constructed to adjoin adjacent buildings. Sanborn maps indicate that prior to 1973 this frontage included a 2-family residential building and a one-story commercial building that were not attached to the one another or the adjacent storefront buildings.

2327 S. KINGSHIGHWAY

2335 KINGSHIGHWAY BLVD c. 1920 – Merit Building. Proposal: Preservation - Condition: Fair Rehabilitation will include new systems and finishes.

The facades of this two-story structure extend along both South Kingshighway and Botanical Avenue. It has a central gablet with faux half-timbering, decorative brackets and recessed "diamond" panels.

2335 S. KINGSHIGHWAY

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 subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

   In terms of the ordinance, all of the buildings/sections are Sound.

2. Structurally attached or groups of buildings.

   The proposal is to demolish two contributing sections and a non-contributing section.

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 buildings/sections are located in the Southwest Garden neighborhood and the Reber Place National Register Historic District. Surrounding buildings, both residential and commercial, are generally in good condition and are occupied.

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.

   All of the current buildings/sections are one and two stories and are generally well maintained. The development calls for the reuse of the two corner structures and incorporation of the building/section of 2319 South Kingshighway. Although the total square footage of the combined structures is 35,000 square feet, the bank utilizes only 4,500 square feet. Most of the rest of the combined building has not been used by the bank for the past twenty years.

   The developer has prepared an analysis regarding the lack of economic viability of the buildings for reuse. Very few commercial/retail storefronts in the South Kingshighway vicinity have undergone major renovation in recent years. This may indicate a lack of economic viability in this geography. Unlike areas with dense collections of commercial storefront buildings found in commercial areas such as The Grove, South Grand and Cherokee, the buildings on South Kingshighway are isolated, with few pedestrian-oriented storefront buildings nearby. This lack of density is hinders the redevelopment potential of the buildings.

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.

   n/a

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.

The walls of the corner buildings that will remain on the site would be affected by the demolition. The developer will need to make remedial repairs to these facades.

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 existing block face has a high degree of design continuity. Rehabilitation of the corner commercial buildings at Southwest/South Kingshighway and Botanical/South Kingshighway and the preservation of the building section at 2319 South Kingshighway in a new structure will enhance the quality of the streetscape. Demolition of the non-contributing 2327 building section will create a "hole" in the streetscape. The retention of the façade wall of the 2307 South Kingshighway building/section will somewhat mitigate demolition of the rest of the structure, though it will be a net loss for the streetscape design.

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.

   Much of the continuity found on the street currently will be maintained by preserving the two corner buildings and preserving the storefront of 2319 South Kingshighway. Demolition of 2317 South Kingshighway is not relevant to this section of the ordinance due to its lack of design character. The retention of the façade wall of the 2307 South Kingshighway building/section will somewhat mitigate demolition of the rest of the structure, though it will be a net loss for the streetscape design.

4. The elimination of 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.

   Replacement of the previous "back office" use by the bank with pedestrian and auto-based commercial uses is desirable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

   BMO Harris/Southwest Bank has been the owner for many years. The developer, Draper and Kramer has an option to redevelop the property.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

   The proposed construction will exceed the existing streetscape through the rehabilitation of the existing buildings at the corner of Southwest and Kingshighway for the bank and cause the rehabilitation of 2337 South Kingshighway for the Tower Grove

Neighborhoods Community Development Corporation; and by retaining and rehabilitating the original façade of the building at 2319 South Kingshighway for the commercial, Walgreen's.

The ordinance states that "parking lots be given favorable consideration when they directly adjoin/abut facilities." The proposal includes approximately 100 parking spaces with approximately 25% of them for employees. Many of these spaces directly adjoin/abut the buildings in the development proposal. The retention of the façade wall of the 2307 South Kingshighway building/section will somewhat mitigate demolition of the rest of the structure, though it will be a net loss for the streetscape design.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

   The proposal calls for the rehabilitation and reuse of two merit buildings on the site, including the iconic corner building, with the additional rehabilitation of the storefront at 2319 South Kingshighway.

4. The proposed use complies with current zoning requirements;

   Most of the property is zoned "F" Neighborhood Commercial. Zoning will require Conditional Use Permits in order for components of the development to occur.

5. The proposed new construction would commence within twelve (12) months from the application date.

   Complies

G. 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.

   The entire property is currently by Southwest (BMO Harris) Bank. Should the proposal be implemented, most of the property will become owned by Draper and Kramer. The building at Botanical and Kingshighway would become owned by the Tower Grove Community Development Corporation. Per Section "G" of the ordinance, because almost all of the property will be "commonly controlled", favorable consideration should be given if the proposal is found to be an appropriate reuse.

H. 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.

The existing bank drive through will be replaced with a new one that is in the same approximate location on the site. Per Section "H" of the ordinance, an application to remove the existing bank drive-through will be approved.

Preliminary Findings and Conclusions:

The Cultural Resources Office's consideration of the criteria for demolition led to these preliminary findings:

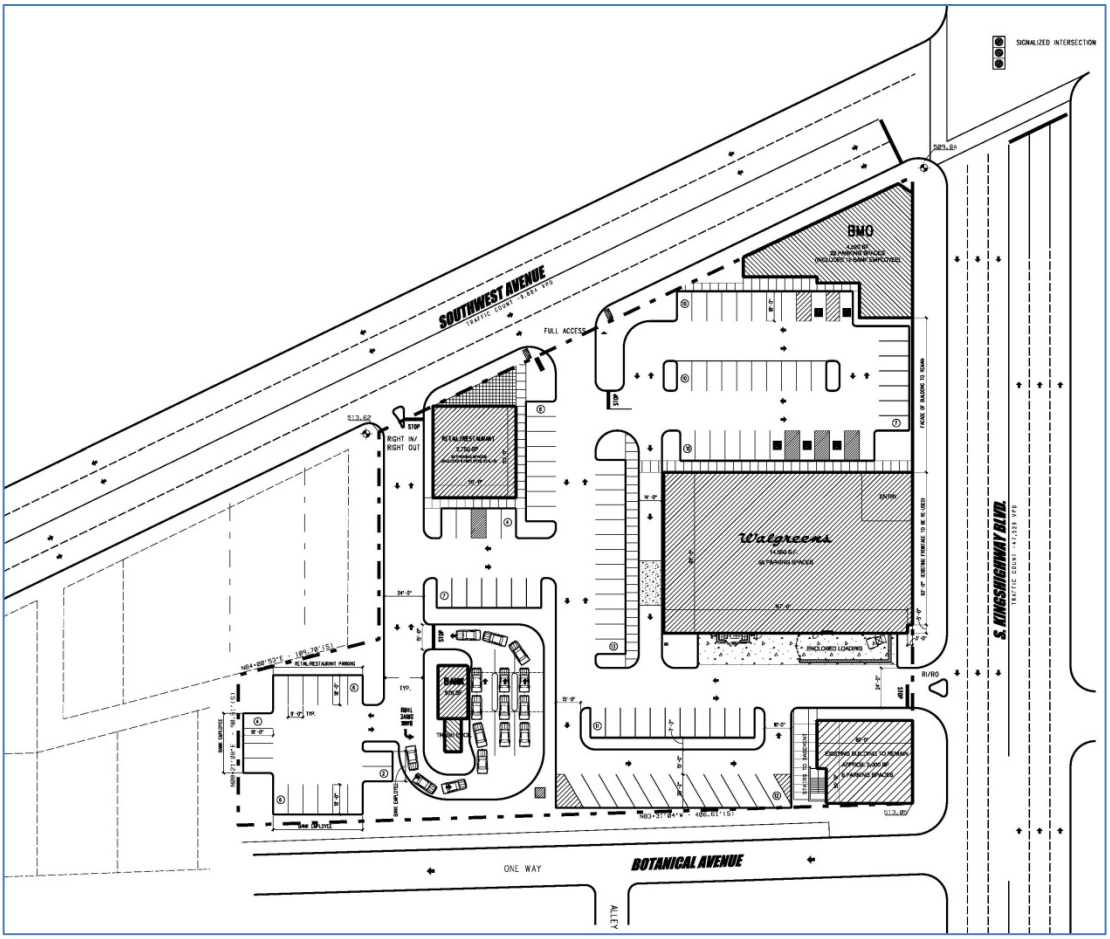
- The preliminary review is being considered by the Preservation Board because it includes demolition of sound, Merit buildings/sections.
- The buildings/sections at 2301-2335 S. Kingshighway are located within the Reber Place National Register Historic District on a single parcel under one owner.
- Four of these buildings/sections: 2301 S. Kingshighway, 2307 S. Kingshighway, 2319 S. Kingshighway and 2335 S. Kingshighway are Merit buildings and, according to the ordinance, "shall not be approved except in unusual circumstances which shall be expressly noted."
- These buildings were constructed from approximately 1905-1928 and are representative of a variety of commercial storefront designs.
- The buildings are sound, in terms of the Ordinance.
- The proposal includes the rehabilitation of the original, iconic, Southwest Bank Building and 2337 South Kingshighway, at the corner of Botanical Avenue and South Kingshighway.
- The owner proposes to donate the building at 2335 South Kingshighway, a Merit structure, to the Tower Grove Community Development Corporation.
- The proposal now includes the rehabilitation of the original storefront design of the South Kingshighway façade of 2319 South Kingshighway.
- The site is currently under common ownership.
- The developer has supplied cost estimates that indicate per square foot rent levels in the South Kingshighway area are significantly lower than the cost to renovate the structures.
- The cost estimate does not include the added value of historic tax credits for which most of these buildings would qualify.
- The proposal maintains the urban form of the streetscape.
- The curb cut and driveway will negatively impact the urban character of the streetscape.
- Parking is adjacent to and abuts the commercial and bank buildings on South Kingshighway. Per the ordinance, "parking lots will be given favorable consideration when they directly adjoin/abut facilities."

The Preservation Review District ordinance requires the evaluation and approval or denial of proposed demolitions. In addition to being within a Preservation Review District, the ordinance also calls for demolition review of contributing buildings within National Register Districts.

The rehabilitation of two buildings and the storefront at 2319 South Kingshighway will maintain much of the historic character of the streetscape. Demolition of the Merit buildings will be mitigated by retention of the façade wall of 2307 South Kingshighway to screen adjacent parking that meets the requirements of section F2, regarding adjacent parking.

Approval of the proposal will allow for rehabilitation of the corner properties and the storefront at 2319 S. Kingshighway. It will also cause demolition of the Merit Building/section at 2307 South Kingshighway and the Non-Contributing Building/section at 2327 South Kingshighway.

The ordinance says that demolition of "Merit Buildings" should only be allowed "in unusual circumstances that are noted." The Board decision, therefore, should be based upon whether or not the proposal constitutes an "unusual circumstance" that justifies demolition of Merit Buildings. The reason for listing of these buildings on the National Register is their character as storefront structures that address public streets: South Kingshighway, Botanical and Southwest Avenue. The developer proposes significant rehabilitation of two whole Merit Buildings and the rehabilitation of the street facing façade of 2319 South Kingshighway. The proposal will take buildings that have been used only for "back office" activity and/or vacancy for years and return active street front retail commercial activity to this portion of South Kingshighway.



PROPOSED SITE PLAN FOR 2301-2335 S. KINGSHIGHWAY

SOUTHWEST AND KINGSHIGHWAY RENDERING

KINGSHIGHWAY ELEVATION WITH BRICK RESTORED

KINGSHIGHWAY STREETSCAPE

KINGSHIGHWAY STREETSCAPE WITH BRICK RESTORED

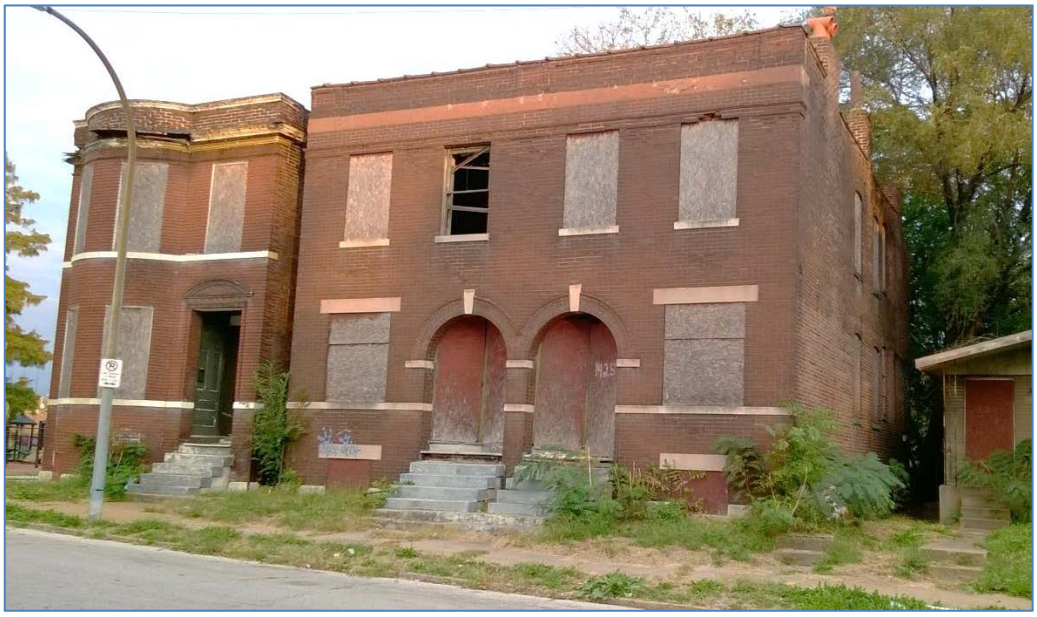
PROPOSED WALGREENS ELEVATION

PROPOSED WALGREENS ELEVATION WITH BRICK RESTORED

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

C.

DATE: October 24, 2016
ADDRESSES: 1425 Angelica
ITEM: Demolition of a Four-Unit Building
JURISDICTION: Preservation Review District Ordinance and Hyde Park Historic District , Hyde Park Neighborhood, Ward 3
STAFF: Daniel Krasnoff, Cultural Resources Office



1425 ANGELICA

OWNER/APPLICANT:
LRA

Shirley Saunders – Option

RECOMMENDATION:
That the Preservation Board approve demolition this Merit buildings due to severe structural deterioration.

THE PROJECT:

The applicant has a six-month option to purchase or lease this property. She owns an adjacent four-unit apartment building to the north, on Blair Avenue. The building has been vacant for a number of years. They came under LRA ownership in 2003. The Cultural Resources office denied demolition in 2009. The applicant would like to create a community garden on the site.

RELEVANT LEGISLATION:

The property at 1425 Angelica is listed a contributing building to the Hyde Park Certified Local Historic District and is subject to the Preservation Review District and Hyde Park Historic District ordinances.

St. Louis City Ordinance #64689

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…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.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or 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 or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.
   Not applicable.

B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing 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 is a contributing building to the Hyde Park Certified Local Historic District.

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 subsections A, D, F and G, four, six and seven indicates demolition is appropriate.
   The building is sound, per the ordinance. Its potential for rehabilitation is severely limited by structural failure of the rear wall and roof. An engineer's report has been submitted which documents the building's deterioration. Two developers active in the area have stated they cannot economically renovate the building.

2. Structurally attached or groups of buildings.
   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.
   Though there are many occupied structures on the block, there are also a large number of boarded up 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.
   The building's reuse potential for rehabilitation is severely limited by structural failure of the rear wall and roof. Two developers active in the area have stated they cannot economically renovate the building.

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

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 demolition will have a significant impact on the block face because it is close to the corner.

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.
   This building contributes to the character of the streetscape.

4. The elimination of 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.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
   The applicant has a six-month option from LRA.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;
   The loss of the building will negatively impact the streetscape. The community garden will be a good temporary use, though, the lot's location makes it a candidate for redevelopment.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;
   Not applicable.

4. The proposed use complies with current zoning requirements;
   Not applicable.

5. The proposed new construction would commence within twelve (12) months from the application date.
   Not applicable.

G. 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.

The applicant owns an adjacent property and the residents of that property feel unsafe residing next to the vacant structure.

H. 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.

St. Louis City Ordinance #57848 – Hyde Park Historic District Standards

"No building or structure within the Historic District shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission and the Community Development Agency both shall find that the building or structure is in such a state of deterioration and disrepair or is so unsound structurally as to make rehabilitation impracticable."
Based upon the building's condition and the advice of competent real estate developers, there is substantial reason to believe that the building's deteriorated state means that it is not feasible to rehabilitate.

PRELIMINARY FINDINGS AND CONCLUSIONS:

The Cultural Resources Office's consideration of the criteria for demolition led to these preliminary findings:

- 1425 Angelica is a contributing building to the Hyde Park National Register Historic District.
- It is a "Merit" building.
- The house has been condemned by the Building Division.
- The building is sound, in terms of the Ordinance.
- The severe deterioration of the building in combination with its questionable feasibility justifies approval of its demolition.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board reverse the Director's denial of the demolition permit and grant the demolition due to the building's severe deterioration.

DETAIL OF FRONT AND EAST FACADES

DETAIL OF ROOF FAILURE

1425 ANGELICA (REAR)

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

D.

DATE: October 24, 2016
ADDRESSES: 1429 Angelica
ITEM: Demolition of A Two-Unit Building
JURISDICTION: Preservation Review District Ordinance and Hyde Park Historic District , Hyde Park Neighborhood, Ward 3
STAFF: Daniel Krasnoff, Cultural Resources Office

1429 ANGELICA (RIGHT)

OWNER/APPLICANT:
LRA

Shirley Saunders – Option

RECOMMENDATION:
That the Preservation Board approve demolition this Merit buildings due to severe structural deterioration.

THE PROJECT:

The applicant has a six-month option to purchase or lease this property. She owns an adjacent four-unit apartment building to the north, on Blair Avenue. The building has been vacant for a number of years. It came under LRA ownership in 2001. The building was condemned in 2007 and 2013. The Cultural Resources office denied demolition in 2002, 2007, 2008 and 2009. The applicant would like to create a community garden on the site.

RELEVANT LEGISLATION:

The property at 1429 Angelica is listed a contributing building to the Hyde Park Certified Local Historic District and is subject to the Preservation Review District and Hyde Park Historic District ordinances.

St. Louis City Ordinance #64689

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…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.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or 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 or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.
   Not applicable.

B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing 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 is a contributing building to the Hyde Park Certified Local Historic District.

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 subsections A, D, F and G, four, six and seven indicates demolition is appropriate.
   The building is sound, per the ordinance. Its potential for rehabilitation is severely limited by structural failure of the rear wall and roof. An engineer's report has been submitted which documents the building's deterioration. Two developers active in the area have stated they cannot economically renovate the building.
2. Structurally attached or groups of buildings.
   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.
   Though there are many occupied structures on the block, there are also a large number of boarded up 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.
   The building's reuse potential for rehabilitation is severely limited by structural failure of the rear wall and roof. Two developers active in the area have stated they cannot economically renovate the building.
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

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 demolition will have a significant impact on the block because it is on the corner and faces a city park.

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.
   This building contributes to the character of the streetscape.

4. The elimination of 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.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
   The applicant has a six-month option from LRA.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;
   The loss of the building will negatively impact the streetscape. The community garden will be a good temporary use, though, the lot's location makes it a candidate for future redevelopment.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;
   Not applicable.

4. The proposed use complies with current zoning requirements;
   Not applicable.

5. The proposed new construction would commence within twelve (12) months from the application date.
   Not applicable.

G. 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.

The applicant owns an adjacent property and the residents of that property feel unsafe residing next to the vacant structure.

H. 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.

St. Louis City Ordinance #57848 – Hyde Park Historic District Standards

"No building or structure within the Historic District shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission and the Community Development Agency both shall find that the building or structure is in such a state of deterioration and disrepair or is so unsound structurally as to make rehabilitation impracticable."

Based upon the building's condition and the advice of competent real estate developers, there is substantial reason to believe that the building's deteriorated state means that it is not feasible to rehabilitate.

PRELIMINARY FINDINGS AND CONCLUSIONS:

The Cultural Resources Office's consideration of the criteria for demolition led to these preliminary findings:

- 1429 Angelica is a contributing building to the Hyde Park National Register Historic District.
- It is a "Merit" building.
- The house has been condemned by the Building Division.
- The building is sound, in terms of the Ordinance.
- The severe deterioration of the building in combination with its questionable feasibility justifies approval of its demolition.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board reverse the Director's denial of the demolition permit and grant the demolition due to the building's severe deterioration.

1429 ANGELICA (REAR)

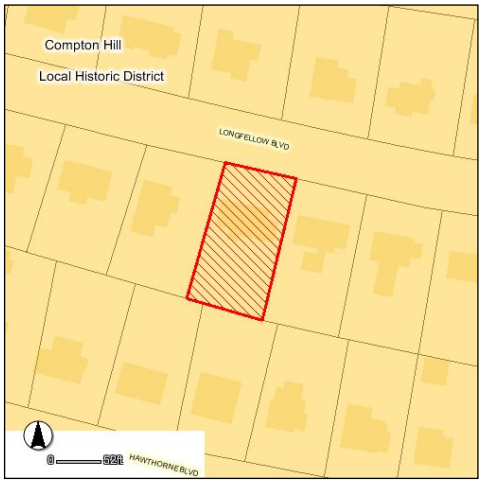
1429 ANGELICA (WEST FAÇADE)

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

E.

DATE:	October 24, 2016
ADDRESS:	3232 Longfellow Boulevard
ITEM:	Appeal of the Director's Approval of an addendum to a previously-issued permit, proposing to install a door on a rear addition
JURISDICTION:	Compton Hill Local Historic District — Ward 6
STAFF:	Andrea Gagen, Preservation Planner, Cultural Resources Office

3232 LONGFELLOW BLVD.



OWNER/APPLICANT:
The 5700 Property LLC – Mark Benckendorf

APPELLANT:
Compton Heights Betterment Association

RECOMMENDATION:
That the Preservation Board uphold the Director's approval, as the doors comply with the Compton Hill Historic District Standards.

THE CURRENT WORK:

The Cultural Resources Office received a complaint that a door was being installed on a new rear addition at 3232 Longfellow. The permit for the addition itself was approved by the Director of the Cultural Resources in January 2016. Upon inspection, it was found that French doors had been installed on the side elevation without a permit, and the owners were cited. Subsequently, they applied for a permit to retain the doors. The permit was approved as the doors meet the Compton Hill Historic District standards. In the Compton Hill Historic District, if there is a conflict between the historic district standards and the restrictive covenants, the more restrictive applies. The Compton Hill Neighborhood Association has appealed the Director's decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57702, the Compton Hill Historic District:

F. Exterior Materials

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood.
2. The use of raw concrete block and imitations or artificial materials are not permitted. Aluminum or other types of siding are permitted only when they are used in the place of wood siding and are similar in detail and design to the original siding. Mill finished aluminum is not permitted. Previously unpainted brick surfaces shall not be painted.

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.
2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they were intended.
3. Storm doors, storm windows, and window frames shall be of wood, color finished material. Mill finished aluminum or similar metal is not permitted.
4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design.
5. New ancillary and satellite structures shall conform in design to the architectural style of the period in which the principal structure was built.

6. New gutters and downspouts shall be of copper or other color finished or painted material. Awnings and canopies where visible from the street are not generally appropriate, but when approved shall be of canvas or canvas-like material.

   Complies. Compton Hill Historic District standards do not specifically address doors on new construction/additions.

Compton Hill Improvement Company Deed Restrictions:

1. A building line is established individually from the street and no building or part may extend over, except the steps and platform in front of the main door – and even that may not be more than eight feet.
2. Only one building, and that a private residence, on any lot. Absolutely no flats or businesses.
3. The building, with the exception of the portes cochere, may not be closer to the side of the lot than 10 feet.
4. If a building does not cost at least $7,000 (compared to Westmoreland Place-$7K and Portland Place-$6K), the plans must be submitted to the improvement company. No fence or wall can be put on the side lines for 30 feet back from the building line. The existing grade of the lot for 60 feet from the street cannot be changed more than 12 inches without consent of the owner of the adjoining lot.
5. A subsequent successor or buyer will be bound by the same restrictions.

   The doors do not appear to violate the deed restrictions placed on this property.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Compton Hill Historic District standards and the Compton Hill deed restrictions led to these preliminary findings.

- 3232 Longfellow Blvd. is located in the Compton Hill Local Historic District.
- The doors were installed without a permit, but a permit was later applied for and approved by the Cultural Resources Office.
- The Compton Hill Historic District standards do not specifically address doors on new construction/additions.
- The deed restrictions do not appear to apply in this case.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's approval of the application to retain side doors as the doors comply with the Compton Hill Local Historic District standards.

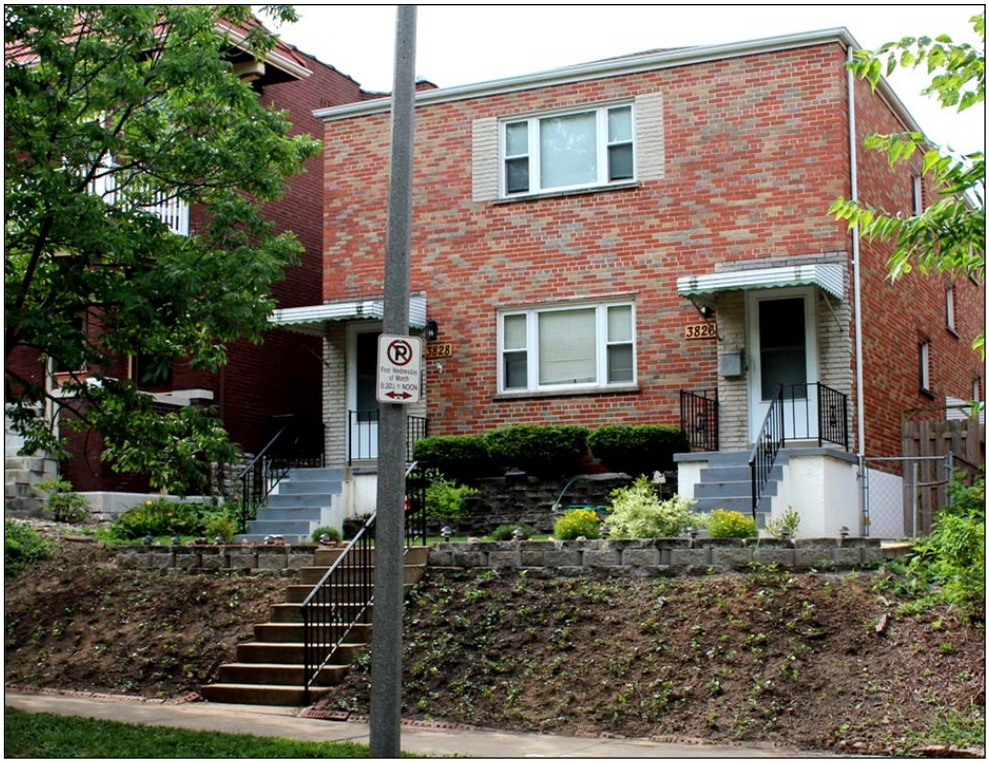
SIDE DOORS INSTALLED WITHOUT A PERMIT

VIEW OF DOORS FROM SIDEWALK

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

F.

DATE:	October 28, 2015
ADDRESS:	3826-28 Russell Boulevard
ITEM:	Appeal of Director's 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 and the record was left open from the September meeting.

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.

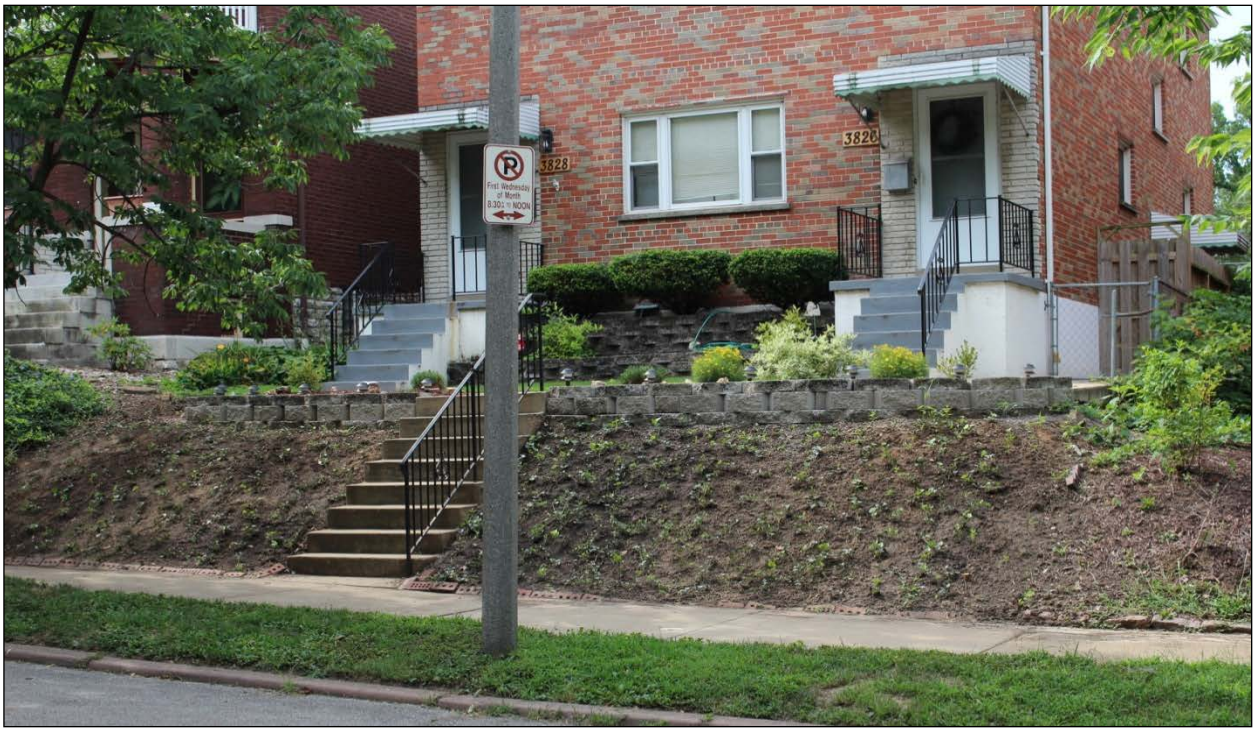
Does not comply. The proposed retaining wall would be constructed with concrete units which is not an approved material under the historic district standards. The wall sits in front of the building line which is also not allowed under the standards.

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

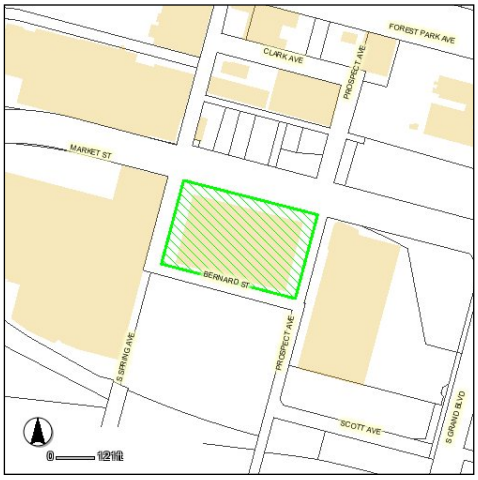
SIDE VIEW OF WALL

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

G.

DATE: October 24, 2016
ADDRESS: 3660 Market Street — Ward: 17
ITEM: Nomination to the National Register of the 138th Infantry Missouri National Guard Armory Building
STAFF: Bob Bettis

3660 Market Street



PREPARER:
Michael Allen & Lynn Josse

OWNER:
138th Infantry Missouri National Guard Armory

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria C.

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.

PROPERTY SUMMARY:

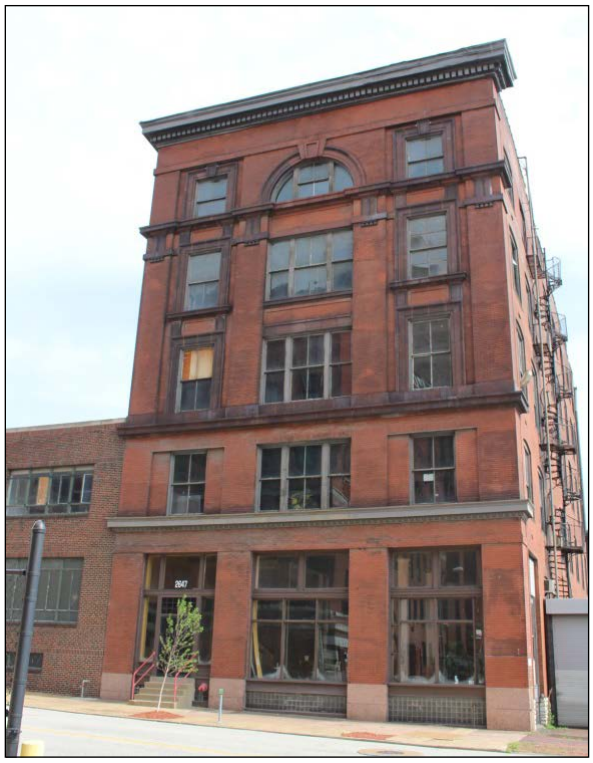
The 138th Infantry Missouri National Guard Armory is located in St. Louis (Ind. City), Missouri, and is eligible for listing in the National Register of Historic Places under Criterion C in the area of ARCHITECTURE. Completed in 1938, the massive Art Deco armory was one of the largest buildings constructed in St. Louis by the federal Public Works Administration (PWA) between 1933 and 1943, and an excellent example of the significant public works practices of Albert A. Osburg, Chief Architect, and William C.E. Becker, Chief Engineer for the Board of Public Service. The Armory embodies the patriotic goals of the PWA in encouraging cities to build in the Art Deco style, as well as the best traits of local designs in the style. The Armory also is noteworthy because St. Louis built few major works in the Art Deco style. Construction of the Armory was made possible by a $16.1 million bond issue that St. Louis voters passed in 1934 to create matching funds for PWA grants that funded construction of the Armory, four community centers serving African-American neighborhoods, the Homer G. Philips Hospital and other buildings. Osburg, who earlier had designed the Renaissance Revival Soulard Market (1928) and the Biddle Market (1931), chose to employ the Art Deco style preferred by the WPA as the “look” of federal relief on all new building projects funded by the 1934 bond issue. The Armory was the largest single building that Osburg designed in this effort. Becker, designer of the city’s Jewel Box conservatory (1935), assisted Osburg. The resulting building is testament to the collaborative strength of the Board of Public Service in meeting civic needs while advancing aesthetic modernism. The period of significance covers the period of the building’s construction, 1937 through 1938. The Armory retains excellent integrity and conveys its appearance from the period of significance to this day.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criteria C for architecture.

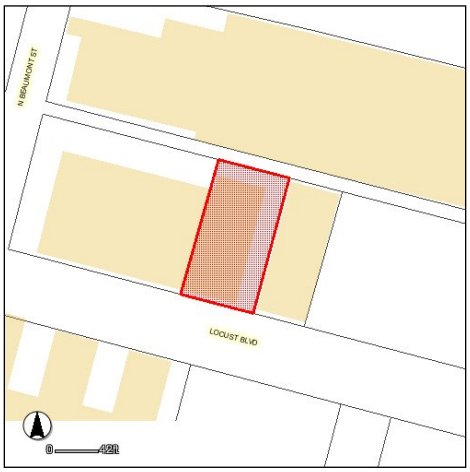
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: October 24, 2016
ADDRESS: 2647 Locust Street — Ward: 6
ITEM: Nomination to the National Register of the Washington University Dental Dept. Building
STAFF: Bob Bettis



2647 LOCUST STREET



PREPARER:
Karen Bode Baxter & Tim Maloney

OWNER:
Elliot's Neighbor LLC

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A.

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.

PROPERTY SUMMARY:

The Washington University Dental Department Building at 2647 Locust Street is eligible for local listing in the National Register of Historic Places (NRHP) under Criterion A for Education.

The Second Renaissance Revival style building, constructed as an investment property for Washington University in 1909, is a five story, red brick, three-part commercial building. Due to its height compared to the mostly one- and two-story buildings surrounding the site, it commanded a prominent place in the streetscape. It was the first commercial building to be constructed on Locust St., west of Jefferson, in what had been a prominent residential area.

The Washington University Dental Department Building, located at 2647-49 Locust Street, St. Louis, Missouri, was designed by the notable St. Louis architectural firm of Eames and Young and constructed in 19021 for Washington University on the eve of the 1904 World's Fair (Louisiana Purchase Exposition). It is eligible for the National Register of Historic Places under Criterion A: Education as the only extant building associated with the Washington University School of Dental Medicine, the sixth dental college founded in the United States (and the first west of the Mississippi), at a time when dentistry was just becoming a medical profession.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A in the area of Education.