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

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD

REGULAR MEETING
MONDAY – MARCH 28, 2016 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources

Approval of Minutes, February 22, 2016 Preservation Board Meeting
Approval of current Preservation Board Agenda.

SPECIAL ITEM: Page

A. Proposed Compatible New Construction Policy 1

PRELIMINARY REVIEWS	Jurisdiction:	Project	Page
B. 230 N KINGSHIGHWAY	Central West End HD	Exterior alterations to 27th story penthouse	2

APPEALS OF DENIALS	Jurisdiction:	Project	Page
C. 4571 OAKLAND AVENUE	Preservation Review District Forest Park Southeast NR	Demolish brick four-family building	9
D. 4616 PERSHING AVENUE	Central West End HD	Modify front steps and install knee walls	16
E. 2800 McNAIR AVENUE	Benton Park HD	Convert window to door on Public Facade	20
F. 4531 McPHERSON AVENUE	Central West End HD	Retain landscape walls installed without permit	24
G. 815 ANN AVENUE	Soulard HD	Exterior alterations	28

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

A.

Proposed Compatible New Construction Policy

This agenda item follows the Report on a Compatible New Construction Policy presented at the February 22, 2016 Preservation Board meeting.

The proposed policy is an expansion of the report, converting it into a policy. Additions to the report include a Use of the Policy section and Appendix I, which is a categorization of existing historic district standards regarding new construction and recommendation for applicability of the proposed policy.

The Draft Policy has been made available as a separate document.

RECOMMENDATION:

The Cultural Resources Office Director's recommendation is to hold a Public Hearing on the proposed policy at the April 25, 2016 Preservation Board meeting.

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

B.

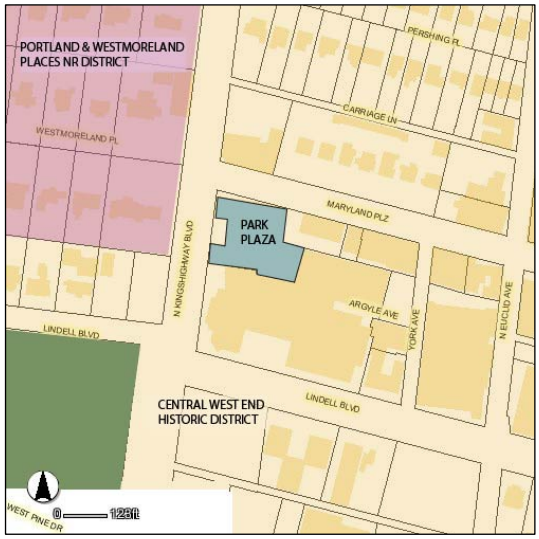
DATE:	March 28, 2016
ADDRESS:	230 N. Kingshighway Boulevard
ITEM:	Preliminary Review: Exterior alterations to 27th Floor Penthouse
JURISDICTION:	Central West End Certified Local Historic District — Ward 28
STAFF:	Jan Cameron, Cultural Resources Office

PARK PLAZA — 230 N. KINGSHIGHWAY

OWNER:
Dr. Mike Noble

APPLICANT:
Gary R. Tetley
Mainline Group Architecture, Inc.

RECOMMENDATION:
That the Preservation Board grant preliminary approval for the alterations to the north and south additions, and to dismantle and reinstall existing window bays, but recommends the Board withhold approval of the proposed alterations to windows on the east facade.



THE PROPOSAL:

The applicant proposes to renovate the penthouse of the Park Plaza at 230 N. Kingshighway, located in the Central West End Local Historic District. The 1929 Art Deco building was designed by Schopp & Bauman. Proposed exterior alterations include installation of large sliding glass doors and supplemental railings on two earlier terrace additions and the repair of existing window bays added to the west façade. These alterations date from c. 1960. The project also includes a proposal to alter four original openings on the north elevation in a manner similar to those of the west façade.

RELEVANT LEGISLATION:

Excerpt from Central West End Historic District Ordinance #69423:

I. Introduction
The primary objective of the Central West End Historic District is to maintain the distinctive character, quality of construction and individual architectural integrity of structures within the historic district. In pursuit of this objective, these standards embrace as their fundamental or underlying guiding principle the concept that original or historically significant materials and architectural features of the buildings within the historic district shall be maintained and repaired whenever possible rather than replaced. While there is neither one prevalent architectural style nor a dominant building material, there is a sense of scale, richness of detail and quality of construction that creates an overall image within this historic district. Historic architectural features and materials shall be retained. Where severe deterioration requires replacement, the new shall match the old in design, color, texture and other visual qualities. A Cultural Resources Office permit is required for any exterior change to a property even though that work may not require a Building Permit. No permit is need for the installation of art.

Each structure shall be recognized as a physical record of its time and place. Alterations that have acquired architectural significance over time shall be retained. Alterations and new construction which create a false sense of historical development, such as adding conjectural features or inappropriate decorative elements, shall not be undertaken. Further, new construction shall be differentiated from the old, but shall be compatible in size, scale, setback and proportion to existing, adjacent structures.

Partly complies. The project includes dismantling the six existing bay enclosures on the west façade that were added c. 1960. The deteriorated concrete sills will be repaired, the bays reglazed and then reassembled in the same configuration. To install the bays, the original window openings were altered in size and the projecting bases hollowed out to accommodate the bay structures. Therefore, it is not possible to return the openings to their original appearance.

III. RESIDENTIAL AND INSTITUTIONAL DESIGN STANDARDS
Alterations to Existing Structures:
Repairs and Rehabilitation to Historic Residential and Institutional Buildings
On historic residential and institutional buildings, original architectural elements and decorative details, windows, brackets, friezes, balconies, shutters, historic glass, etc., provide texture that is an important feature of the historic district. In an effort to retain this texture, substitution of historic materials is discouraged. Wherever possible, element should be repaired rather than replaced. The Cultural Resource Office should be contacted for professional advice. The addition or removal of

decorative elements, e.g., window pediments, bracketed hoods over doors, door surrounds, etc., normally is prohibited unless addition or replacement would return the building to its original design. Proposed exceptions shall be subject to review of design suitability and approval by the Cultural Resources Office staff….

Does not comply. The project proposes to remove four decorative windows on the east elevation and to construct in their place narrow projecting glazed bays in similar form and materials to the six projecting bays on the west facade that were added c. 1960.

B. Architectural Elements

Original or historically significant architectural features shall be maintained and repaired rather than replaced. Architectural elements on existing structures shall be maintained in their original size, proportion, detailing and material(s). No historic architectural detail or trim shall be obscured, covered or sheathed with material of any kind. It is understood, however, that historically correct awnings, storm sash or shutters may partially obscure some details when viewed from certain angles. (See paragraph B.5.)

Does not comply. Four windows of the east façade will be removed, the openings altered and projecting window bays installed which are similar in design to the enclosures added to the west facade.

1) Windows

The windows in historic buildings in the historic district include two broad categories that shall be considered in different ways:

a) Special Windows. These windows are character-defining features of historic buildings and are usually found on a street-facing façade. They may be quite large, muntins, or an unusual configuration of muntins: a fanlight window is an example. Special windows might have leaded glass, colored or "art glass," or curved glass. Due to the importance of these windows in the character of the historic building, and the difficulty in replicating these windows, they shall be preserved through in-kind repair and maintenance. Enhanced thermal efficiency shall be achieved with the use of caulking, glazing compound, weather-stripping and/or interior or exterior storm sash compatible in design and color with the existing fenestration. If Special Windows must be replaced, property owners shall obtain custom-made replicas in order to preserve the character of the windows….

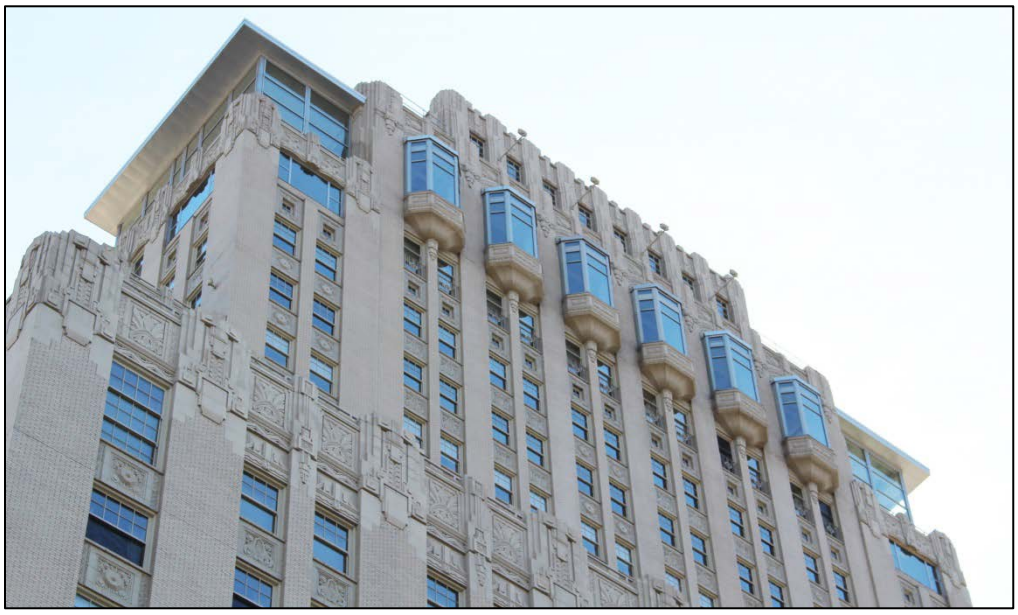
The large multi-light windows of the east elevation are considered to be Special Windows. While some sashes have been replaced, the openings retain their original configuration, including the decorative fanlights. On this façade (and the front as well) the decorative projections below the windows were not intended to be accessed as balconies and the original openings were glazed with paired multi-light doublehung windows.

PRELIMINARY FINDINGS AND CONCLUSION:

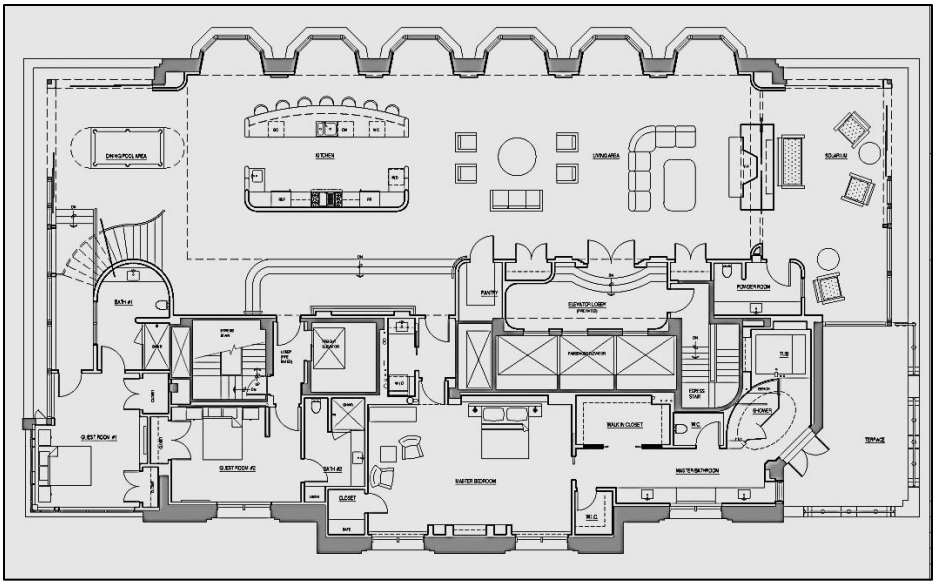
The Cultural Resources Office consideration of the criteria for rehabilitation in the Central West End Historic District Standards led to these preliminary findings:

- The Park Plaza is located in the Central West End Local Historic District.
- The penthouse occupies the entire 27th floor. About 1960, glass additions were constructed over the original northwest and southwest terraces, and six window bays on the west façade were altered and enclosed.
- The north and south additions are inconsistent with the Park Plaza's Art Deco design. Replacing the lower portions of the additions with a larger expanse of glass is acceptable, as the additions' visual mass and their effect upon the building will be reduced.
- Supplemental railings to be mounted behind the decorative parapets will have little visual effect upon the building.
- The original openings of the west façade have been greatly altered and cannot be returned to their original condition.
- The four large decorative windows of the east elevation are Special Windows and therefore removal of the sash and the enclosure of the center openings is in violation to the Standards.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the alterations proposed for the existing terrace additions and to the repair of the existing western window bays, but recommends the Board withhold approval for the alterations proposed for the Special Windows of the east façade, as that work is not in compliance with the Central West End Standards.



CURRENT WEST ELEVATION SHOWING NORTH AND SOUTH ADDITIONS AND PROJECTING ENCLOSURE BAYS



MAIN FLOOR PLAN SHOWING EXISTING BAY WINDOWS AND PROPOSED GLASS DOORS
THE TWO EAST WINDOWS TO BE ALTERED ARE CENTERED AT BOTTOM (PROPOSED ALTERATIONS NOT SHOWN)

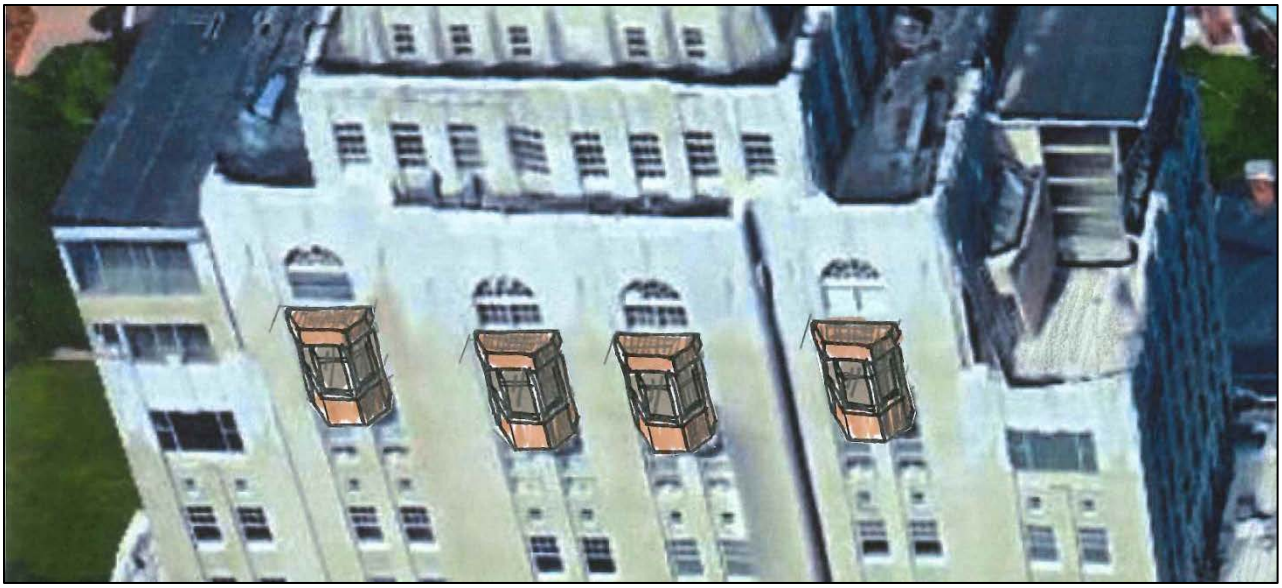
RENDERING WITH PROPOSED GLASS DOORS — NOTE A PORTION OF EXISTING BAY WINDOW IS SHOWN AT RIGHT)

WESTERN BAYS FROM INTERIOR

DRAWING OF ORIGINAL WEST FAÇADE PRIOR TO ALTERATIONS

DETAIL OF POSTCARD FROM 1969 SHOWING ALTERATIONS ALREADY IN PLACE

27th FLOOR DETAIL SHOWING SPECIAL WINDOWS



PROPOSED ALTERATIONS TO EAST WINDOWS

EAST FAÇADE AS SEEN FROM MARYLAND AVENUE

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

C.

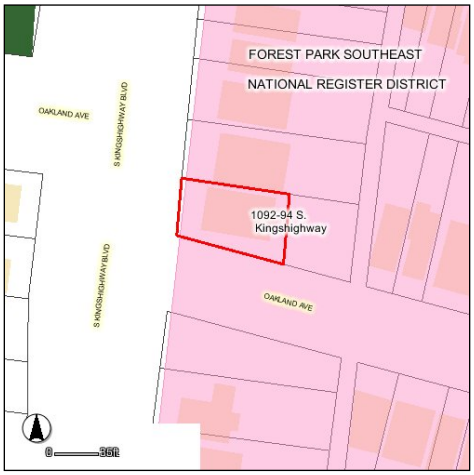
DATE: March 28, 2015
ADDRESSES: 1092-94 S. Kingshighway Boulevard
ITEM: Demolition of two residential buildings
JURISDICTION: Forest Park Southeast National Register Historic District, Preservation Review District — Ward 17
STAFF: Andrea L. Gagen, Cultural Resources Office

1092-94 S. KINGHIGHWAY BOULEVARD

OWNER:
Drury Development Corp.

APPELLANT:
Bellon Salvage & Rehabbing

RECOMMENDATION:
That the Preservation Board uphold the Director's denial of the demolition application for 1092-94 S. Kingshighway and recommend that appropriate steps be taken to stabilize and preserve the building.



THE PROPOSAL:

The owner of 1092-94 S. Kingshighway Boulevard located in the Forest Park Southeast National Register Historic District and a Preservation Review District, wishes to demolish a two-story brick residential building constructed c. 1902. The current owner has been in control of the property, vacant for the last two years, since 2014. The Cultural Resources Office denied a condemnation of the property in 2012, indicating that the property was sound and one that should be rehabilitated rather than demolished, and a demolition permit application for the property in 2013.

RELEVANT LEGISLATION:

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.

At the time the Forest Park Southeast Historic District was listed in the National Register of Historic Places in 2001, 1092-94 S. Kingshighway Boulevard was identified as a contributing property constructed circa 1902. It is an early 20th multi-family flats building with paired front entrances. It features a false mansard roof and a cornice lined with consoles above a wide frieze board. The front porch has been removed and the original Jefferson doors have been converted to windows. This multi-family building is similar to other buildings along the east side of S. Kingshighway Boulevard, and is representative of the dwellings erected in the working- and middle-class residential neighborhood and historic district.

The building is by definition in Ordinance #64689 a Merit Building as it is a contributing building in an existing National Register 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 has sustained some damage to the rear of the building, including a partial collapse towards the center of the elevation. An aerial from Google Maps also shows the roof in poor condition, with at least one section where the roofing material is missing. There are other small areas that show deterioration from lack of maintenance.

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

   Not applicable.

D. Neighborhood Effect and Reuse Potential.

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

   The blockfront on the east side of S. Kingshighway between Arco and Oakland Avenues is mainly intact, with six two-story, two- or four-flat buildings. The current level of repair and maintenance ranges from good to poor, and only one building on the blockfront appears to be occupied. The blocks to the north and south are occupied, but the blockfronts are less intact. The blockfront on the west side of S. Kingshighway lined with single-family residences is nearly intact south of Oakland Avenue to Berthold Avenue. This blockfront is well-maintained and is fully 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.

This property is similar in size to some other occupied properties in the immediate vicinity in the historic district, many of which are converted two-family residences. The availability of state and/or federal historic tax credits to repair the damage and complete other needed work suggests that the reuse potential is fair to good. Both residential and commercial properties in the Forest Park Southeast Historic District are being rehabilitated and the neighborhood is experiencing revitalization.

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.

   The applicant has stated that this property is in a condition that it is not economically feasible to rehabilitate it, but has not submitted any evidence or the cost of a rehabilitation project and expected return on investment. As noted above, historic tax credits would be available to such a project.

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.
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 presence of the flats building at 1092-94 S. Kingshighway is important to maintain the historic density and rhythm of residences on the east side of S. Kingshighway, as well as to hold the corner of S. Kingshighway and Oakland Avenue.

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.

   1092-94 S. Kingshighway stands at the corner of S. Kingshighway and Oakland Ave. The brick flats building anchors the south end of the block, on the east side of S. Kingshighway, and furthers the integrity, balance and density of the blockfront.

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:

   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.

Not applicable.

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.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 1092-94 S. Kingshighway Boulevard is a contributing resource to the Forest Park Southeast National Register Historic District and is located in a Preservation Review District; it is a Merit building under the definition of Ordinance #64689.
- There is no redevelopment plan adopted by Ordinance for this property.
- The building appears to be in sound condition although it exhibits damage at the roof and rear wall and other consequences of deferred maintenance and repair.
- The use of – or conversion of – the flats building to a two-family residence and the repair of damage is a project that could make use of state and/or federal historic tax credits and therefore the reuse potential of the property warrants exploration of rehabilitation.
- The applicant has not submitted evidence to use to assess economic hardship that would be incurred by a rehabilitation project.
- The location of the building on a blockfront with a high degree of integrity and a strong sense of historic urban design makes 1092-94 S. Kingshighway an important element at the south end of the east blockfront of S. Kingshighway between Arco and Oakland Avenues.
- The owner is not proposing subsequent new construction.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances; no unusual such circumstances are present and therefore the requirements for approval of the demolition of 1092-94 S. Kingshighway Boulevard are not met.

RECOMMENDATION:

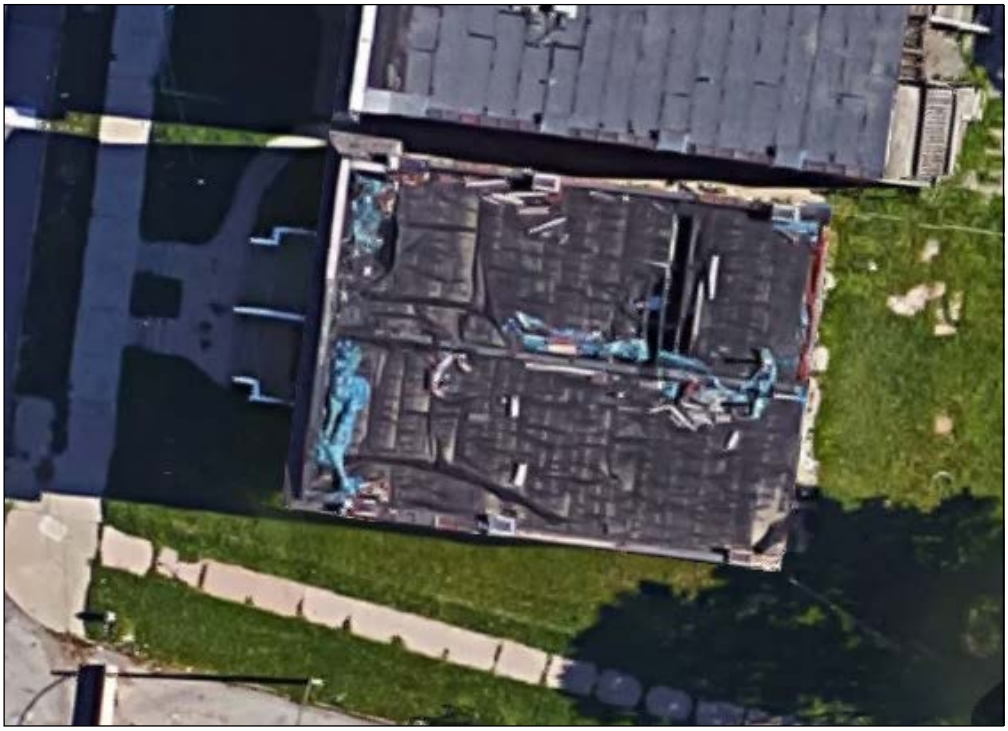
The Cultural Resources Office recommends that the Preservation uphold the Director's denial of the demolition application for 1092-94 S. Kingshighway Boulevard

REAR OF 1092-94 S. KINGSHIGHWAY SHOWING PARTIAL COLLAPSE

SOUTH ELEVATION OF 1092-92 S. KINGSHIGHWAY

NORTH SIDE OF 1092-94 S. KINGSHIGHWAY

CLOSE-UP OF REAR DAMAGE



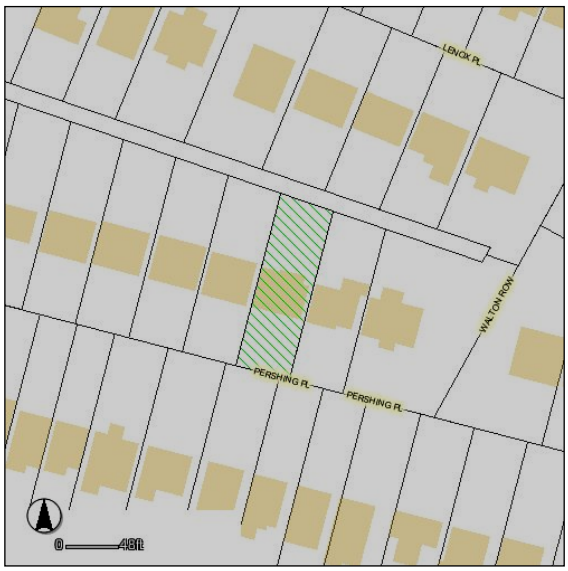
AERIAL VIEW OF ROOF AT 1092-94 S. KINGSHIGHWAY

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

D.

DATE:	March 28, 2016
ADDRESS:	4616 Pershing Place
ITEM:	Appeal of the Director's denial to move front stairs, construct knee walls and place pavers in the front yard
JURISDICTION:	Central West End Local Historic District — Ward 28
STAFF:	Bob Bettis, Preservation Planner, Cultural Resources Office

4615 PERSHING PLACE



OWNER/APPLICANT:
William Forsyth

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

THE CURRENT WORK:

After the Preservation Board denied the owner's application for the installation of a new retaining wall on this property, he applied for a building permit to reposition the front stairs from the their original position in the slope of the yard toward the street and construct decorative flanking knee walls in front of the building at 4615 Pershing Place. The application also calls for covering 124 square feet of the front yard with landscaping pavers. The Standards do not support the work applied for and so was denied. The owner has appealed the denial.

RELEVANT LEGISLATION:

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

I. Introduction

Each structure shall be recognized as a physical record of its time and place. Alterations that have acquired architectural significance over time shall be retained. Alterations and new construction which create a false sense of historical development, such as adding conjectural features or inappropriate decorative elements, shall not be undertaken. Further, new construction shall be differentiated from the old, but shall be compatible in size, scale, setback and proportion to existing, adjacent structures.

Does not comply. The repositioning of the steps would be an alteration of a feature that appears to be in the most logical location to accommodate the grade change in the on-premises sidewalk, and therefore historic. Maintaining the steps in their current location avoids the alteration of a character-defining feature of the historic front yard landscape.

The moving of the front steps and the construction of the two decorative knee walls introduces conjectural features onto the site. Adding conjectural features is discouraged as to not introduce elements that might appear to be historic, but were not original to the site, into the public portion of a property. The proposed knee walls, which have design elements drawn from the building, would be sited adjacent to the public sidewalk and will be highly visible.

C. Paving and Ground Cover Materials

Where there is a predominant use of a particular ground cover or paving material, any new or added material should be compatible with the existing streetscape. Crushed rock is not acceptable for paving or as a replacement material for lawns or vegetative ground cover. Asphalt is not an acceptable material for walkways or for driveways when visible from the sidewalk or street. Brick paving, when used, should be installed with a compacted or constructed base and with materials and techniques that will provide a stable, firm and slip-resistant surface suitable as an accessible route.

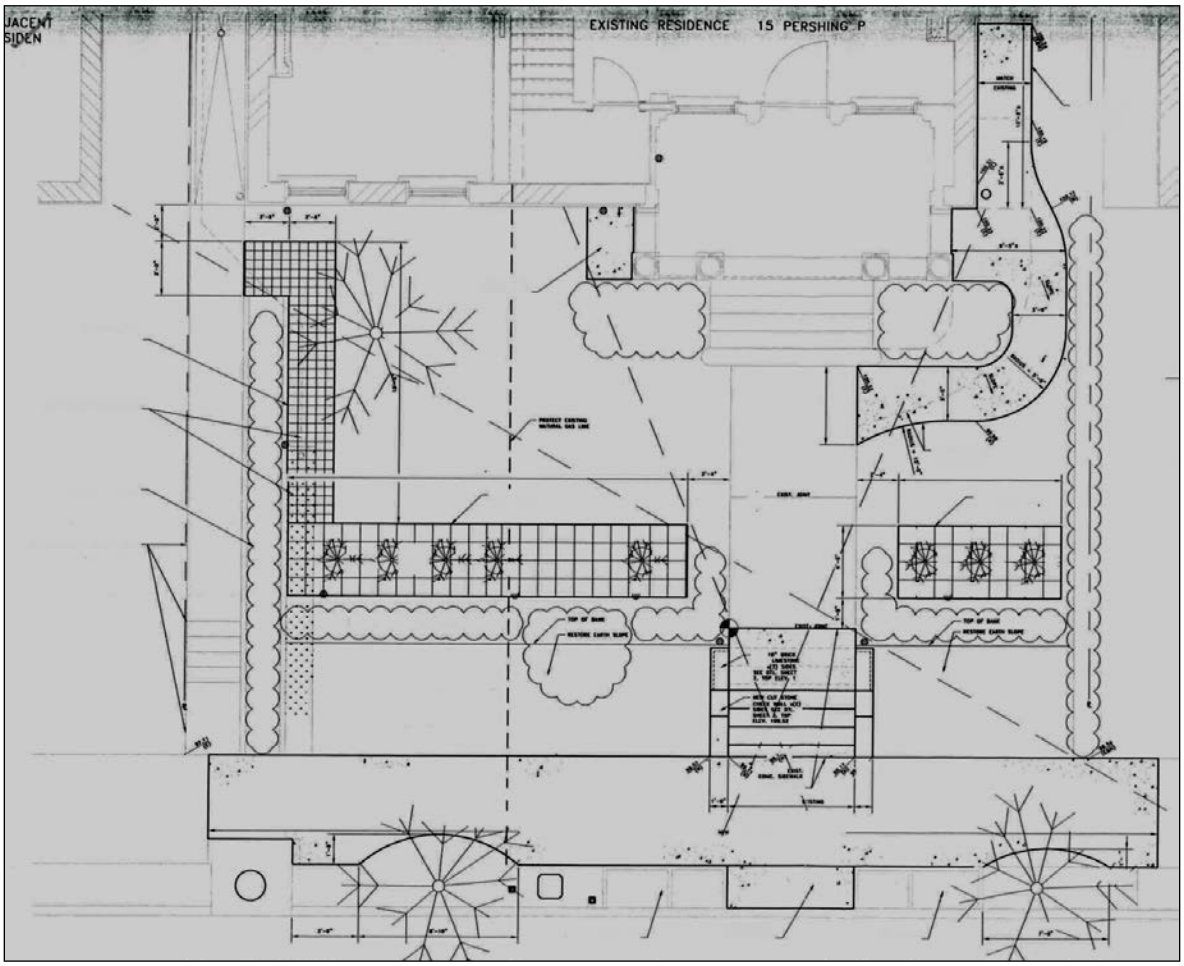
Does not comply. The majority of the houses on the block do not have the front yards covered in part by pavers but are lawns or covered in other forms of plantings. The extent to which this paving would be visible from the street, once the landscaping plan in completed, is undetermined. But the introduction of extensive paving is not a predominant use.

PRELIMINARY FINDINGS AND CONCLUSION:

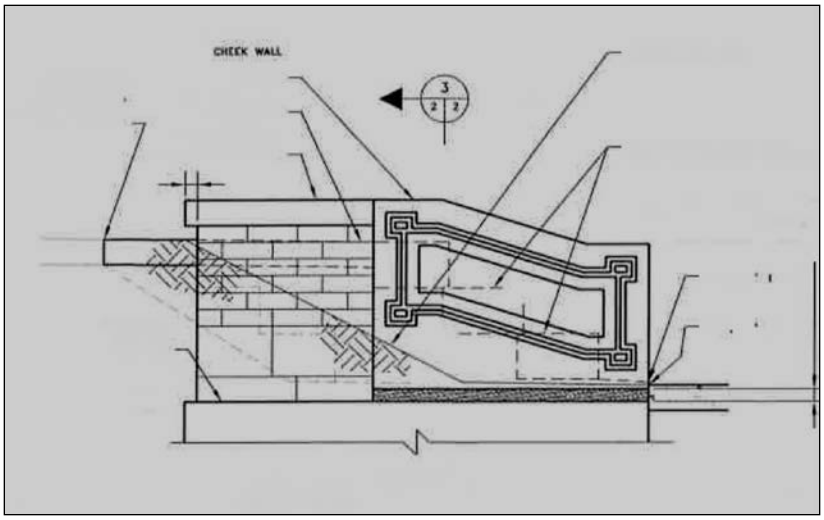
The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4615 Pershing Place is located in the Central West End Local Historic District.
- The standards do not allow for the alteration of historic features and the installation of new conjectural features like the decorative knee walls.
- The front steps are proposed to be moved forward from their original location in the historic slope in the yard to accommodate the new decorative knee walls.
- The standards state that, when there is a predominant ground cover, proposed new material should be compatible. The introduction of two types of pavers in addition to concrete walks, which would be over 124 square feet of the front yard does not meet the Standards.

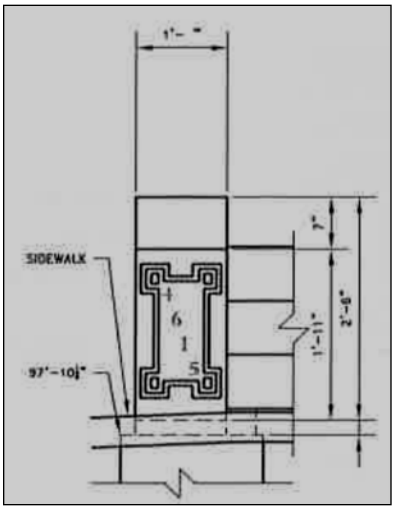
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Central West End Local Historic District standards.



PROPOSED WALL SITE PLAN



SIDE ELEVATION



KNEE WALL DETAIL

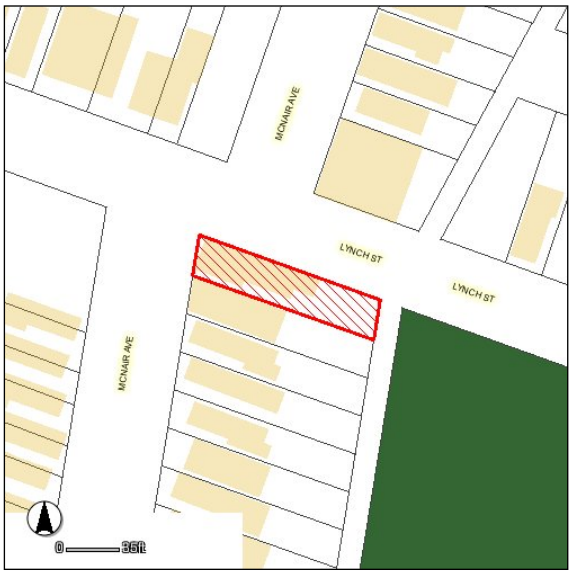
SITE PRIOR TO ALTERATION OF FRONT SLOPE

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

E.

DATE:	March 28, 2016
ADDRESS:	2800 McNair Avenue
ITEM:	Appeal of Director's to replace window with door on a Public Facade
JURISDICTION:	Benton Park Local Historic District — Ward 9
STAFF:	Andrea Gagen, Preservation Planner, Cultural Resources Office

2800 MCNAIR AVENUE



OWNER/APPLICANT:
Gary and Diane Lindsay

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as installation of the door does not comply with the Benton Park Historic District Standards, unless there is a significant reason for creating the new entrance that justifies the proposed change.

THE CURRENT WORK:

The owner has applied for a building permit application to replace a window with a door on the Lynch Street side of the building at 2800 McNair Avenue. The Lynch Street elevation is a Public Facade. As replacing a window with a door on a Public Façade is not allowed under the historic district standards, the permit application was denied. The owner has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District:

ARTICLE 2: EXISTING BUILDINGS

6. New Window Openings are Prohibited in a Public Facade except as required by City Health and Safety Codes.
    1. No new window openings shall be created in a Public Facade.
    2. No existing window opening in a Public Facade shall be altered in length or width.
       Does not comply. The existing window opening would be lengthened.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Benton Park District standards and the specific criteria for architectural details led to these preliminary findings.

- 2800 McNair is located in the Benton Park Local Historic District.
- The Lynch Street elevation of the building is a Public Facade.
- The proposed replacement of a window with a door and transom, does not meet the historic district standards as it would lengthen the window opening.
- Nevertheless, the design of the new entrance is appropriate for the building and may be justified as a site-specific means to afford separate access to a part of the property.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to replace the window with a door as it does not comply with the Benton Park Local Historic District standards, unless it finds a site-specific justification for the new entrance.

CURRENT LYNCH STREET ELEVATION

PROPOSED LYNCH STREET ELEVATION

WINDOW PROPOSED FOR CHANGE TO DOOR

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

F.

DATE:	March 28, 2016
ADDRESS:	4531 McPherson Avenue
ITEM:	Appeal of the Director's denial to retain retaining walls constructed without a permit
JURISDICTION:	Central West End Local Historic District — Ward 28
STAFF:	Andrea Gagen, Preservation Planner, Cultural Resources Office

4531 MCPHERSON AVENUE

OWNER/APPLICANT:
Kennedy Veal LLC

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the retaining walls do not comply with the Central West End Historic District Standards.

THE CURRENT WORK:

The applicant has applied for a building permit to retain two concrete block retaining walls in front of the building at 4531 McPherson Avenue; construction was completed without a permit. The application was denied as the retaining walls do not meet the Central West End historic district standards. The owner has appealed the denial.

RELEVANT LEGISLATION:

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

B. Landscaping

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

Does not comply. The original terrace has been altered and a new concrete block retaining wall has been installed. Both the new retaining walls and the material are prohibited under the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 4531 McPherson Avenue is located in the Central West End Local Historic District.
- The walls were installed without a permit.
- The slope of the front terrace has been altered.
- The walls are highly visible and constructed of decorative concrete block, which is not an acceptable material under the historic district standards.

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

INSTALLED WALL

LOOKING WEST FROM SITE

LOOKING EAST FROM SITE

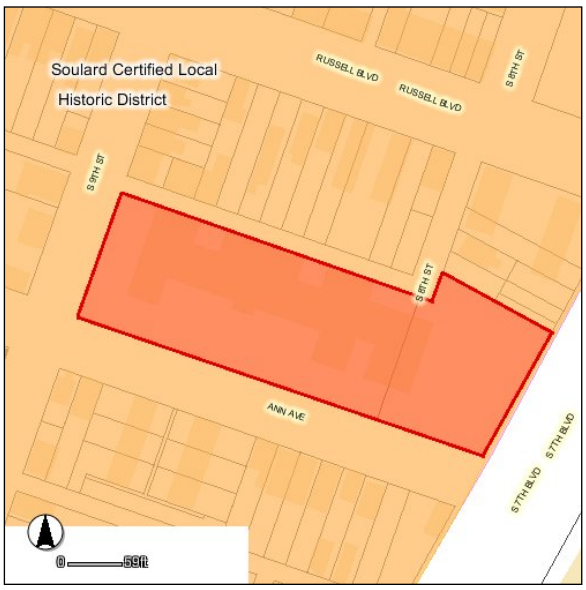
SITE FROM MARCH 2015 PRIOR TO WALL INSTALLATION

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

G.

DATE:	March 28, 2016
ADDRESS:	815 Ann Avenue
ITEM:	Appeal of the Director's Denial of exterior alterations
JURISDICTION:	Soulard Certified Local Historic District — Ward 7
STAFF:	Andrea Gagen, Preservation Planner, Cultural Resources Office

815 ANN AVENUE



OWNER/APPLICANT:
815 Ann LLC/Brian Minges

RECOMMENDATION:
That the Preservation Board consider some elements of the project to be justified by the building type and location; and that other elements that have more impact upon the property be denied and brought into compliance with the Standards.

THE CURRENT WORK:

The applicant applied for a permit for interior and exterior alterations to convert a school to a multifamily building. The application calls for the installation of a garage door entrance on the front of the gym addition, facing Ann Avenue. The permit also calls for the bricking in of an opening at the entrance stair wall, installation of a 6-foot wrought iron fence in front of the building line and the removal of a large chimney at the rear of the building. Sufficient details for proposed lighting and replacement windows have not been provided. The permit was denied as the proposed changes do not meet the Soulard Historic District standards. The owner has appealed the denial. The item was deferred by the Preservation Board in February, as there was no one present at the meeting to represent the owner/applicant.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Soulard Historic District:

201.9 Roofing Accessories

Chimneys:

Existing chimneys shall be retained.

Chimneys not in use may be capped, but in no case is a chimney to be altered in dimension, including height.

Reconstructed chimneys shall duplicate the original or be based upon a Model Example.

Does not comply. The large rear chimney that is visible from 7th Street has been removed down to roof level and capped. Work was done without an approved permit.

203.1 Windows at Public Facades

Windows in Public Facades shall be one of the following:

The existing window repaired and retained.

A replacement window which duplicates the original and meets the following requirements;

Replacement windows or sashes shall be made of wood or finished aluminum.

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

The number of lights, their arrangement and proportion shall match the original or be based on a Model Example.

The method of opening shall be the same as the original with the following except double-hung windows may be changed to single-hung.

Reconstructed windows and sashes in a Public Facade shall be based on the following;

An adjacent existing window in the same facade which is original; or

If all windows on a facade are being replaced then they shall be based on a Model Example or the window detailed in Figure S.

Glass Types at a Public Facade

Glass in historic windows on a Public Facade shall be one of the following:

Clear glass or other original glazing;

Glass based on a Model Example; or

Insulated glass with its exterior face set 3/8" back from the exterior face of the sash.

The following glass types are prohibited in Public Facades:

Tinted glass;

Reflective glass;

Glass block; and

Plastic (plexiglass) except Lexan or an equivalent.

Abandoned Windows in a Public Facade

Windows which are to be abandoned on the interior shall be infilled by closing them with wooden shutters set 1-2" back from the face of the wall with the window opening left intact including the frame, sash, sub-sill and lintel.

Does not comply. The window elevations provided seem to be appropriate; however, no section drawings with installation details have been provided. Due to this lack of information, the windows cannot be evaluated for compliance with the Standards.

In addition the grate-covered opening at the front of the entrance stair wall was closed with a masonry closure, not shutters as required by the standards. This work was also done without an approved permit.

204.4 Vehicular Doors

Comment: There are a number of historic vehicular entrances within the Soulard Historic District Today, these entrances may still retain their original use or may have been converted to other uses.

The structural opening of an original vehicular door may be changed to accommodate entry of an automobile.

Vehicular Doors

Vehicular doors shall be of one of the following types;

The original door or a duplicate of the original door;

A door based on a Model Example;

A door constructed of car siding (tongue & groove; 2 3/4" x 5/8"); or

Flush or raised panel doors constructed of steel, wood or aluminum. Steel or aluminum doors must be painted. Wood may be stained or painted.

Does not comply. The Standards do not provide for the installation of new vehicular doors on Public Facades, only the alteration or replacement of original openings.

Although the gymnasium does not have openings on this elevation, it is designed to have three horizontal sections with brick color and patterning that break up the expanse of the wall. The new vehicular door is proposed to be centered on the front façade of the gymnasium, cutting through the stone band that serves to delineate the horizontal divisions of the façade.

Furthermore, the design of the new opening and its door are not comparable with the quality of the design and level of finish of the gymnasium, making it appear to be an ad-hoc change to the building. This is a component that could be considerably improved with some trim on the opening and a careful selection of the garage door.

207.5 Exterior Lighting

Comment: Light fixtures should be used to accent and highlight historic structures and to provide safety and security. Exterior lighting fixtures are generally not an original element of historic buildings and thus should be as simple and unobtrusive as possible.

Exterior lighting shall not detract from any significant architectural features of a building.

Landscape lighting shall not detract from any architecturally significant features of a building.

Details of the proposed lighting plan have been received and appear to comply with the historic district standards.

403.2 High Fences

High fences are fences taller than 48", but less than 72" in height when measured from the ground.

Comment: Fences higher than 72" are prohibited by City Building Codes.

High fences are restricted to the following locations:

At or behind the building line of a Public Facade.

Private or Semi-Public Facades

High fences shall be one of the following types:

Boards placed vertically (See Figure W), if the structure of the fence will not be visible from the Public Facade.

Lattice of one consistent design, either placed at a 45 or 90 degree angle (See Figure W). The lattice shall be completely within a frame constructed of posts and rails.

Wrought or cast iron.

Stone or brick pillars in combination with one of the above when based on a Model Example.

A reconstructed fence based on a Model Example.

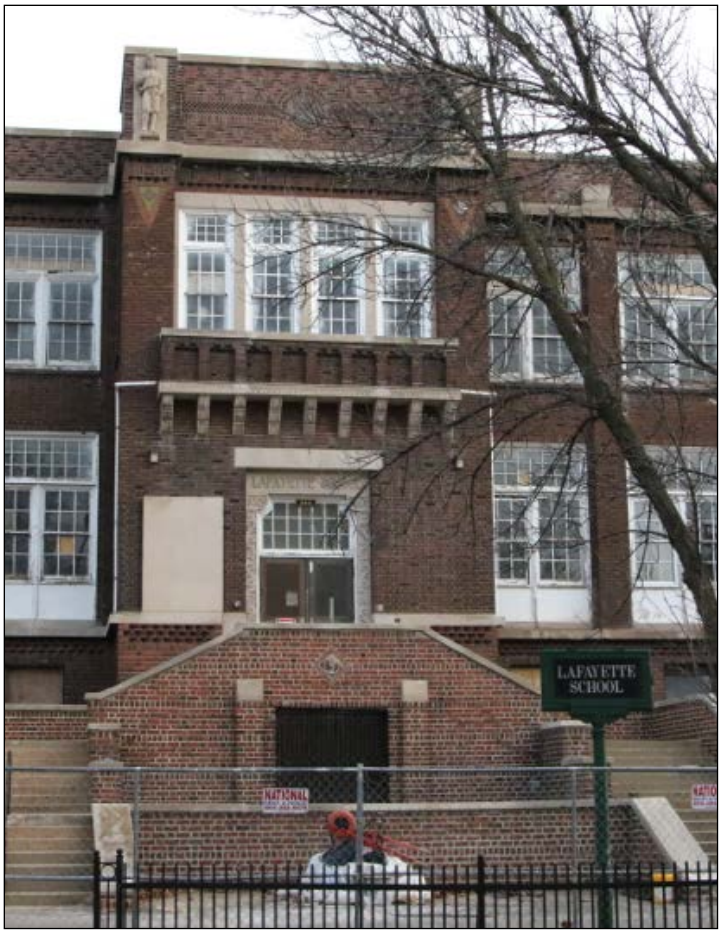
Does not comply. A 6-foot aluminum fence would be installed at the sidewalk line on Ann from the east edge of the main school building to the 7th Street sidewalk, and along the sidewalk on 7th Street. Currently there is a 6-foot chain link fence along 7th Street, but the fencing along Ann in front of the main part of the school is a low fence that meets the standards. The portion of the tall fence in front of the narrow connector and gym would not meet this standard. Nevertheless, much of the taller fence would be enclosing a parking area, and such enclosure has become an acceptable means to provide security.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Soulard Historic District standards and the specific criteria for signs led to these preliminary findings.

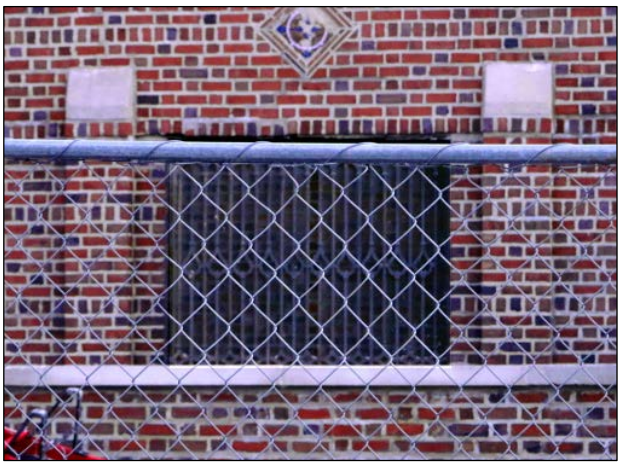
- 815 Ann Avenue is located in the Soulard Local Historic District.
- The owner proposes several exterior changes to the building that do not comply with the Soulard Historic District standards that would have a cumulative effect on the integrity of this school property and some of which seem to be preferences rather than functionally driven.
- The vehicular door installation on the Ann Avenue façade of the gymnasium addition would be a substantial alteration to character of the building. In addition, the design for the new opening is not in keeping with the design and level of finish of the gymnasium, and is a component that could be considerably improved.
- The change made to the stair wall opening is quite visible from the street and a solution meeting the standards would be an easily made change.
- A substantial, tall chimney is a standard feature on a school building and its absence is a noticeable change. If this loss is to be accepted as this work has already been completed without a permit, other proposed changes should be limited and more easily reversed changes should be made to be compliant with the district standards.
- The use of tall fencing in front of buildings is not allowed by the standards but may be appropriate to enclose a parking area.
- A lack of details in regard to the proposed windows makes it impossible to evaluate them for compliance with the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board consider some elements of the project, such as the proposed fence and chimney removal, to be justified by the building type and location; and that other elements that have more impact upon the property, such as the main windows, front masonry closure and garage door design, be denied; and that the Cultural Resources Office review and approve changes to bring these elements into compliance with the Standards.



FRONT OF SCHOOL, INCLUDING STAIR WALL OPENING INFILL

CHIMNEY (BEFORE DEMOLITION) AS VIEWED FROM 7TH ST.



DETAIL OF INFILL AT STAIRS

CURRENT VIEW – ANN AVE. GYMNASIUM FACADE WITH PROPOSED DOOR OPENING