



File No. PDA-091-17-HDL

To: City of St. Louis Planning Commission

From: Don Roe, Executive Director

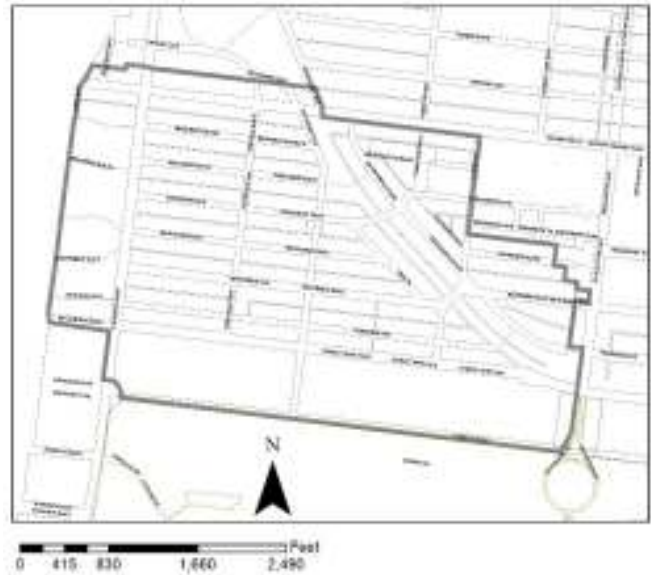
Subject: Submittal of Revised Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Standards for Recommendation

Date: February 7, 2018

Summary

This resolution submits revised Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Standards for approval by the Planning Commission. The existing standards were approved per Ordinance 57688 in September of 1978. A committee of the Skinker-DeBaliviere Community Council has worked on revised standards.

The revised standards were reviewed and approved at the November 2017 Preservation Board Meeting. The Cultural Resources Office has made the changes and other edits to the revised standards. The Revised Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Standards is attached (see Exhibit B).



After the Preservation Board “*recommend to the Planning Commission and Board of Aldermen revisions of the Historic District standards including in the ordinance for the regulation of construction and alteration of Exterior Architectural Features within the particular Historic District, such revised standards shall not become effective until and unless approved by the Planning Commission and by ordinance.*” “*Such recommended revisions shall take into account changes in circumstances or conditions of or affecting the Historic District, the intent of this ordinance, and the significant features and characteristics of the district that were the basis of the original Historic District designation.*”

Recommended Action

That the Planning Commission **approve** the Revised Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Standards attached as Exhibit B.

1.0 Background

Historic Districts:

The designated historic districts within the City are of two types; 17 Local Historic Districts, and 50+ National Register Historic Districts. Many of the older National Register Districts are relatively small, while more recent National Register Districts are quite large (up to 6,000 properties). The Local Historic Districts are large because they tend to be entire neighborhoods. Regardless of the type of designation these are areas of the City with an individual character, generally a distinct appeal and historic context. The City makes a recommendation concerning whether the area meets the qualifications to be a National Historic District.

Local Historic Districts such as the Skinker-DeBaliviere-Catlin Tract-Parkview Historic District are created by Ordinance at the request of the Alderman and/or property owners in the district. The process for designating local districts requires a petition be filed by the staff of the St. Louis Preservation Board, the Alderman of the ward containing the proposed district, or by property owners of at least 10% of the area in the proposed district. The Skinker-DeBaliviere-Catlin Tract-Parkview District became a Local Historic District in 1978.

In local historic districts, changes to the exterior of a building must be reviewed for compliance with the district's design standards, usually by staff of the Cultural Resources Office (CRO). For some projects, review by the Preservation Board may be required. Each local historic district ordinance has a specific set of rehabilitation and design standards that were developed by neighborhood residents. The existing standards for the Skinker-DeBaliviere-Catlin Tract-Parkview are the original ones approved by Ordinance 57688 in 1978.

Revision of Local Historic District Standards:

The Skinker-DeBaliviere Community Council committee has worked with, Betsy Bradley, former Director of the Cultural Resources Office and Dan Krasnoff, current Director of the Cultural Resources Office to revise and update the Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Standards which have been in place since 1973. The expanded standards are more explanatory and specific than the original set.

The revised standards were reviewed at the November 2018 Preservation Board meeting where the Board directed Cultural Resources Office Director Krasnoff to prepare a report that recommends to the Planning Commission and the Board of Aldermen. By order of the Chairman of the Preservation Board, CRO Director Dan Krasnoff has transmitted the Standards approved by the Preservation Board to the Planning Commission. (see Exhibit B).

The revised standards will govern new construction within the Skinker-DeBaliviere-Catlin Tract-Parkview Historic District while supplementing the Building Code in regulating the construction, maintenance and repair of buildings and their surroundings within the District. The Skinker-DeBaliviere-Catlin Tract-Parkview Historic District has a specific form of historic development due to its character, size and quantity of relatively unaltered historical buildings. Through establishment and

enforcement of controls over architectural characteristics of the District, property owners are ensured of the on-going historical value of the neighborhood will be safeguarded.

Understanding Key Changes in the Revised Standards

CRO Director Dan Krasnoff in the attached “Introduction and Summary, Revised Standards for the Skinker-DeBaliviere-Catlin Tract-Parkview Historic District” provides details on what is changed in the expanded and more detailed standards (see Exhibit A).

Some key changes are:

- Window standards are included;
- There are clear requirements for the maintenance and construction of publically visible porches;
- A Statement of Intent provides a framework for understanding the guiding principles of the Standards;
- Visibility definitions create the opportunity for stricter standards on publically visible facades, as opposed to those not seen from streets;
- Maintenance activity that does not require a permit is clarified;
- New Construction standards provide a balance between building compatibility and contemporary design;
- There are detailed standards for demolition

2.0 Comments

In the Skinker-DeBaliviere-Catlin Tract-Parkview Historic Districts, documents such as the revised Historic District Standards can be reviewed by PDA Planning Staff as changes in standards that reference the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan.

The Strategic Land Use Plan (SLUP) within the boundaries of the Skinker-DeBaliviere-Catlin Tract-Parkview Historic District is predominately Neighborhood Preservation Area (NPA). The south side of Delmar Boulevard between the City Line and Hamilton is Specialty Mixed Use Area (SMUA), while the south side of Delmar, from Hamilton to DeBaliviere is Neighborhood Commercial Area (NCA) and Institutional Preservation and Development (IPDA). The west side of DeBaliviere Avenue is Neighborhood Commercial Area (NCA), Specialty Mixed Use Area (SMUA) and Recreational/Open Space Preservation and Development Area (ROSPDA). Within the core of the District are a few parcels designated as Institutional Preservation and Development (IPDA) that are either religious institutions or schools.

2.1 Public Input

The Preservation Board received no comments from the public in its review of the Standards at its meeting in November 2017. A committee of the Board of Aldermen will conduct a public hearing as part of the Board of Aldermen legislative process.

2.3 Requested Action

City of St. Louis Ordinance # 64689 requires “Not less frequently than every five years after enactment of an Historic District designation ordinance, the Preservation Board shall review and, if appropriate, recommend to the Planning Commission and Board of Aldermen revisions of the Historic District standards including in the ordinance for the regulation of construction and alteration of Exterior Architectural Features within the particular Historic District, such revised standards shall not become effective until and unless approved by the Planning Commission and by ordinance.” “Such recommended revisions shall take into account changes in circumstances or conditions of or affecting the Historic District, the intent of this ordinance, and the significant features and characteristics of the district that were the basis of the original Historic District designation.”

Requested Recommendation - Resolution

That the Planning Commission **approve** the Revised Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Standards attached as Exhibit C.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Revised Central West End Historic District Standards submitted by Dan Krasnoff attached as Exhibit B is approved.
2. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby authorized and directed to notify the Preservation Board of this recommendation and of the resolution herein.