



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY OCTOBER 24, 2011
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

PRELIMINARY REVIEWS **PG.**

A. 1811 PESTALOZZI	BENTON PARK HISTORIC DISTRICT	1
B. 3015 SALENA STREET	BENTON PARK HISTORIC DISTRICT	5

APPEALS OF STAFF DENIALS

C. 3928-30 CASTLEMAN	SHAW HISTORIC DISTRICT	11
D. 2844 LEMP AVENUE	BENTON PARK HISTORIC DISTRICT	15
E. 1217 MISSOURI AVENUE	LAFAYETTE SQUARE HISTORIC DISTRICT	20
F. 308 N. EUCLID AVENUE	CENTRAL WEST END HISTORIC DISTRICT	25
G. 1040 LAMI STREET	SOULARD HISTORIC DISTRICT	30

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

H. Addition to the National Register of Historic Places Multiple Property Documentation Form, The Ville.	35
I. Cote Brillante Avenue in The Ville Historic District	37
J. Marshall School in The Ville Historic District	40
K. St. Ferdinand Avenue in The Ville Historic District	41
L. Penrose Park Historic District	43
M. Shaw Garden Historic District	46



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

A.

DATE: October 24, 2011
STAFF: Bob Bettis, Cultural Resources Office
SUBJECT: Preliminary Review to install sliding windows on storefront
ADDRESS: 1811 Pestalozzi
JURISDICTION: Benton Park Local Historic District — Ward 9

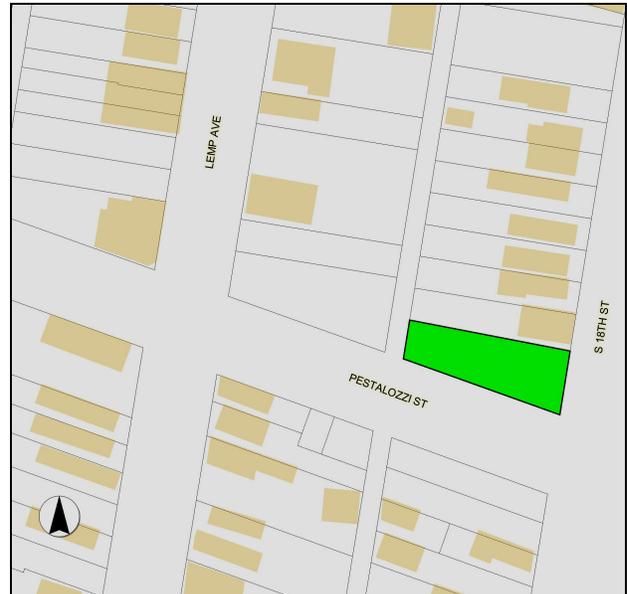


1811 PESTALOZZI

OWNER/APPLICANT:
 Frazer's

Architect:
 Killeen Studios Architects/Mike Killeen

RECOMMENDATION:
 That the Preservation Board withhold preliminary approval as the proposed slider windows do not meet the Benton Park Historic District Standards.

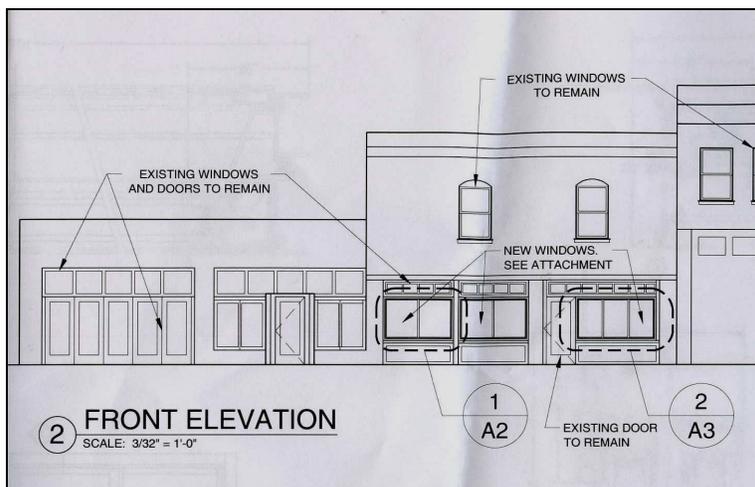


BACKGROUND:

In September, the owner attempted to apply for over-the-counter approval to install three sets of slider windows in three storefronts facing Pestalozzi. The Cultural Resources Office could not approve the permit application as the installation of slider windows in place of the storefront windows does not meet the Benton Park historic district standards. Consequently, the owner requested a Preliminary Review in order to request a variance from the Preservation Board. The owner has already purchased the windows.



EXISTING STOREFRONT



PROPOSED ELEVATION

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

208.1 Reconstructed Storefront

Reconstructed storefronts shall meet the following:

1. The glazing shall be insulating glass.
Comment: This material is required by City Building Codes.
2. All exposed materials shall be painted, including wood and metal.
3. Be based on a Model Example consistent with the building's original character.

Does Not Comply: The proposed slider windows are not based on a Model Example and are not consistent with the building's original character.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project as it has not been presented to them.



STOREFRONT DETAIL

COMMENTS:

The existing storefront windows of the building have large single-pane windows above the bulkhead, as is typical of a traditional storefront. The owner wishes to have the windows operable to extend the fresh air of the outdoor eating area into the interior.

The proposed window change would alter the appearance of the storefronts by introducing sliding windows whose members would not be of the same dimensions as the existing storefront, and would add additional vertical stiles that do not duplicate the

dimension or profile of historic storefront mullions; but most significantly, the individual panes of the windows would be at different planes, completely altering the character of a shop window.



STOREFRONT

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board withhold preliminary approval as the proposed work does not meet the Benton Park Historic District Standards.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277
Fax:	314-622-3413
E-Mail:	bettisb@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**

Cultural Resources Department

B.

DATE: October 24, 2011
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: New Application: Erect 2 wall signs and 1 projecting sign on two-story converted warehouse office building
ADDRESS: 3015 Salena Street
JURISDICTION: Benton Park Historic District — Ward 9



3015 SALENA STREET

Owner:
 Killeen and Killeen Development LLC

Applicant:
 Killeen Studio Architects/Mike
 Killeen

Staff Recommendation:
 That preliminary approval be granted to the general location and design of the signs but that the large individual letters be greatly reduced in size and spacing to conform to the requirements of the Benton Park Historic District Standards.



BACKGROUND:

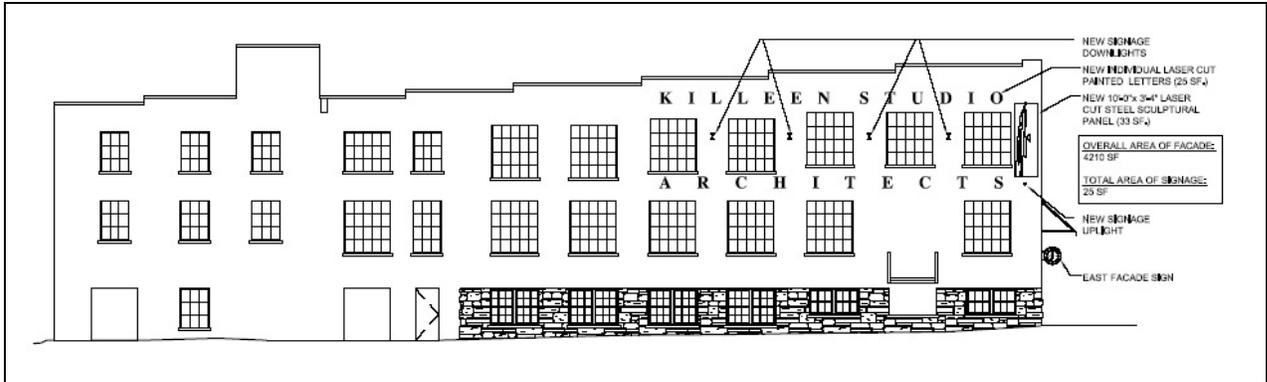
Several months ago, the Cultural Resources Office received a preliminary application for a large sign of individual, non-illuminated letters to be installed on the secondary wall of this historic warehouse building converted to office use. A small projecting sign was also proposed for the entry. As the unusually large size of the wall sign and the fact that it did not face a public street required variances from the Board of Adjustment, the staff recommended that the applicant seek the variances prior to requesting review of the signs by the Preservation Board. On October 13, 2011, the staff received a formal application from the Building Division for both signs. The project was therefore scheduled for the next Preservation Board meeting.



EXISTING BUILDING



PROPOSED SIGN (AND DECORATIVE METAL PANEL)



SOUTH ELEVATION

RELEVANT LEGISLATION:

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

207.7 Signs

Comment: These Standards do not require existing signs which are well maintained to be replaced or removed.

Benton Park Historic District Standards

Commercial signs are defined as signs which advertise, direct or attract attention to a commercial use or which serve a commercial purpose. Hand painted signs should be based on historical model.

1. Permanent Commercial Signs

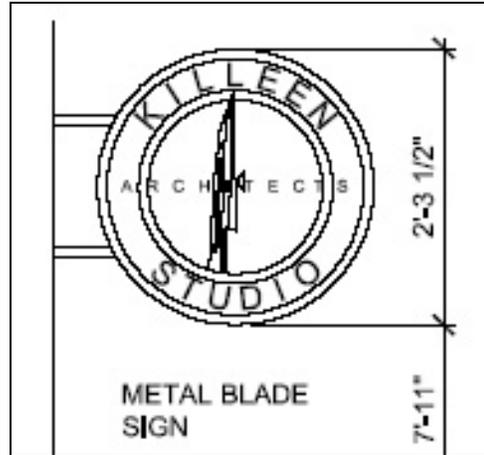
1. *Commercial signs at structures serving a residential purpose at the time of adoption of these Standards are prohibited unless a conditional use permit is obtained. If such a permit is obtained, the sign shall not be more than 2 square feet in size.*

Not Applicable.

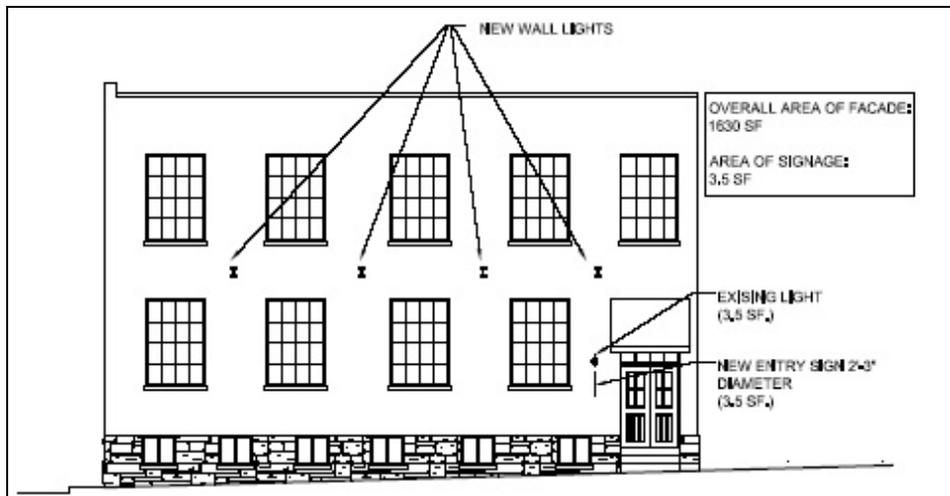
2. *Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards shall not exceed 40 square feet on each public facade, whichever is smaller. Each side of a protruding sign counts toward the 40 square feet so they may not be more than 20 square feet or 5 percent of the surface area, whichever is smaller.*

Does not comply. The square footage of wall signs made of individual letters has generally been computed by drawing a box around the letters. Because the two lines of letters are separated by the second story windows, the Zoning Division has determined that they are to be considered as two separate signs, with a rectangle drawn around each line of letters. Both the “Killeen Studios” and “Architects” signs have 1’-6” letters and a total length of 44’-6”. Using Zoning’s calculation, each sign has a total square footage of 66.75 and the total for both signs is 133.5 square feet.

The small projecting sign will be mounted on the front (east) façade; its south face will add less than 5 square feet to the total; and although facing the same direction, it will not be viewed in the same plane as the larger sign. Therefore, the staff agrees that this sign can be considered to comply with the Benton Park standards.



PROPOSED PROJECTING SIGN AT FRONT ENTRY



3. *Signs must be compatible with existing architectural details.*
Complies. The sign does not obscure any architectural details.
4. *Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.*
Complies.
5. *Signs may not be placed in the following locations:*
 1. *On a mansard;*
 2. *On a parapet;*
 3. *On a rooftop;*
 4. *On the slope of an awning;*

5. *In a location which obscures significant architectural details such as cornices, windows, sills or doors;*
6. *On a pole; or*
7. *On any side separate from the building.*
8. *Signs may only be lit by fixed steady front lighting. Back lighting is prohibited.*
9. *Signs must be fixed and silent.*
10. *Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.*

Complies with all of these requirements.



VIEW OF BUILDING FROM ARSENAL TO SOUTH

COMMUNITY CONSULTATION:

The Cultural Resources Office has received letters of support for the signs from Alderman Kenneth Ortmann, and from the Benton Park Neighborhood Association.

COMMENTS:

The size of the proposed wall sign goes far beyond the 40 square foot limitation of the Benton Park Standards. While large-scale painted wall signs are characteristic of 19th and early 20th century warehouse structures, the simple, widely-spaced letters of the proposed wall sign — in addition to their arrangement in two rows separated by the second story windows — do not convey the character of such historic signs. The staff suggests modifying the sign to be a single row of letters mounted just below the top parapet. If two lines are required, the staff recommends that the letters of each be

mounted more closely together so they extend no more than the width of the first two or three building bays.

The proposed projecting sign to be mounted at the entry is appropriate in size and design.

CONCLUSION:

That preliminary approval be granted to the general location and design of the signs but that the large individual letters be greatly reduced in size and spacing to conform to the requirements of the Benton Park Historic District Standards.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	cameronj@stlouiscity.com



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

C.

DATE: October 24, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a Staff Denial to Retain 14 Windows Installed Without Permit
ADDRESS: 3928-30 Castleman Avenue
JURISDICTION: Shaw Local Historic District — Ward 8
PREVIOUS ACTION: Continued from September 2011 Preservation Board Meeting



3928 CASTLEMAN

OWNER/APPLICANT:

Paul Kraus

RECOMMENDATION:

That the Preservation Board uphold the staff denial as the installed windows do not meet the Shaw Neighborhood Historic District Standards.



BACKGROUND:

On August 30, 2011, during an occupancy inspection of a rehabilitated apartment, the Building Division inspector noted that the owner had installed new windows without a permit. The owner subsequently applied for a building permit on September 1, 2011. The installed windows are vinyl, and not compliant with the Shaw Local historic district standards. The permit was denied by the Cultural Resources Office. The owner appealed the decision and asked the Preservation Board to allow him to retain the windows as installed. At the September 26, 2011 Preservation Board meeting, the Board decided to leave the hearing open until the October 24, 2011 meeting to allow the owner time submit further testimony on the cost of replacement windows that would meet the district standards and to provide more information to support the assertion that replacement of the non-compliant façade windows would constitute an economic hardship.



FIRST FLOOR WINDOW DETAIL

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Historic District:

Rehabilitation Appearance and Use Standards-

- D. Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum.*

Does not comply: The installed windows do not replicate the proportions and details of historic wood windows. The windows have a flat appearance and lack the depth and dimensions of traditional windows. On historic windows, the bottom rail is taller to incorporate handles for lifting the bottom sash. On these windows, the bottom rails

are much shorter. Although the diamond-shaped muntins make some attempt to replicate the original muntin pattern, most of the windows have fewer divisions, making the individual diamond shapes much larger. The muntins also are placed between the double panes and the shadow lines and depth of the original muntins is lost. On the four center windows on the second floor, the new upper sash does not fit the opening correctly. A portion of the replacement's top rail is visible below the pointed arch; the original window sashes were shaped to fit the opening correctly.

COMMUNITY CONSULTATION:

At the September 2011 Preservation Board meeting, Alderman Stephen Conway spoke in favor of granting Mr. Kraus a variance.



ORIGINAL WINDOWS



COMMENTS:

The windows as installed have altered the appearance of the front façade. The replacement windows have adversely affected the building's historic character.

The owner has stated that he cannot afford to incur the cost of installing the proper windows and that he will provide additional evidence of the cost of replacement windows at the meeting.



SECOND FLOOR WINDOW DETAILS

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial as the completed work does not meet the Shaw Neighborhood Historic District Standards.

CONTACT:

Bob Bettis Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 x 277
Fax: 314-622-3413
E-Mail: bettisb@stlouiscity.com



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

D.

DATE: October 24, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a staff denial to install three porches on a Public Facade
ADDRESS: 2844 Lemp
JURISDICTION: Benton Park Local Historic District — Ward 9



2844 LEMP

OWNER/APPLICANT:
Bill Yee

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the proposed porches do not meet the Benton Park Historic District Standards.



BACKGROUND:

The proposal is to construct porches on a three-unit alley building in the Benton Park Historic District. The front building on the property has been demolished, so the building now has a Public Façade facing Lemp.

In late July, the owner of 2844 Lemp began construction of three new porches on the front of the property and was notified by a Building Division inspector that a building permit was required. The owner stopped work and immediately applied for a permit to erect the porches. As the design of porches does not comply with the Benton Park Historic District standards, the Cultural Resources Office staff denied the permit application. The owner does not wish to redesign the porches and has appealed that decision.

In addition, the owner has been cited for window replacement without an approved permit. Windows on the front facade appear to have been recently replaced with non-compliant sash.



BUILDING FROM LEMP

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

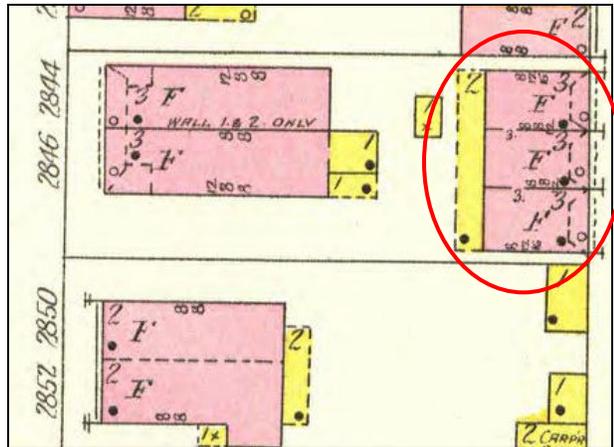
- 1. A building or element(s) of a single building type or style constructed prior to 75 years ago, existing or once existing within:*

1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
2. Offered to prove that:
1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 3. Of a comparable form, architectural style and use as:
 1. The building to receive the constructed or reconstructed element;
 - or
 - The building to be constructed.

206.1 Reconstructed Appendages to Public and Semi-Public Facades

Reconstructed appendages shall be based on evidence of their prior existence (whole appendage) and/or on evidence at the building and/or on a Model Example (individual elements).

Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.



1909 SANBORN SHOWING 2-STORY FULL LENGTH PORCH

Does not comply. The original porch was a two-story structure approximately 5-feet deep, that extended along the length of the building. The owner is proposing three separate narrower porches. The design of these porches does not follow any Model Example: the first story projects nearly 12', while the upper porch is 6-feet wide.

206.5 Wood Elements on Appendages

1. Reconstructed wood elements shall be of wood, except architectural details such as brackets which may be of the materials listed under replacement materials for wood cornices. A Model Example shall be used.

Does not comply. No Model Example has been submitted and the design of the porches does not follow that of any historic porch.

2. *Reconstructed wood handrails shall be one of the following:*

1. *A wood handrail based on a Model Example*
2. *The Benton Park type (Georgian) handrail common to St. Louis.*

Complies. The porches will carry historic handrails.

3. *Wood handrails shall receive one of the following finishes:*

1. *paint;*
2. *an opaque stain; or*
3. *natural Wolmanized wood (acceptable on Private Facade, only).*

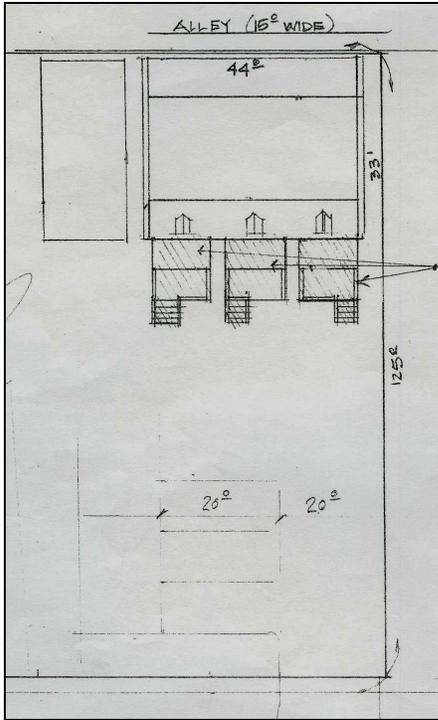
Complies. The all exposed members of the porches will be painted or stained with an opaque stain.



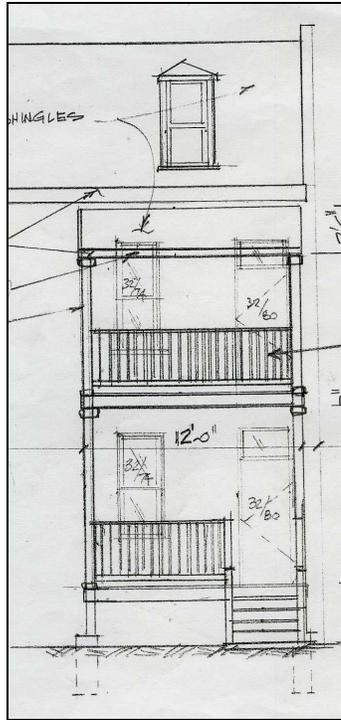
PORCHES UNDER CONSTRUCTION

COMMUNITY CONSULTATION:

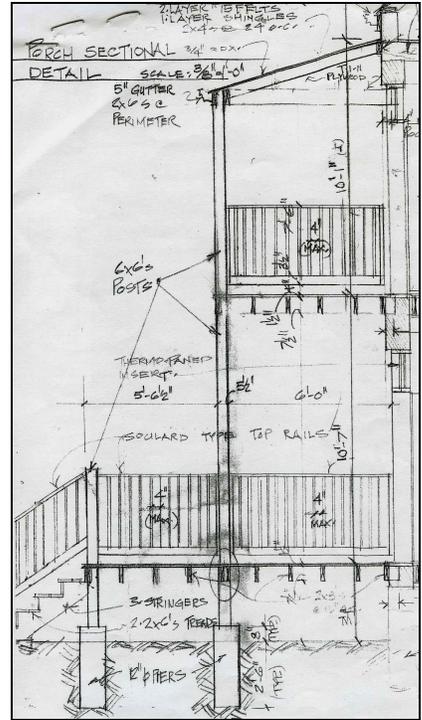
The staff is not aware that the applicant has presented the project to the neighborhood group or the Alderman.



SITE PLAN SHOWING PROPOSED PORCHES



FRONT ELEVATION



SIDE ELEVATION

COMMENTS:

The Cultural Resources Office denied permit application for the three porches as the proposed design did not comply with the Benton Park district standards, which require appendages at the Public Façade to be based on a Model Example. Staff had agreed to approve a permit if the first story of the porches only project 6 feet, because the three porches would approximate the historic configuration of one narrow porch across the entire façade since the spaces between the porches are relatively narrow. The owner wishes to extend the first floor portion out nearly 12 feet and this depth and difference in width between the two levels deviates too far from the historic condition to be considered as meeting the standards. The owner has already begun work on the project without a permit and does not wish to revise the design as it would slow the project and additional costs to modify what has already been built.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the proposed porches do not comply with the Benton Park Historic District Standards.

CONTACT:

Bob Bettis: Planning and Urban Design, Cultural Resources Office
 Telephone: 314-622-3400 x 277
 Fax: 314-622-3413
 E-Mail: bettisb@stlouiscity.com



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

E.

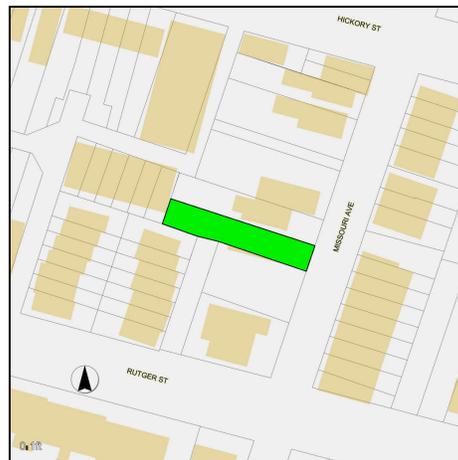
DATE: October 24, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a staff denial to retain and complete a retaining wall on a Public Facade
ADDRESS: 1217 Missouri Avenue
JURISDICTION: Lafayette Square Local Historic District — Ward 7



1217 MISSOURI

OWNER/APPLICANT:
Ian McCormack

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the retaining wall does not meet the Lafayette Square Historic District Standards.



BACKGROUND:

In late August, the owner of the property was cited for beginning to remove an old railroad-tie retaining wall at the front of his property in the Lafayette Square Historic District. The owner stopped work and immediately applied for a permit to construct the wall. As the material and design of the retaining wall do not comply with the district standards, the Cultural Resources Office staff denied the permit application. The owner is seeking a variance to install a brick retaining wall not based on a Model Example.



DETAIL OF EXISTING CONDITION

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

21 Model Example

In this Ordinance, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

Definition: *A building or element(s) of a single building type and style which is to be used as a guide for the design of a reconstructed element or new construction. Requirements for a Model Example.*

- 1) *A Model Example shall be an historical building of comparable age, form, architectural style and use to the building to receive the reconstructed element or new construction. A Model Example may be a building, existing or once existing, either within the District or the City of St. Louis. District Model Examples are preferred.*
- 2) *Model Examples shall be presented in the following forms:*
 - (1) *Existing buildings or building elements shall be photographed; minimally 3" x 5", black and white or color. Elements shall be photographed in detail, and from at least two angles.*

Elements shall be accompanied by a photo illustrating the overall form and architectural style of the building.

- (2) Photographs of buildings or building elements no longer in existence.*
- (3) Alterations and additions to a historical building which meet the criteria of "historical" may be used as a Model Example.*

402.2 Retaining Walls At Public And Intermediate Facades

Definition: A retaining wall is constructed to allow a change in grade from one side of the wall to the other.

- 1) New and reconstructed retaining walls shall be based on a Model Example.*
- 2) The exposed side of a retaining wall shall be vertical.*
- 3) The top of the retaining wall shall be horizontal, and shall extend a maximum of 8 inches above the high point of the grade retained.*

Comment: New and reconstructed retaining walls shall replicate the

appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.

- 4) The following types of retaining wall veneers are prohibited at Public and Intermediate Facades:*
 - (1) Railroad ties*
 - (2) Landscape timbers*
 - (3) Concrete block of any type*
 - (4) Exposed cast-in-place or precast concrete*
 - (5) Stucco which does not simulate cut stone*

Does not comply. The proposed wall is not based on a Model Example. The owner states that he designed the wall to match what he perceived to be older brick walls in the vicinity.



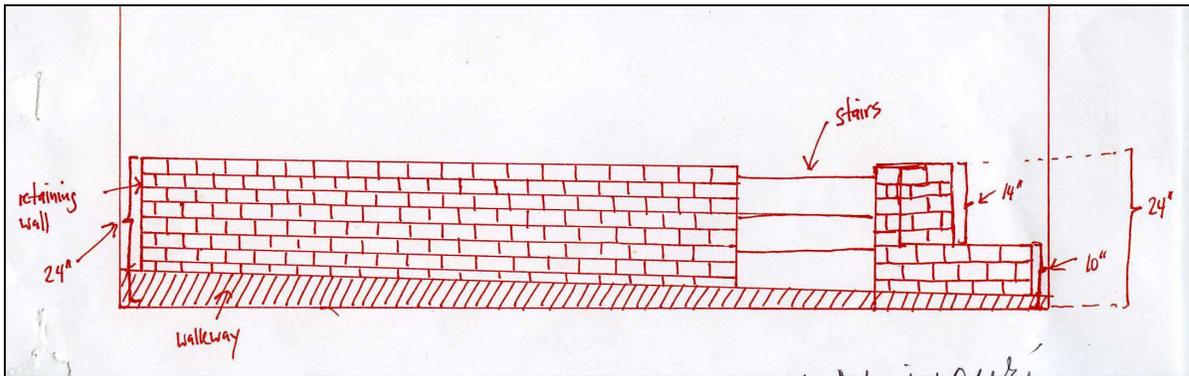
STONE RETAINING WALLS ACROSS STREET FROM SUBJECT PROPERTY

COMMUNITY CONSULTATION:

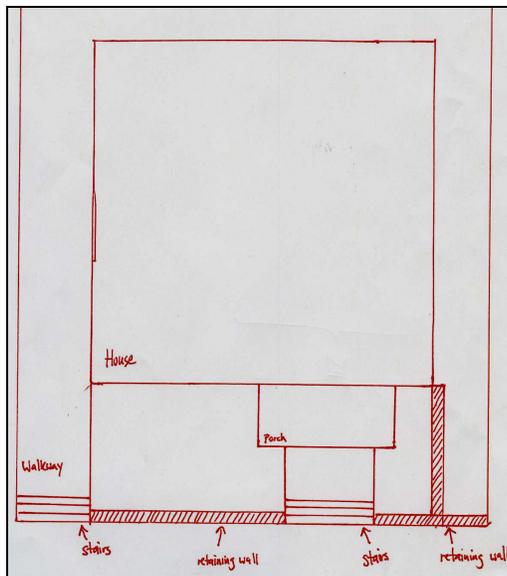
The staff is not aware that the applicant has presented the project to any neighborhood group or to the Alderman.

COMMENTS:

The Cultural Resources Office denied the retaining wall as it does not comply with the Lafayette Square district standards, which require retaining walls at the public façade to be based on a model example. The proposed wall, with 2 levels and lack of base or cap, does not resemble any existing historic retaining wall within the district, of which the vast majority are stone.



PROPOSED BRICK RETAINING WALL



CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the retaining wall as it does not comply with the Lafayette Square Historic District Standards.

CONTACT:

Bob Bettis: Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 x 277
Fax: 314-622-3413
E-Mail: bettisb@stlouiscity.com



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

F.

DATE: October 24, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a Staff Denial to redesign existing storefront entry
ADDRESS: 308 North Euclid
JURISDICTION: Central West End Local Historic District — Ward 28

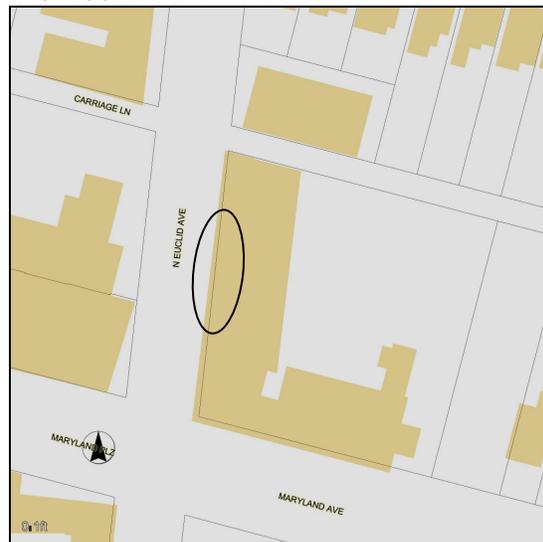


COMMERCIAL BLOCK AT THE CORNER OF EUCLID AND MARYLAND

OWNER/APPLICANT:
 Sub Zero Vodka Bar

ARCHITECT :
 Anthony Duncan

RECOMMENDATION:
 That the Preservation Board uphold the staff denial as the proposed storefront alteration does not meet the Central West End Neighborhood Historic District Standards.



BACKGROUND:

The owners of Sub Zero Vodka applied for a building permit on September 8 to remove an entryway for an adjacent storefront into which the business is expanding. As the proposed work does not comply with the Central West End district standards, the permit was denied. The owner is appealing the staff denial.

The Euclid Street façade of the building has had similar alterations that appear to have occurred prior to the district’s designation. Less than two years ago the staff recommended the retention of two similar entryways; however, the Preservation Board granted Preliminary Approval with the condition that all decorative elements and trim of the original storefronts be replicated.



PAIRED ENTRY TO BE ALTERED

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, Central West End Historic District:

Rehabilitation Appearance and Use Standards-

COMMERCIAL

2. STRUCTURES

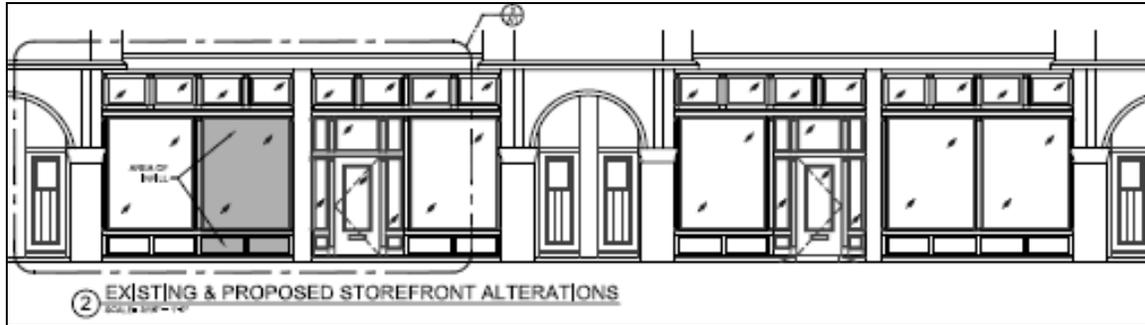
d. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum.

Does not comply: The proposal will remove an existing recessed entry and its historic configuration: a glazed door flanked by

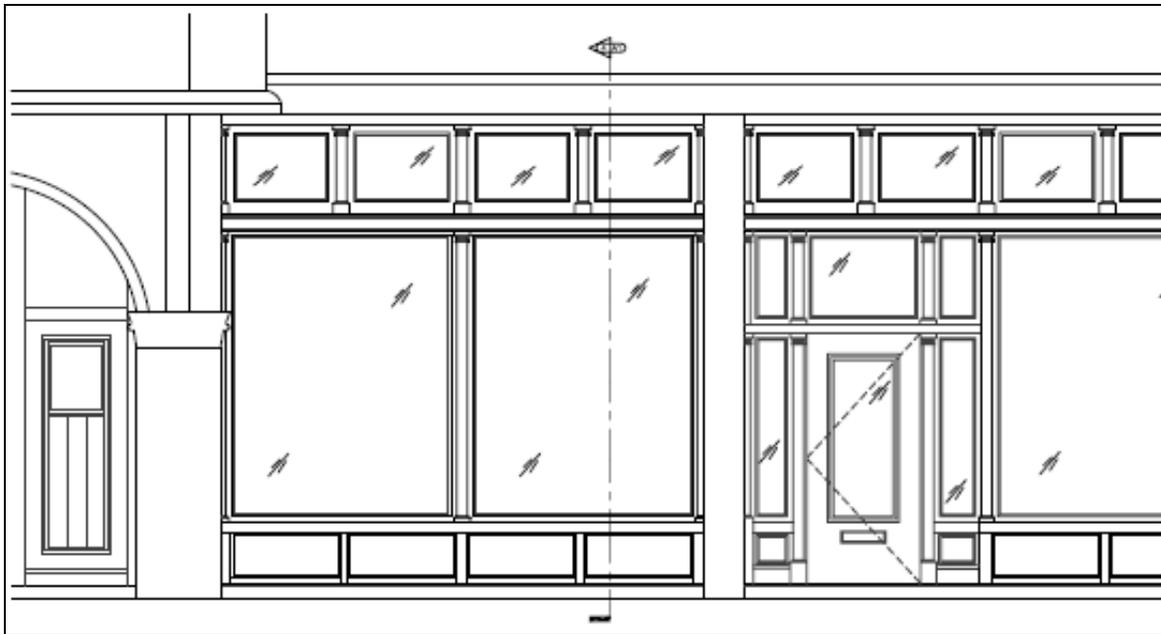
sidelights set above a low bulkhead, all under a tri-partite transom. The proposed alteration removes this historic assembly and the recess of the entrance as the proposed change is to place storefront windows placed at the building line.

COMMUNITY CONSULTATION:

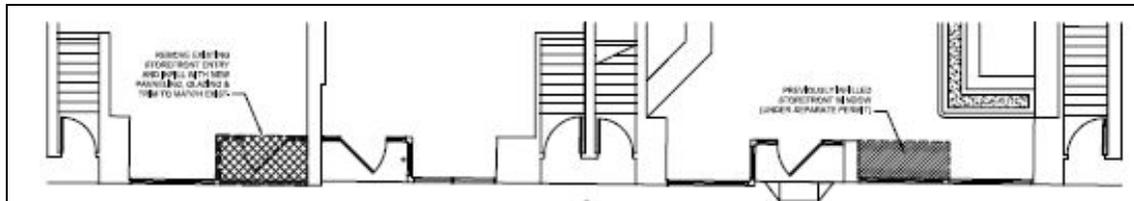
The Cultural Resources Office has not been contacted by the Alderwoman or any neighborhood group regarding the project.



PROPOSED ELEVATION



PROPOSED ALTERATION



PROPOSED FLOOR PLAN



RECESSED ENTRY TO BE REMOVED

Comments:

The Central West End Historic District Standards require that existing architectural details be maintained. The owner contends that because other openings had been altered previously, he should be allowed to remove the recessed entry and doors and reconstruct the bay in a single plane. The owner wants to make this change in order to provide additional interior space and to avoid confusion over the location of the main entrance into the tenant space. The Cultural Resources Office staff suggests that some sort of temporary device, such as planter or railing, could solve the latter issue.

The building is a highly significant Beaux Art building with elaborate detailing. The storefront level of this large corner commercial block has a distinctive arrangement of paired recessed storefront entrances and paired entrances to the upper floors recessed under arched openings. At one time the entire building had at least five of these paired recessed entry door configurations and they were character-defining features of the storefront arrangement. If this proposal goes forward, only a single example of these paired storefront entrances would remain. The regularization of the storefronts into one plane has occurred primarily at the corner and on Maryland Avenue. The opportunity to keep most of the original design of the North Euclid storefronts remains.

The staff believes that even though some alterations have occurred in the past, the removal of the recessed entry would further degrade the architectural significance and historic integrity of the building and be contrary to the Central West End Standards. A great deal of the building's architectural vitality lies in the alternating shop windows and recessed entries; to remove another for the sake of a gaining a few feet of interior space is difficult to justify.



CULPEPPER'S WEST ELEVATION WITH ORIGINAL ENTRY AND STOREFRONTS



CULPEPPER'S SOUTH ELEVATION WITH ALTERED STOREFRONTS

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial as the proposed work does not meet the Central West End Neighborhood Historic District Standards.

CONTACT:

Bob Bettis Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 x 277
Fax: 314-622-3413
E-Mail: bettisb@stlouiscity.com



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

G.

DATE: October 24, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a staff denial to construct a non-compliant front porch on a Public Facade
ADDRESS: 1040 Lami Ave.
JURISDICTION: Soulard Local Historic District — Ward 7



1040 LAMI

OWNER/APPLICANT:
 Douglas Weil/Ladd Suydam

RECOMMENDATION:
 That the Preservation Board uphold the staff denial as the proposed front porch does not meet the Soulard Historic District Standards.



BACKGROUND:

In July, the Cultural Resources Office received a Citizens Service Bureau complaint concerning construction work at the front of 1040 Lami without a building permit. Upon inspection it was noted that the front steps were being altered. The owners contacted staff and applied for a permit to construct a porch upon receipt of a letter from the Cultural Resources Office. As the design of the porch is not based on a Model Example, as required by the Soulard district standards, the Cultural Resources Office staff denied the permit application. The owner is seeking a variance to construct the porch as submitted.



DETAIL OF EXISTING CONDITION

RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, Soulard Historic District:

101.14 Model Example

A building or element(s) of a single building type and style constructed prior to 1929 and:

Existing or once existing, within: the Soulard Historic District; or the City of St. Louis.

206.1 Reconstructed Appendages to Public and Semi-Public Facades

Reconstructed appendages shall be based on evidence of their prior existence (whole appendage) and/or on evidence at the building and/or on a Model Example (individual elements).

Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.

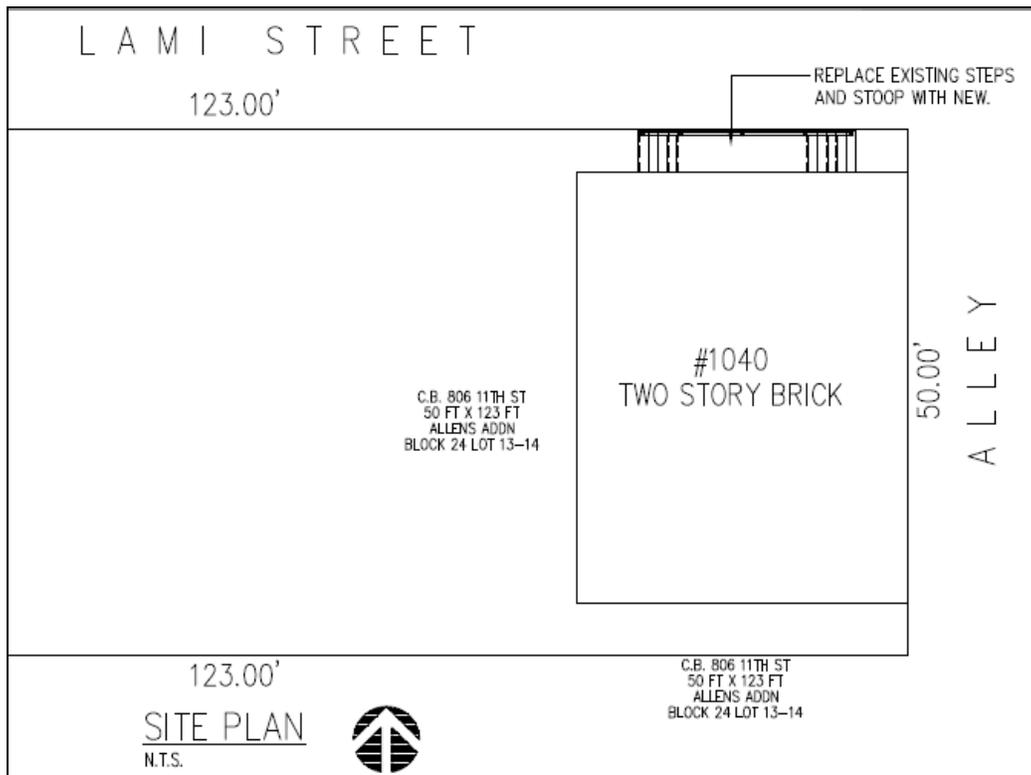
Does not comply. The proposed wood porch is not based on a model example. The existing condition at the two entrances, individual sets of steps rising to each door, would be the model example for this building type.



TYPICAL HISTORIC STEPS CONFIGURATION

COMMUNITY CONSULTATION:

The Soulard Restoration Group is in support of variance for the proposed porch. Staff has not heard from the Alderwoman on the issue.



PROPOSED SITE PLAN



COMMENTS:

The building has been converted to a single-family residence, and the owner wishes to have a single entry porch. The Cultural Resources Office denied the porch design as it does not comply with the Soulard district standards, which require reconstructed appendages on Public Facades to be based on a Model Example. The proposed porch introduces a type of porch not characteristic of St. Louis front porches and that was not historically used for a building of this type. The proposal for a wide single porch with balustrade diminishes the presence of the two distinct entrances into the building, which are character-defining features of the building. The original entries would have had simple stone steps leading directly to each front door, the condition that currently exists.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial as the proposed porch design does not comply with the Soulard Historic District Standards and would introduce an incompatible element at the main entrances to the building.

CONTACT:

Bob Bettis: Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 x 277
Fax: 314-622-3413
E-Mail: bettisb@stlouiscity.com

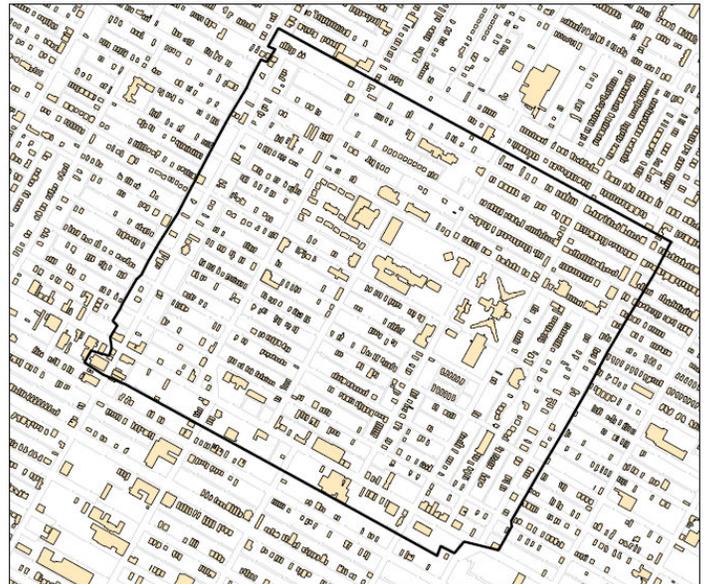


H.

DATE: October 24, 2011
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Addition to the National Register of Historic Places Multiple Property Documentation Form, The Ville
WARD: 4

PREPARER:
Staff, Cultural Resources Office

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that recommends the forwarding of the expanded Multiple Property document to the National Park Service.



PROPOSAL:

As part of the 2010-2011 Historic Preservation Fund grant from the Missouri State Historic Preservation Office, the Cultural Resources Office staff researched and wrote a context, The Ville as the Product of Residential Segregation Policies, 1910-1950 and associated property and registration requirement sections as additions to the existing Multiple Property Documentation Form, Historic and Architectural Resources of The Ville. St. Louis [Independent City], Missouri. This work was completed in order to list the three small historic districts proposed at this time, the preparation of those nomination forms being part of the same grant. The context also facilitates the nomination of additional properties in the future.

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.

PROJECT SUMMARY:

The historic context, which covers the years 1910 to 1950, traces real estate practices, the use of race restrictive covenants, population movements, and legal decisions that affected the segregated residential nature of The Ville during this period. It also describes residential patterns in The Ville during the 1910s, at the beginning the time of when the Great Migration brought many more blacks to live in St. Louis and when the racial covenant practices began to define the area where they could live, as well as in 1950 just after the end of the formally segregated period. The context notes that some of the multi-family housing types that existed in The Ville during this period have disappeared from the streetscapes, though many of the single- and multi-family dwellings that relate to the opportunity for middle-class home occupancy and ownership remain. Oral histories and the work of other historians are used to help describe segregated community life and the important role of the many black educators in the social life of The Ville. The related property types include single and multi-family dwellings, the latter being primarily two and four-family units, and groups of buildings that can be identified as historic districts. These properties would have historic significance in the area of Ethnic History-Black.

CONTACT:

Betsy Bradley	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 206
Fax:	314-622-3413
E-Mail:	bradleyb@stlouiscity.com



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

I.

DATE: October 24, 2011
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Cote Brilliante Avenue in The Ville Historic District
ADDRESS: 4200 W. Block of Cote Brilliante Avenue & 1700 Block of Annie Malone Drive
WARD: 4



COTE BRILLIANTE AVENUE

PREPARER:
Lynn Josse and Michael R. Allen
Preservation Research Office

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



PROPOSAL:

The Cote Brilliante Avenue in The Ville Historic District is in the process of being nominated to the National Register of Historic Places (NRHP). This nomination was completed as part of the City's Historic Preservation Grant project for The Ville completed during the summer of 2011. The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

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 Cote Brilliante Avenue in The Ville Historic District is eligible for listing in the National Register under Criterion A in the area of Ethnic History/Black. The district consists of 33 primary contributing buildings built between c. 1890 and 1927, with most erected between 1900 and 1915 as the black population in The Ville was increasing. It includes good examples of residences built by African American property owners, including the house of James T. Bush. In 1920, seven black educators lived in the houses included in this historic district. The district meets the registration requirements for a residential historic district as set forth in the new historic context and property types and registration requirements.

CONTACT:

Betsy Bradley	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 206
Fax:	314-622-3413
E-Mail:	bradleyb@stlouiscity.com



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

J.

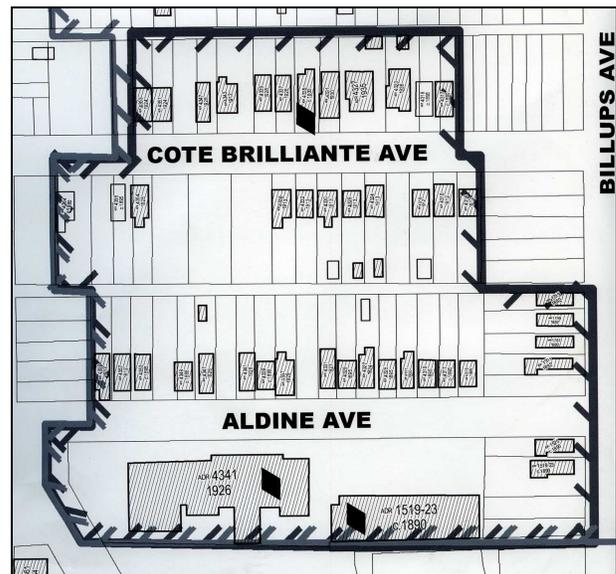
DATE: October 24, 2011
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Marshall School in The Ville Historic District
ADDRESS: Parts of the 4300 blocks of Aldine and Cote Brilliante Avenues and the 1500 and 1700 blocks of Billups Avenue
WARD: 4



AVENUE

PREPARER:
Lynn Josse and Michael R. Allen,
Preservation Research Office

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



PROPOSAL:

The Marshall School in The Ville Historic District is in the process of being nominated to the National Register of Historic Places (NRHP). This nomination was completed as part of the City's Historic Preservation Grant project for The Ville completed during the summer of 2011. The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

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 Marshall School in The Ville Historic District is eligible for listing in the National Register under Criterion A in the area of Ethnic History/Black. The district includes 46 primary contributing buildings built between c. 1875 and 1936, residences close to the Marshall School, which was listed in the NRHP in 1999. With a higher than average concentration of African American professionals living on the streets in the district by 1930, the historic district illustrates the home buying capacity of middle-class residents of The Ville. The Dr. Herman S. Dreer House at 4335 Cote Brilliante, which was listed under Criterion B in 2009, represents this pattern as well. The district meets the registration requirements for a residential historic district as set forth in the new historic context and property types and registration requirements.

CONTACT:

Betsy Bradley	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 206
Fax:	314-622-3413
E-Mail:	bradleyb@stlouiscity.com



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

K.

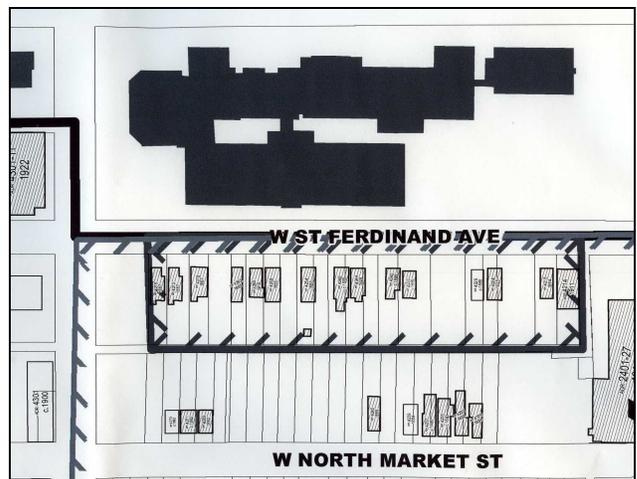
DATE: October 24, 2011
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: St. Ferdinand Avenue in The Ville Historic District
ADDRESS: 4200 W. Block of St. Ferdinand Avenue (South Side)
WARD: 4



ST. FERDINAND AVENUE

PREPARER:
Lynn Josse and Michael R. Allen
Preservation Research Office

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



PROPOSAL:

The St. Ferdinand Avenue in The Ville Historic District is in the process of being nominated to the National Register of Historic Places (NRHP). This nomination was completed as part of the City's Historic Preservation Grant project for The Ville completed during the summer of 2011. The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

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 St. Ferdinand Avenue in The Ville Historic District is eligible for listing in the National Register under Criterion A in the area of Ethnic History/Black. The small district includes 14 primary contributing buildings built between 1884 and 1928. The three multi-family dwellings built in 1910, when the area was becoming segregated with a black population, and the single family dwellings housed a diverse population during the period of significance and the group of residential properties is representative of the larger community. The residential patterns documented in this small historic district include home ownership, the taking in of roomers, and large multi-generational households. The district meets the registration requirements for a residential historic district as set forth in the new historic context and property types and registration requirements.

CONTACT:

Betsy Bradley	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 206
Fax:	314-622-3413
E-Mail:	bradleyb@stlouiscity.com



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

L.

DATE: October 24, 2011
STAFF: Andrea Gagen, Cultural Resources Office
SUBJECT: Penrose Park Historic District
ADDRESS: Roughly bounded by I-70, Newstead Ave., Natural Bridge Ave. & N. Kingshighway
WARD: 1 and 21



SAN FRANCISCO CT. IN THE PROPOSED PENROSE HISTORIC DISTRICT

PREPARER:
Ryan Reed, et al.
Landmarks Association of St. Louis

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



PROPOSAL:

The Penrose Park Historic District is in the process of being nominated to the National Register of Historic Places (NRHP). The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

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.



STREETSCAPES WITHIN THE PROPOSED DISTRICT

PROPERTY SUMMARY:

The Penrose Park Historic District is eligible for listing in the National Register under Criterion A in the area of Community Planning and Development. The district has a long period of significance, extending from 1865 when the earliest surviving structure was built, to the 1962 platting of the Newstead Terrace Subdivision. There a total of 2,320 contributing buildings, along with 102 non-contributing buildings. A park and 270 vacant lots are also considered to be non-contributing. The first structures built in the area were farmhouses, and later the installation of the streetcar lines spurred some building in the area. The development of a large industrial area west of Kingshighway Boulevard in 1917 was the impetus for a dramatic increase in residential development. The population of the area increased until the construction of the Mark Twain Expressway (I-70) in 1959. The district is significant as an example of an urban neighborhood shaped primarily by industrial expansion and its associated railroad transportation corridors, unlike many of the City's neighborhoods which were related to the streetcar system.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	gagena@stlouiscity.com



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

M.

DATE: October 24, 2011
STAFF: Jan Cameron, Preservation Administrator, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Shaw's Garden Historic District
ADDRESS: Bounded by DeTonty; Tower Grove; Shaw; Alfred and Magnolia Avenues;
Kingshighway Boulevard; and Vandeventer Avenue
WARD: 26



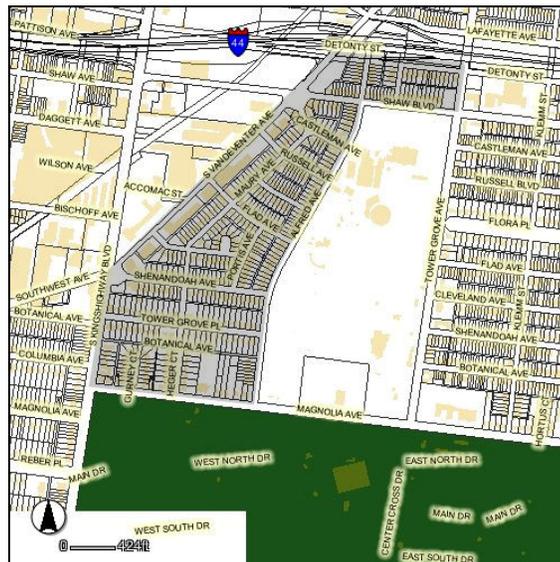
TOWER GROVE PLACE

PREPARER:

Preservation Research Office
Michael Allen and Lynn Josse

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion C for Community Planning and Development.



PROPOSAL:

The Shaw's Garden Historic District is in the process of being nominated to the National Register of Historic Places (NRHP). This nomination was completed at the request of the Southwest Garden Neighborhood and the Ward Alderman. The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



HEGER PLACE

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 Nat'l Register.



CLEVELAND PLACE



APARTMENT BUILDINGS ON KINGSHIGHWAY

PROPERTY SUMMARY:

The Shaw's Garden Historic District is eligible for listing in the National Register under Criterion C for Community Planning and Development as an important example of a distinctive streetcar suburb. It is further significant because of its association with Missouri Botanical Garden director George T. Moore and its landscape architect, John Noyes, who together were the guiding force for the development of this area, intended to complement and augment the character of the Garden. Noyes platted the Shaw's Garden Subdivision that comprises the majority of the district, and it is notable for its departure from the typical urban grid with a park-like environment of curving streets, alternating long and short blocks, street medians and small parks.

CONTACT:

Jan Cameron Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 x 201
Fax: 314-259-3406
E-Mail: cameronj@stlouiscity.com