



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD - REGULAR MEETING
 MONDAY FEBRUARY 24, 2014 — 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll Call

Approval of the December 16, 2013 and January 27, 2014 minutes.

Approval of Current Agenda

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

A.

DATE: February 24, 2014
 ADDRESSES: 2828-2834 Ohio Avenue
 ITEM: Preliminary Review: demolition of five rowhouses prior to new construction
 JURISDICTION: Gravois Jefferson Streetcar Suburb National Register Historic District — Ward 9
 STAFF: Betsy Bradley, Director, Cultural Resources Office



2828-2834 OHIO

OWNER: Land Reutilization Authority (LRA)

APPLICANT: DeSales Community Housing Corporation

RECOMMENDATION:
 That the Preservation Board grant preliminary approval of the demolition of 2828-2834 Ohio with the stipulation that Cultural Resources not approve the demolition permit application until the new construction is approved as part of a Section 106 compliance review.



THE PROPOSAL:

DeSales Community Housing Corporation (DeSales) proposes the demolition of a group of rowhouses to prepare the site for subsequent new construction. The rowhouses are in the Gravois-Jefferson Streetcar Suburb National Register Historic District and are in a Preservation Review District.

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.

All five buildings are considered to be contributing properties in the National Register District. The group of dwellings appears on the Compton & Dry Pictorial of St. Louis and therefore dates to prior to 1875. 2828 Ohio, to which a wider commercial addition projects from the front façade, is considered to have fair to good integrity as a commercial building with a single entrance beside large display windows, a relatively common type of commercial building in the larger historic district.

The adjacent four rowhouses are unaltered. The 15-foot-wide red brick units have two-bay facades with the simple arrangement of a door approached by a stoop and segmentally-arched window openings. Narrower rear wings project from each unit.

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.

Exterior inspection suggests that the building meets the definition of sound, as used in ordinance #64689.

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.

The entire group of attached rowhouses is proposed for demolition.

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 2800 block of Ohio, just south of Gravois, has a relatively intact group of older residences south of the project area. Residences of various types line both sides of the block. Many of the other houses are owner-occupied and are well maintained; it is a block that warrants reinvestment it.

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.

- 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 reuse potential and economic cost of rehabilitation are considered together. According to DeSales, the condition of the rowhouses, although sound in terms of the ordinance definition, is deteriorated enough to limit the economic feasibility of rehabilitating them. Some of the units have been vacant since the mid-1990s and DeSales notes that there have been no gutters to convey water away from the buildings for several years. In addition, at the time the commercial wing was added to the front of 2828, the former exterior façade wall was removed. The high cost of rehabilitation, as determined by DeSales, indicates that the reuse potential is limited, even with the use of various types of tax credits.

DeSales, in a project description, reports that in 2009, and again in 2010, it proposed to rehabilitate this row as part of an earlier version of the Low Income Housing Tax Credit project submitted to the MHDC. Those earlier applications failed in large part because of the very high cost of the rehabilitation of the 2828-34 Ohio group. The estimate of hard construction costs in 2009 by general contractor E. M. Harris Construction Co. was just under \$1.2 million, equal to \$236,000 per unit or \$169 per square foot. The total development cost of rehabbing the units exceeded \$1.8 million or \$300,000 per unit. In addition to Low Income Housing Tax Credits, the proposed financing package for the project also included state and federal Historic Tax Credits.

DeSales' current project responded to the failure of its 2010 application and the understanding that MHDC was placing increasing emphasis on limiting the total development cost of LIHTC projects. This project has now been funded. The denial of demolition would remove the group of buildings from the larger project and ownership would likely remain with LRA for some time.

E. Urban Design. The Office shall evaluate the following urban design factors:

- 1. The effect of a proposed partial demolition on attached or row buildings.**
Not applicable.
- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.**
- 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.**

The mid-block location of the rowhouse group is not as visible as a corner location yet would present a major gap in an otherwise relatively intact streetscape should the dwellings languish as vacant, or be demolished with no new construction to follow.

4. **The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.**

Not applicable.

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

1. **The applicant has demonstrated site control by ownership or an option contract;**
LRA is the owner of record although DeSales has an option on the properties.
2. **The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;**
3. **The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;**

While there is no City design review for new construction in the National Register district, DeSales has committed to develop designs that are compatible with historic buildings on the block. The Cultural Resources Office will be approving the designs as part of the Section 106 review for this project.

4. **The proposed use complies with current zoning requirements;**
The properties are zoned "C," Multiple Family Residential and are located in a Neighborhood Preservation Strategic Land Use designation.
5. **The proposed new construction would commence within twelve (12) months from the application date.**

DeSales hopes to begin construction during the fall of 2014.

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

The properties to the north were redeveloped by DeSales as well, demonstrating the housing corporation's multi-year commitment to this block .

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:

- The buildings proposed for demolition are located in the Gravois-Jefferson Streetcar Suburb National Register Historic District and a Preservation Review District.
- The group of rowhouses, constructed before 1875, now consists of four identical units and the northern-most one, to which an addition for commercial use extends to the front. All of the rowhouses are considered to be contributing buildings in the Gravois Jefferson Streetcar Suburb National Register Historic District nomination.
- The buildings are in sound condition in terms of the ordinance definition.
- The block fronts of the 2800 block of Ohio are relatively intact and this group of houses is the only one, in addition to one other owned by LRA, that is not occupied and addressing this group of buildings would improve the stability of the block.
- The rowhouses have a presence in the blockfront at a mid-block location.
- DeSales has had to alter its plans from rehabilitation to demolition followed by new construction for this group of buildings due to its inability to get project funding.
- The proposed new construction would eliminate any possible significant gap in the streetscape should these buildings continue to deteriorate and ultimately need demolition
- DeSales' three new buildings are proposed to be compatible with the buildings on the blockfronts.
- As DeSales redeveloped the properties immediately to the north on Ohio, it has been committed to keeping and improving housing in the neighborhood.
- DeSales hopes to begin the new construction during the fall of 2014.

The Cultural Resources Office recommends that the Board grant preliminary approval of the demolition of 2828-2834 Ohio with the stipulation that the Cultural Resources withhold approval of the demolition permit application until the new construction is approved as part of a Section 106 compliance review.



EAST FAÇADE OF OHIO



OHIO FAÇADES OF SOUTHERN UNITS



SOUTH AND REAR FACADES OF SOUTHERN UNITS



REAR FAÇADES OF NORTHERN UNITS



OHIO STREETScape WITH NEW CONSTRUCTION



B.

DATE: February 24, 2014
 ADDRESS: 2842 Magnolia Avenue
 ITEM: Preliminary Review: demolition of 2842 Magnolia prior to new construction
 JURISDICTION: Fox Park Local Historic District, St. Francis de Sales National Register Historic District and Preservation Review District — Ward 6
 STAFF: Betsy Bradley, Director, Cultural Resources Office



2842 MAGNOLIA

OWNER AND APPLICANT:

DeSales Community Housing Corporation

RECOMMENDATION:

That the Preservation Board grant preliminary approval of the demolition of 2842 Magnolia with the stipulation that Cultural Resources not approve the demolition permit application until the new construction is approved as a Preliminary Review.



THE PROPOSAL:

DeSales Community Housing Corporation proposes the demolition of this property to prepare the site for subsequent new construction. The property is in the Fox Park Local Historic District, the St. Francis de Sales National Register Historic District, and a Preservation Review District.

RELEVANT LEGISLATION:

The Fox Park Local Historic District Construction and Restoration Standards, Ordinance #66098, 211 Demolition

(Comment: Buildings which were built before 1929 are considered historically significant to the character and integrity of the Fox Park Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.)

Ordinance No. 61366 of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Fox Park Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted...

Ordinance 61366 has been superseded by Ordinance 64689, as revised by Ordinance 64932. The revisions or additions to applicable sections are noted in the presentation of the demolition review criteria below.

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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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.

2842 Magnolia is a small single-family wood-framed dwelling. It is depicted on the Compton & Dry Pictorial of St. Louis, indicating that it was built prior to 1875. The façade has been clad with a simulated masonry cladding and, because of this change, is considered to be a non-contributing building in the St. Francis de Sales National Register Historic District. The enclosure of the east wall with rolled asphalt siding over wood sheathing suggests that a side porch has been enclosed; the west wall is clad with brick.

In terms of the Fox Park Local Historic District, 2842 Magnolia is certainly a historic building. The building can be perceived as a quite old dwelling that has been modified over time, as is often the case. It is considered to be a contributing building to the Fox Park Local Historic District.

- C. Condition.** The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

- 1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.**

Exterior inspection suggests that the building meets the definition of sound, as used in ordinance #64689.

- 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.**

DeSales has targeted the block as one that is quite distressed, with numerous vacant buildings, yet one still largely intact and having much architectural appeal. This block of Magnolia appears to span the spectrum from well-maintained owner-occupied buildings to those in need of substantial rehabilitation. There are two obviously vacant properties on the north side of Magnolia opposite this property, and another boarded property further to the east on the north side, 2829 Magnolia.

- 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.**

From the Fox Park Local Historic District Standards: Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition shall generally be approved.

The small house, about 920 square feet in size, has been vacant for about five years. DeSales describes it in “generally poor condition” yet has not claimed that total reconstruction would be required.

- 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.**

From the Fox Park Local Historic District Standards: 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.

From the Fox Park Local Historic District Standards: (F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of buildings which are (i) High Merit, Merit, or Contributing; and (ii) In need of substantial rehabilitation.

The DeSales project includes two main components. One is the demolition of 2842 Magnolia and the construction of three new two-family flats on the combined lots of 2842 and 2646 Magnolia. The other is the rehabilitation of 2829 Magnolia, across the street. This property, a two family built circa 1895, is an historic building in the Fox Park Local Historic District and a contributing building in the National Register district. The DeSales project will meet the standard for the preservation of one building as a counterpart to the demolition of another.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Not applicable.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

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.

The house's relatively shallow setback makes the property more visible in the streetscape and adds visual variety. Yet its mid-block location means it affects mainly the immediate block of Magnolia.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

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

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

The DeSales Community Housing Corporation is the owner of record.

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

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

DeSales proposes to build three new two-family residences on two adjacent lots, 2842 and 2846, an already vacant lot.

4. The proposed use complies with current zoning requirements;

The properties are zoned "C," Multiple Family Residential and are located in a Neighborhood Preservation Strategic Land Use designation.

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

DeSales plans to start construction during the fall of 2014.

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:

- 2842 Magnolia is located in the Fox Park Local Historic District, the St. Francis de Sales National Register Historic District, and a Preservation Review District.
- 2842 Magnolia was constructed prior to 1875 but has been altered over time; it is considered to be an historic building in the Fox Park Local Historic District even though it is categorized as non-contributing to the National Register district.
- The building is in sound condition under the definition of the ordinance.
- The loss of the existing building would have an effect on the urban design of Magnolia blockfront.
- The uneven condition of buildings on the block does not strongly support private rehabilitation of such a small dwelling in poor condition.
- The demolition of 2842 Magnolia should be considered in the larger DeSales project for the 2800 block of Magnolia, including the rehabilitation of 2829 Magnolia, across the street.

- The DeSales project includes the rehabilitation of 2829 Magnolia, across the street, and therefore meets a condition for the approval of demolition in the Fox Park Local Historic District Standards.
- The DeSales project includes the construction of three new buildings on the south side of Magnolia at 2842 and 2846, the construction of which is planned to begin during the fall of 2014.
- The Preservation Board would review the new construction per the Fox Park Local Historic District Standards.

The Cultural Resources Office recommends that the Board grant preliminary approval of the demolition of 2842 Magnolia in support of the larger DeSales project, with the stipulation that the Cultural Resources Office withhold approval of the demolition permit application until the new construction is approved as a Preliminary Review.



EAST SIDE AND FAÇADE



REAR



MAGNOLIA BLOCKFRONT WITH NEW CONSTRUCTION



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

C.

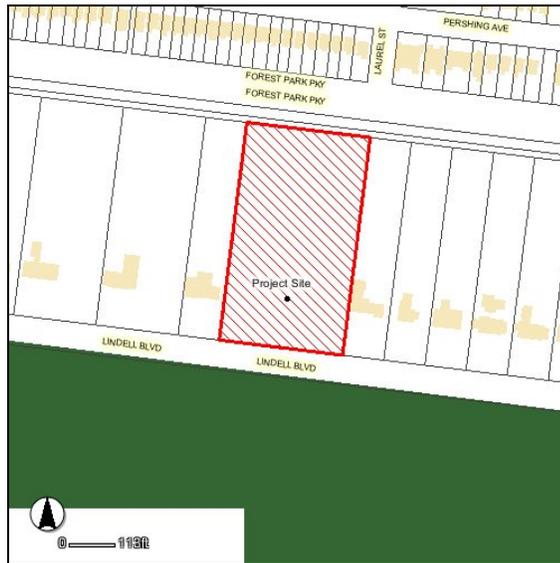
DATE: February 24, 2014
 ADDRESS: 5805 Lindell Boulevard
 ITEM: Preliminary Review: New construction, single-family house
 JURISDICTION: Skinker-DeBaliviere Certified Local Historic District — Ward 28
 STAFF: Andrea Gagen, Cultural Resources Office



5805 LINDELL

DEVELOPER:
 Mark D. Conner

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



THE PROPOSAL

The applicants propose to construct a single-family dwelling on a vacant lot on the north side of Lindell Boulevard.

RELEVANT LEGISLATION:

Excerpt from Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Ordinance #57688:

RESIDENTIAL APPEARANCE STANDARDS

2. Structures: New Construction or alterations to existing structures. All designs for new construction, or for major alterations to the front of the house or premises that require a building permit must be approved by the Landmarks and Urban Design Commission, as well as by the existing approving agencies as required by City Ordinances. Standards that do not require buildings permits serve as guidelines within the district.

a. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed to within 15% of the average height of existing residential buildings on the block.

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

b. Location, Spacing and Setback:

New or moved structures shall be positioned on their lots so that any existing rhythm of recurrent building masses to spaces is continued. Existing building lines shall be strictly maintained, with no portion of any building (excepting any open porch, open veranda, open stone platform, or open balcony) to be constructed beyond the existing building line. Aforesaid open porches or platforms shall not extend beyond the existing front porch line on the block. Existing front porches must remain porches; however, they may be screened.

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

c. Exterior materials (for permit required work):

Exterior materials when visible from the street should be of the type originally used when the proposed Historic District area was developed: brick, stone, stucco, wood, and wrought and cast iron. Although artificial siding or facing materials are not, in general, compatible, the Historic District Review Committee may be consulted for a list of current, compatible materials and their costs, for use by property owners wishing to improve their buildings.

Complies. The proposed building will be brick, with stone trim.

d. Details (for permit required work):

Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original

form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials.

New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc. Complete plans for all proposed new construction or major alterations which require permits must be submitted to the Landmarks and Urban Design Commission for approval.

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

e. Roof Shapes:

When there is a strong, dominant roof shape in a block, proposed new construction or alteration should be viewed with respect to its compatibility with existing buildings.

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

f. Roof Materials:

Roof materials should be slate, tile, copper, or asphalt shingles where the roof is visible from the street. Incompatible materials are not encouraged. Design of skylights or solar panels, where prominently visible from the street and when requiring a permit, will be reviewed by the Landmarks and Urban Design Commission for their visual compatibility.

Complies. The proposed building will use composite slate roofing.

g. Walls, Fences and Enclosures:

Front –

In Parkview, no fence, wall, or hedge may be erected in front of the building line. In the Catlin Tract, no wall or fence may be erected in front of the building line; no hedge in front of the building line may exceed four feet in height.

Elsewhere in the district, front yard dividers or enclosures are permitted, but they shall be of brick, stone, brick-faced concrete, ornamental iron, or hedge and should not exceed four feet in height. Earth-retaining walls are permitted, to be constructed of compatible materials, not to exceed maximum grade of the lot. In Parkview, earth-retaining walls must not exceed a height of two feet above the highest point of the sidewalk in front of the property.

Side –

Fences or walls on or behind the building line, when prominently visible from the

street, should be of wood, stone, brick, brick-faced concrete, ornamental iron, or dark painted chain link. All side fences shall be limited to six feet in height. In the Catlin Tract, all fences behind the front building line must be limited to five feet.

Not applicable.

h. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along the public sidewalk. No live trees shall be removed for new construction without the approval of the Landmarks and Urban Design Commission. The Historic District Review Committee will keep a directory of recommended landscape materials.

Not applicable.

i. Paving and Ground Cover Materials:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape, and must not cause maintenance problems or hazards for public walkways (sidewalks). Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover in areas bordering public walkways (sidewalks).

Complies. Asphalt is a typical material for driveways along Lindell.

j. Street Furniture and Utilities:

All free-standing light standards placed in the front yard of any structure or premises should be compatible with construction in the neighborhood. The design and location of all items of street furniture located on the tree lawn between the sidewalk and the street must be approved by the Landmarks and Urban Design Commission. Where possible, all new utility lines shall be underground. No commercial or political advertising may occur on the public right-of-way.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

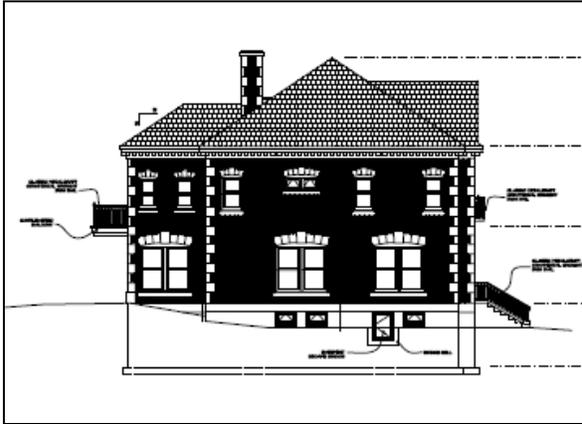
The Cultural Resources Office consideration of the criteria for new residential construction in the Skinker-DeBaliviere Historic District Standards led to these preliminary findings:

- The proposed site for construction, 5805 Lindell Boulevard, is located in the Skinker-DeBaliviere Local Historic District on the north side of Lindell, across from Forest Park.
- The applicant proposes to construct a two-story brick dwelling with stone trim, and meets all other standards for new construction.
- The garage wing, while set back from the main façade, is used to approximate the massing of the neighboring buildings.

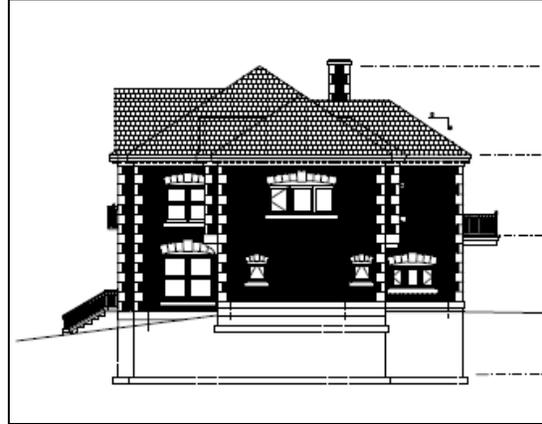
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the



FRONT (SOUTH) FAÇADE



NORTH FAÇADE



EAST FAÇADE



NORTH (REAR) ELEVATION



PERSPECTIVE DRAWING OF PROPOSED RESIDENCE FROM THE SOUTHEAST



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

D.

DATE: February 24, 2014
 ADDRESSES: 4384-86 Olive Street
 ITEM: Preliminary Review to construct two-family dwelling on a vacant lot.
 JURISDICTION: Central West End Certified Local Historic District — Ward 28
 STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4384-86 OLIVE

OWNER/APPLICANT:
 Marcos Adamonis-Owner
 Anthony Duncan-Architect

RECOMMENDATIONS:
 That preliminary approval be granted
 subject to review of final details,
 materials and drawings by the
 Cultural Resources Office.



RELEVANT LEGISLATION:

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

III. RESIDENTIAL AND INSTITUTIONAL DESIGN STANDARDS

New Construction or Additions to Existing Residential or Institutional Buildings:

When designing a new residential or institutional building, the height, scale, mass, and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building. The new addition, however, should be easily distinguishable from the existing historic building.

A. Height, Scale and Mass

A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing low-rise buildings that form the block-face. Floor levels, water tables and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design.

Partly complies. The building's height complies with the 15 percent requirement. The basement of the building, however, will be set above grade, and therefore floor-to-ceiling heights will not conform to historic precedent. This block of Olive has sustained much demolition of the original fabric and several infill buildings of varied scale, height and exterior materials have been constructed. The context is varied and need for uniform floor levels and heights is reduced.

B. Location

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited to the rear of, and if at all possible, directly behind the main building on the lot.

Complies. The building setbacks vary substantially along this block. The building will be in line with the new multi-family building to be constructed adjacent to the east, which received preliminary approval from the Preservation Board at its November 2013 meeting.

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible

from public or common areas. All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

Complies.

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition and joint profile.

Complies.

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10% of the window area of the majority of buildings on the block.

Complies.

E. Decks

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

Complies. A centered deck is proposed for the rear façade and it will not be visible from the street.

F. Accessory Buildings

A new accessory building, including a garage, shall be designed and constructed in a manner that is complementary in quality and character with the primary structure and neighboring buildings. Complementary structures are appropriate in scale and use a similar type and quality of materials. Design details from the main building should not be replicated, but such details may be modified and reduced in scale to express the same architectural presence in a simpler way. When not visible, materials other than those of the primary building may be used for exterior walls.

Complies. A two-car garage is proposed behind the building at the alley.

Site Work

A. Walls, Fences and Enclosures

Walls, fences, gates and other enclosures form an important part of the overall streetscape. Original or historic walls, iron fences and gates, gatehouses, and other enclosures, as well as arches and other historic architectural features, shall always be preserved through repair and maintenance. When non-original or non-historic retaining walls or tie-walls require replacement, the original grade of the site shall be returned if

feasible or more appropriate materials shall be used. New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought iron or evergreen or deciduous hedge when visible from the sidewalk or street, as is consistent with the existing dominant materials within the historic district.

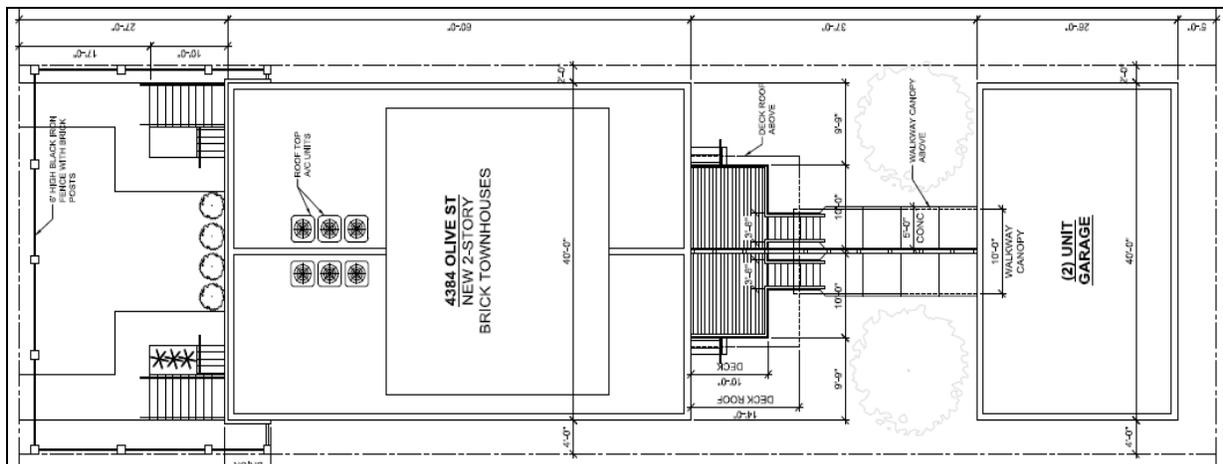
Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office’s consideration of the criteria for new construction led to these preliminary findings:

- 4384-86 Olive is located in the Central West End Local Historic District.
- The 4300 block of Olive has sustained extensive demolition of its original fabric and the construction of a number of buildings of varied mass, scale and height has created an inconsistent blockface.
- The owner and architect have been willing to revise their original proposal to bring it closer in compliance with the historic district standards.
- The setback of the proposed building conforms to the building line of the block.
- The floor levels of the building align with those of adjacent buildings.
- The proposed penthouse is set back several feet from the front of the building and will not be street-visible.
- Staff has not seen an example of the proposed material on the side of the building. However, the distance between the neighboring houses and the proposed brick returns will minimize its visibility from Olive Street.

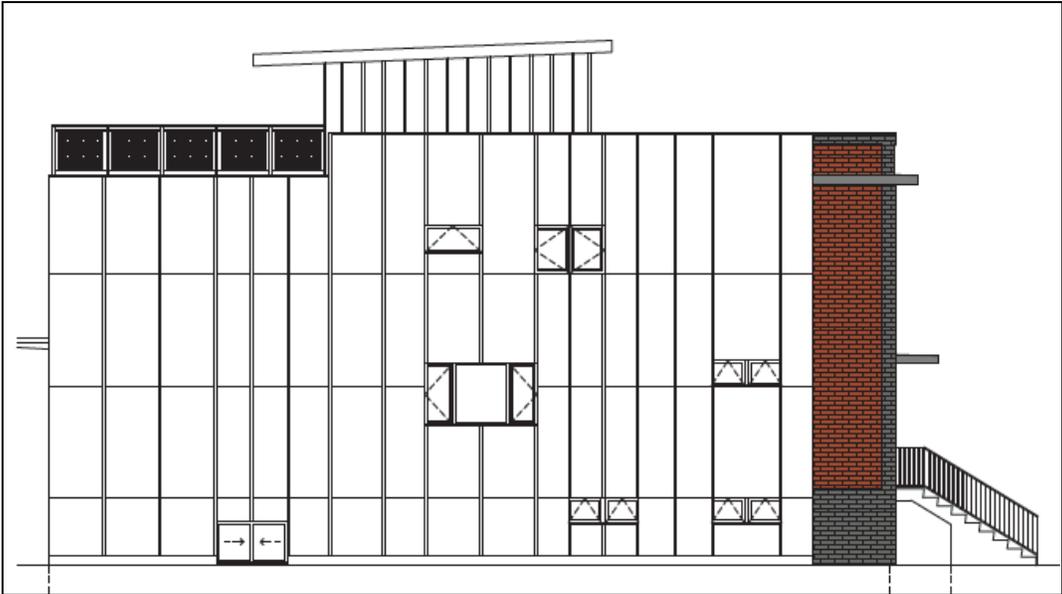
Based on the Preliminary findings, the Cultural Resources Office recommends that preliminary approval be granted subject to review of final details, materials and drawings by the Cultural Resources Office.



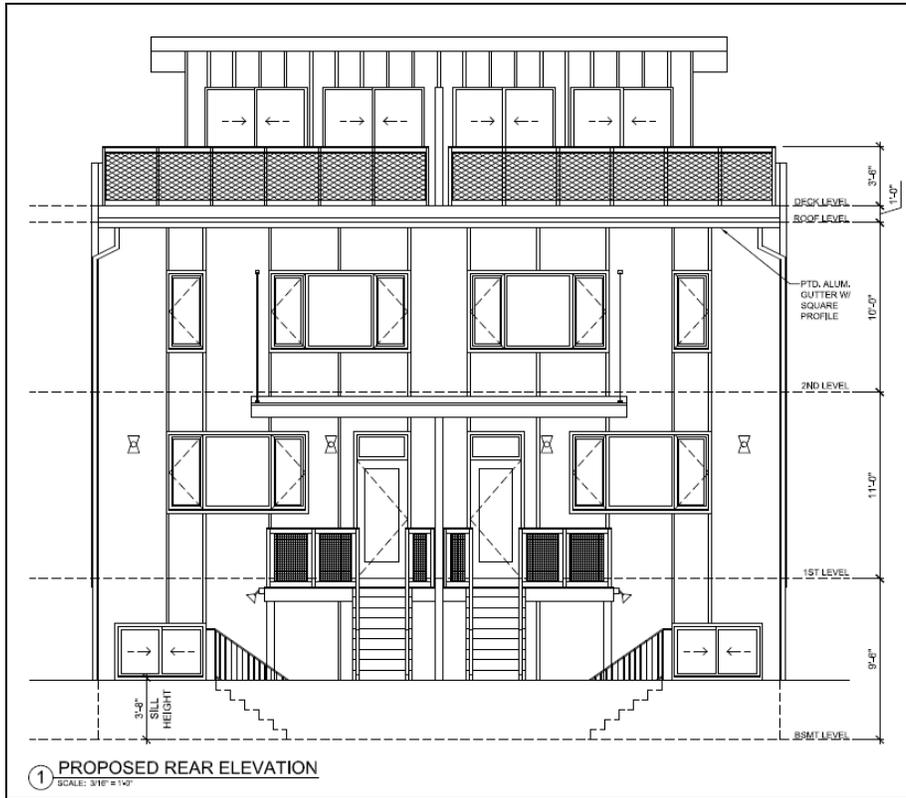
SITE PLAN



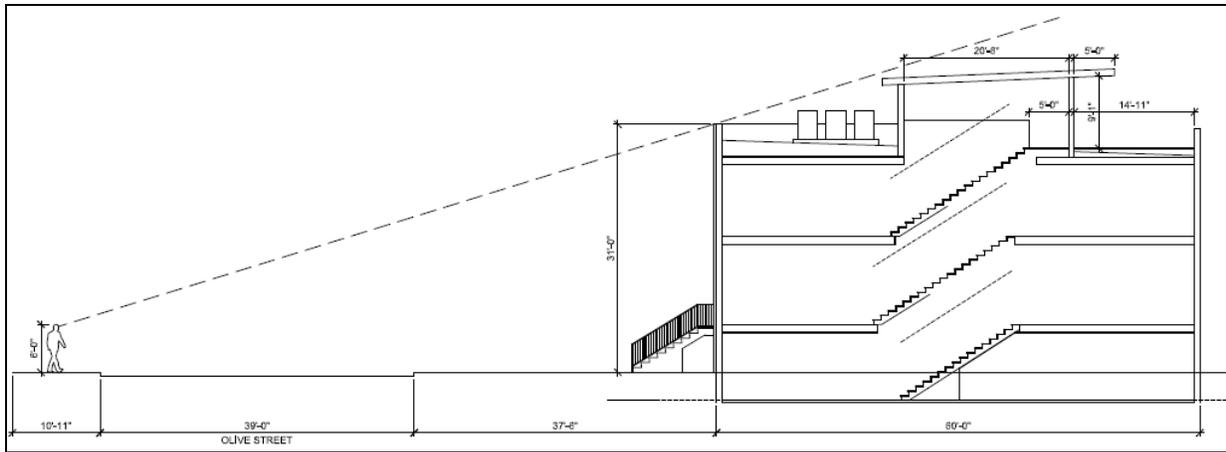
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SIGHT LINES FROM OLIVE



E.

DATE: February 24, 2014
 ADDRESS: 1000 Sidney Street
 ITEM: Revised Plan: Preliminary Review to enclose a patio on a semi-public façade.
 JURISDICTION: Soulard Certified Local Historic District — Ward 9
 STAFF: Bob Bettis, Cultural Resources Office

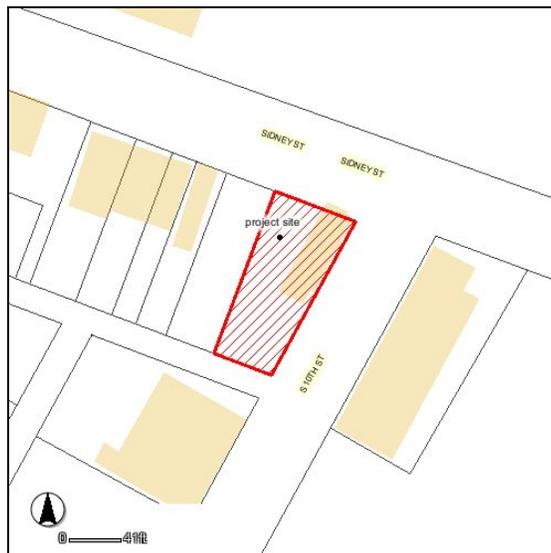


1000 SIDNEY

OWNER:
 John Vieluf – RPSLRD LLC

APPLICANT:
 Michael R. Killeen

RECOMMENDATION:
 That the Preservation Board deny the Preliminary Application as the proposed patio enclosure is not in compliance with the Soulard Local Historic District Standards.



THE PROPOSAL:

The applicant proposes to install vinyl tent walls of the type used for temporary enclosures on a recently-constructed roofed structure, which was approved by the Preservation Board in May 2013. The structure covers an existing patio. The item is returning to the Board with a revised design that Board member Anthony Robinson at the January Preservation Board meeting suggested might be acceptable.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Soulard Historic District:

RESIDENTIAL APPEARANCE AND USE STANDARDS

ARTICLE 2: EXISTING BUILDINGS

206 APPENDAGES ON PUBLIC AND SEMI-PUBLIC FACADES

206.3 New Appendages to Semi-Public and Private Facades

New porches, stoops and steps at Semi - Public and Private Facades shall be based on a Model Example.

Does not comply. The recently approved and constructed roofed structure, based on the design of a gazebo, was proposed as an open-sided structure. At the time of the approval of the open structure, its size and location were addressed as part of the concern about its impact on the streetscape.

The alteration of that structure with vinyl tent walls during the colder months is not based on a Model Example. The gazebo-like structure would be seen from the street as an entirely enclosed structure with a door.

PRELIMINARY FINDINGS AND CONCLUSION:

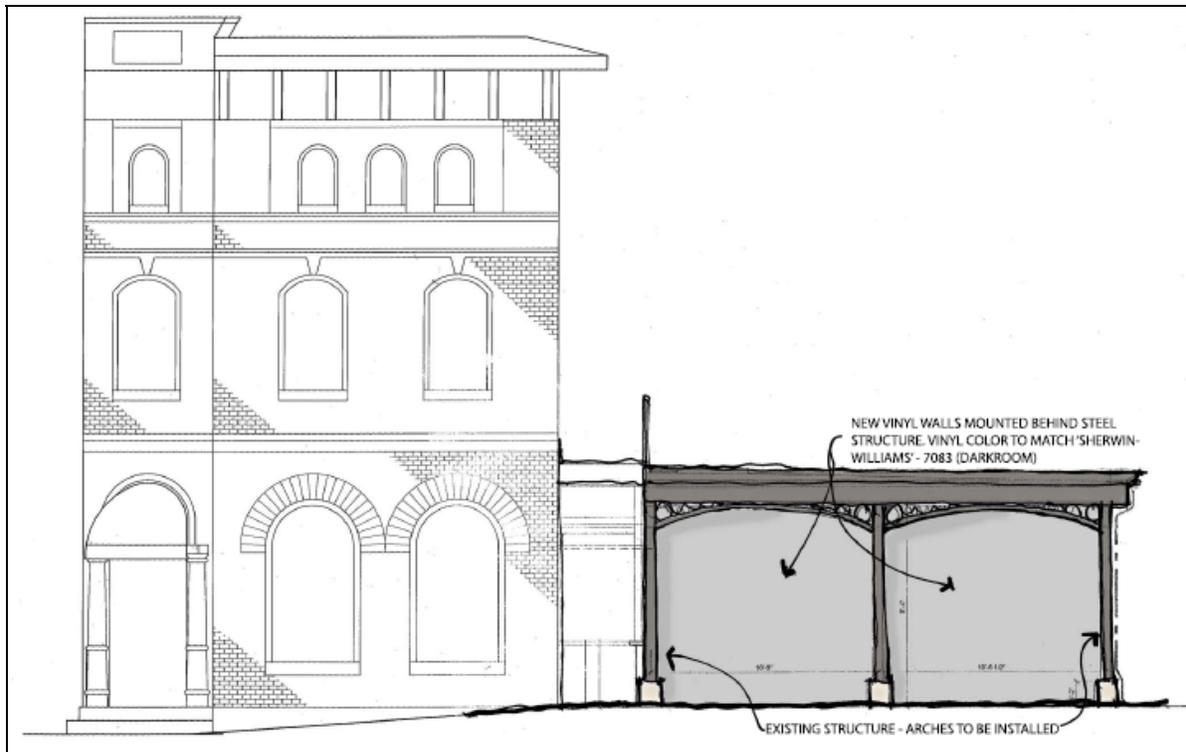
The Cultural Resources Office consideration of the criteria for appendages on Semi-public Facades led to these preliminary findings.

- 1000 Sidney is located in the Soulard Local Historic District.
- The project is being brought back to the Board to consider a revised design, an approach that a Board members suggested might be acceptable.
- The proposed enclosure with vinyl tent walls does not comply with the Soulard Historic Standards and is not based on a Model Example, as required by those standards.
- The vinyl tent walls are proposed for seasonal use.
- The proposed walls will be a dark color and will be placed behind the columns and decorated arched elements. The door has been moved to the west side to limit its visibility.
- The enclosure will be constructed on a Semi-public Façade and two sides of it would be highly visible from Sidney Street.

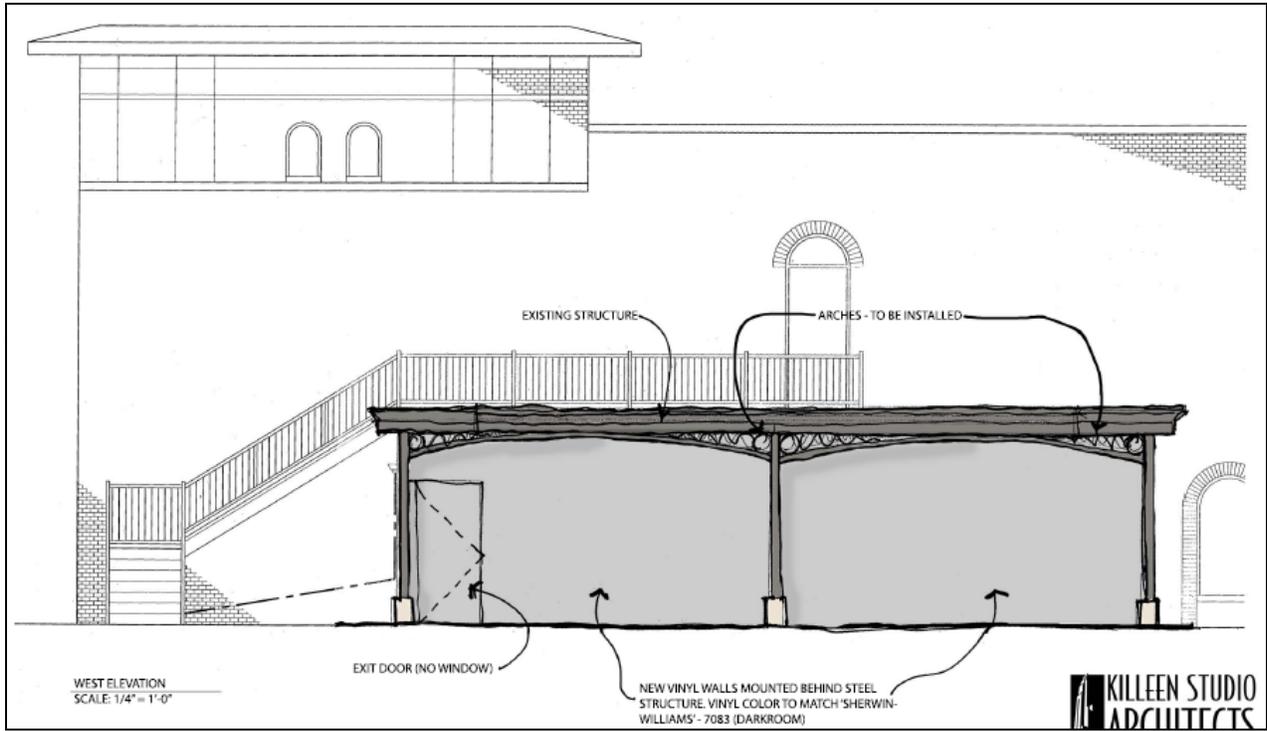
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the Preliminary application for the addition of vinyl walls to the roofed structure on the patio as that alternation would not be in compliance with the Soulard Historic District Standards.



UNFINISHED GAZEBO STRUCTURE



PROPOSED VINYL WALLS FACING SIDNEY STREET



PROPOSED VINYL WALLS ON WEST ELEVATION



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

F.

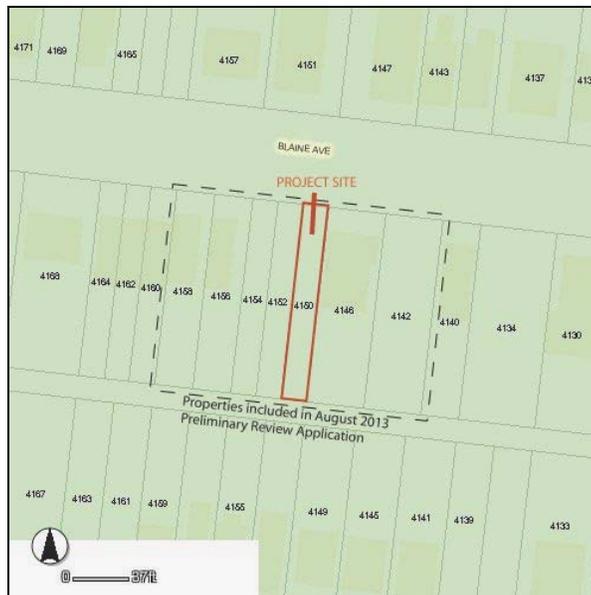
DATE: February 24, 2013
 ADDRESSES: 4150 Blaine Avenue
 ITEM: New construction: construct one two-story, single-family house
 JURISDICTION: North I-44 Certified Local Historic District — Ward 19
 STAFF: Jan Cameron, Cultural Resources Office



4150 BLAINE

OWNER/APPLICANT:
 Botanical Heights Homes, LLC

RECOMMENDATION:
 That the Preservation Board direct the applicant to propose compliant exterior building materials for new construction on Blaine.



The majority of the front elevation, and a substantial part of both side elevations, will be sheathed in cement panels, coated to replicate the appearance of the metal panels originally proposed. Porcelain enamel panels were used occasionally in the district on later infill commercial buildings and never appeared in residential construction. They do not provide a precedent for panels on residential building and are not approvable materials for new construction. Moreover, the arrangement of panels of various shapes and sizes in several tiers is a design element that also has little compatibility with the historic fabric of the area. The use of two masonry colors close in shade and value, can be seen in some of the blended or variegated brick used in historic buildings in the Craftsman style — although never in large color blocks as proposed. Such variation, however, may be acceptable if the two colors are similar in tone and value and do not present a stark contrast.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the North-I44 Historic District Standards led to these preliminary findings:

- The proposed site for construction, 4150 Blaine, is located in the North I-44 Local Historic District. It will be the first of a seven-building development on this site.
- The applicant proposes to construct one two-story house, with a combination of exterior façade materials, including cement fiberboard clapboard siding and large panels on the front elevation.
- The front and side façades of the proposed house will be dominated by cement fiber board panels installed in a tiered and asymmetrical arrangement; the front façade will have a rectangular area surrounding the entry that will be sided with cement clapboards with a 4-inch exposure.
- Until other buildings are completed, 4150 Blaine will have both side elevations prominently open to street view. If and when houses appear to either side, these elevations will have relatively little exposure.
- The design of the house received a conditional preliminary approval by the Preservation Board at its August 2013 meeting, with the requirement that the applicant address an alternative to the non-compliant exterior materials proposed at that time. Neither of the façade materials proposed at this time meet the direction provided in the historic district standards for exterior materials for new construction.
- As the building is the first in a group of seven proposed buildings, its exterior materials are important for compatibility with the larger district, as well as the immediate new construction.

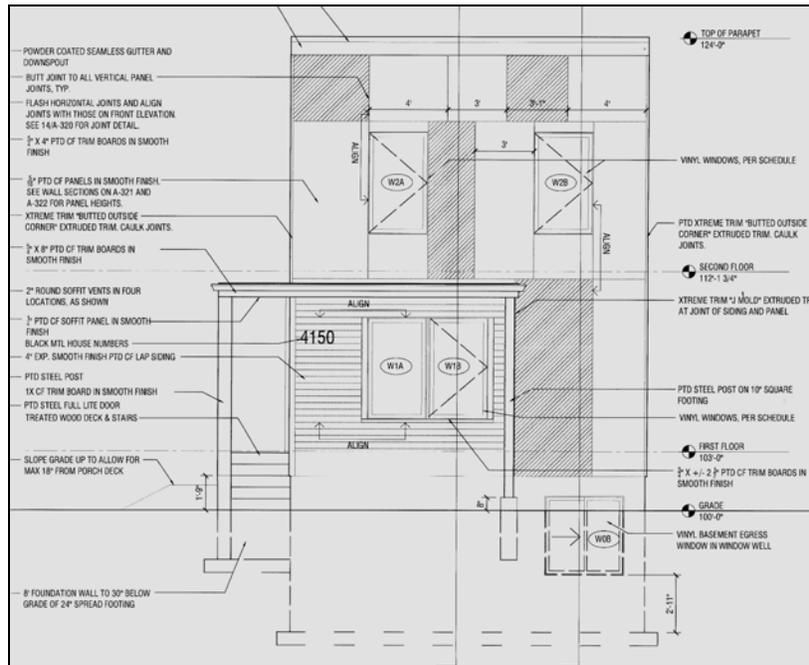
Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board direct the applicant to propose compliant exterior building materials.



PROPOSED MODELS — 4150 IS THE TWO-STORY HOUSE ON THE RIGHT



SITE PLAN FOR PROJECT — 4150 BLAINE IN THE CENTER OF THE PROPOSED DEVELOPMENT



**FRONT ELEVATION — NOTE SIDED AREA
CROSS-HATCH AREAS INDICATE COLOR CHANGE**



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

Cultural Resources Department

G.

DATE: February 24, 2014
ADDRESSES: 5100 and 5224 S Broadway
ITEM: New Application: Grading and Site Work for the Construction of 23 new townhouse units.
Preliminary Review: Construct 23 townhouse units in 6 buildings
JURISDICTION: South Broadway Bluff Area, City Landmark # 43 — Ward 11
STAFF: Jan Cameron, Cultural Resources Office

This Agenda item will be supplied at the meeting.



H.

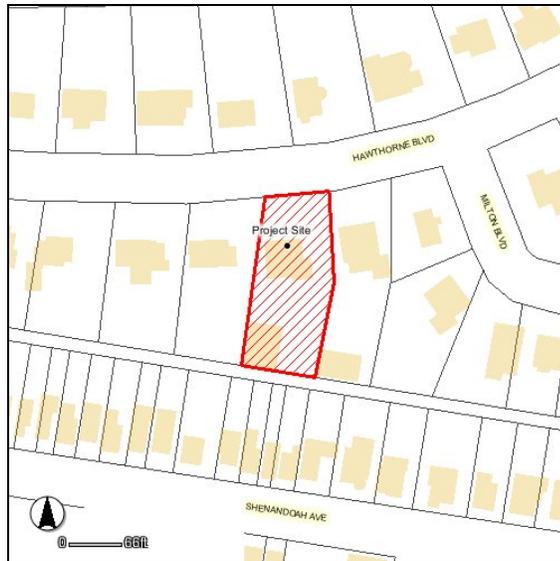
DATE: February 24, 2014
 ADDRESS: 3120 Hawthorne Boulevard
 ITEM: Appeal of Director’s Denial to retain a rebuilt enclosed side porch
 JURISDICTION: Compton Hill Local Historic District — Ward 7
 STAFF: Andrea Gagen, Cultural Resources Office



3120 HAWTHORNE

OWNER/APPLICANT:
 Lindsay D. Barth, DPM, FACFAS

RECOMMENDATION:
 That the Preservation Board uphold the Director’s Denial at this time, as the reconstructed side porch does not comply with the Compton Hill Historic District Standards, and with the recommendation that the denial be reconsidered if the street facing window is brought into compliance with the standards.



RELEVANT LEGISLATION:

Excerpt from Ordinance #57702 (as amended by Ordinance #57737 & #58821), Compton Hill Historic District Rehabilitation and New Construction Standards:

G. Architectural Detail

- 1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.**

Does not comply. The architectural details on the existing side porch do not match those on the previous porch.

- 2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they were intended.**

Does not comply. The windows, especially the street-facing window, do not have the same verticality as the previous porch windows and the muntins break up the once open feel. The front window is unlike any other front façade windows in proportion or means of opening.

- 3. Storm doors, storm windows, and window frames shall be of wood, color finished material. Mill finished aluminum or similar metal is not permitted.**

Complies. The windows have wood frames.

- 4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design.**

Does not comply. The porch is wider than the previous porch and the details have been altered. The large picture window with interior muntins is not compatible with the design of the main house.

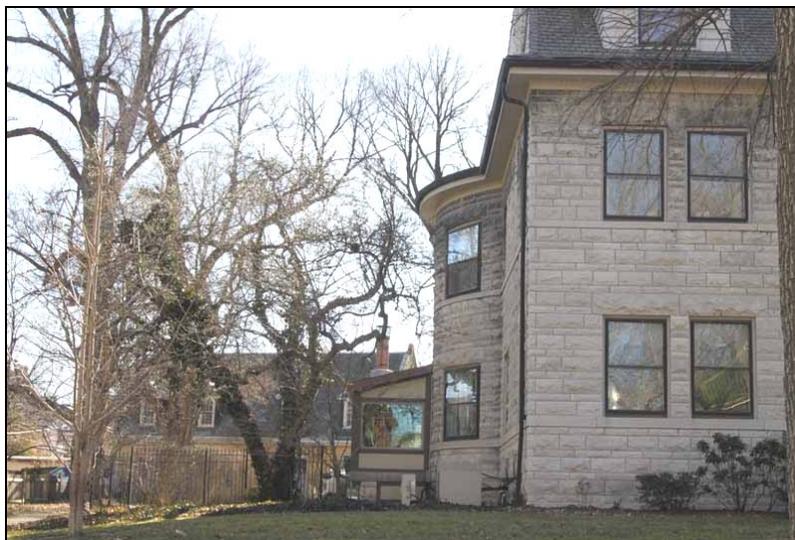
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Compton Hill Historic District Standards led to these preliminary findings:

- The project site, 3120 Hawthorne, is located in the Compton Hill Local Historic District.
- The Cultural Resources Office received a Citizen's Service Bureau complaint in February 2013 for modification of a side porch. The owner subsequently applied for a permit which was denied. There was no further contact from the owner at that time.
- The owner was sent to Housing Court for the violation and made a new application for a building permit in December 2013. The permit was denied and the owner has appealed.
- The owner reconstructed an enclosed side porch (built c. 1982) without a permit. The width of the porch could not be altered without completely rebuilding the existing porch.

- The existing porch is somewhat wider than the previous porch and the window configurations and the exterior detailing have been changed.
- While the previous porch was not historic, the proportion of the window openings more closely matched the existing windows on the front of the house. There also were no muntins in the windows, which made them more transparent.
- The Cultural Resources Office believes that the new detailing is compatible with the existing structure and that the side windows have limited visibility from the street, and therefore these elements could be retained in their current form.
- The window in the porch wall facing the street is the element of the porch that keeps it from being compliant and is the component necessary to address.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s Denial, as the reconstructed side porch does not comply with the Compton Hill Historic District Standards. The Cultural Resources Office would support approval of the application if the street-facing window is brought into compliance with the standards.



VIEW OF ENCLOSED SIDE PORCH FROM STREET



DETAIL OF FRONT ELEVATION OF SIDE PORCH



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

I.

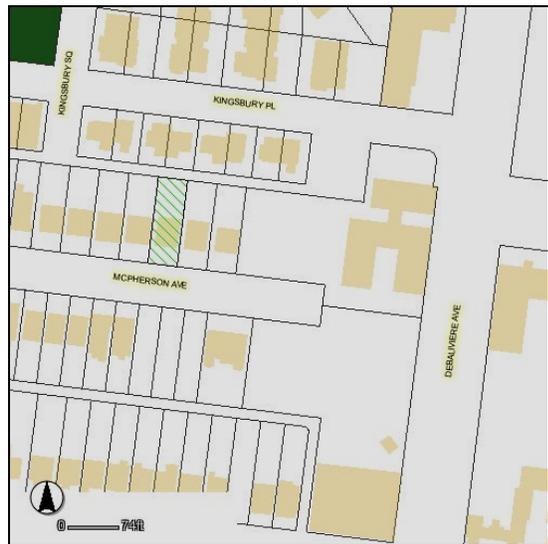
DATE: February 24, 2014
 ADDRESS: 5739 McPherson
 ITEM: Appeal of Director’s Denial to install street visible solar panels
 JURISDICTION: Skinker-DeBaliviere Neighborhood Certified Local Historic District — Ward 26
 STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



5739 MCPHERSON

OWNER/APPLICANT:
 Edward Hecker
 James West-Microgrid Solar

RECOMMENDATIONS:
 That the Preservation Board uphold the Director’s Denial, as the solar panels do not comply with the Skinker-DeBaliviere Historic District Standards or the Solar Panel Installation Policy for Local Historic District.



RELEVANT LEGISLATION:

Excerpt from Ordinance #57688, the Skinker-DeBaliviere Historic District:

F. Roof Materials:

Roof materials should be slate, tile, copper or asphalt shingles where the roof is visible from the street. Incompatible materials are not encouraged. Design of skylights or solar panels, where prominently visible from the street and requiring a permit, will be reviewed by the Landmarks and Urban Design Commission for their visual compatibility.

Does not comply per the Solar Panel Installation Policy for Local Historic Districts.

Solar Panel Installation Policy for Local Historic Districts

Solar Panel Installations on Sloped Roofs of Historic Buildings

- 1. Solar panels installed on a sloped roof shall not obscure any distinctive roof design elements or the historic roofing materials of clay, tile or slate. Approved installations will not be possible on some sloped roofs with tile, slate or other distinctive covering or slopes with dormers.**

Complies.

- 2. Solar panels shall not be installed on the slope of any roof above the main, street-facing façade.**

Does not comply. The proposed array will cover the south-facing side of the roof, which faces the street and contains the primary entry.

- 3. The installation of solar panels on a street-facing façade of a corner building shall be carefully considered to determine the visual effect of the proposed installation.**

Not applicable.

- 4. Solar panel arrays shall only be placed a minimal distance from the roof and parallel to any sloped roof surface.**

Complies.

- 5. A solar panel array shall only consist of a single, simple rectangular shape when it has any degree of visibility.**

- 6. It may be possible to place solar panels on the rear portion of a roof slope above a side elevation of a building, depending on the design and materials of the roof and the visibility of that portion of the roof.**

- a. The percentage of roof coverage must be considered; in some instances, more coverage reduces the visual presence of an installation and in others, a smaller percentage is more appropriate.**

- b. The presence of dormers and chimneys must also be considered.**

Complies.

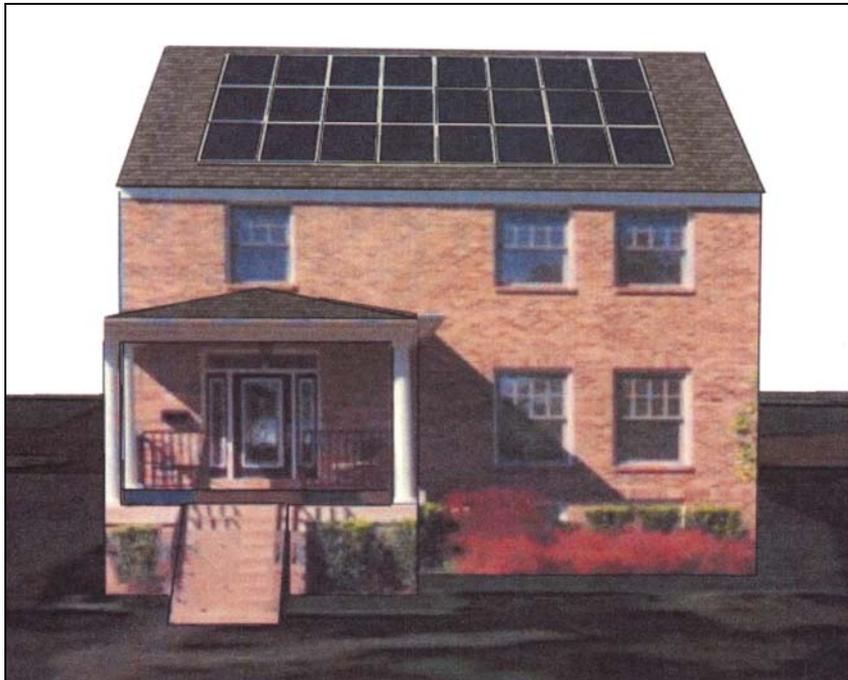
- 7. Solar panels shall not be installed on any:**
- a. Mansard or false-mansard roof plane;**
 - b. Visible dormer roof; and**
 - c. Roof of a front or side porch or visible appendage.**
- Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 5739 McPherson, constructed in 2005, is located in the Skinker-DeBaliviere Local Historic District.
- The proposed array would be on the street-facing roof slope, a location specifically noted as not compliant with the visual compatibility standards for solar panel installations.
- The Visual Compatibility solar panel installation policy applies to modern as well as historic buildings located in local historic districts.
- The owner is also proposing to install solar panels on the garage roof which will not be street visible, and that installation can be approved.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for the solar panels as they are not in compliance with the Skinker-DeBaliviere Historic District Standards.



5739 MCPHERSON SOLAR PANEL PROPOSAL



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

J.

DATE: February 24, 2014
ADDRESS: 3023 Allen
ITEM: Appeal of Director's Denial to retain alterations to front door and to alter front porch.
JURISDICTION: Compton Hill Neighborhood Certified Local Historic District — Ward 9
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



3023 ALLEN

OWNER/APPLICANT:
Shariq Mansuri

RECOMMENDATIONS:
That the Preservation Board uphold the Director's Denial, as enclosed door and proposed porch alterations do not comply with the Compton Hill Historic District Standards.



RELEVANT LEGISLATION:

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

G. Architectural Detail

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.

2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures....

Does not comply. The owner has completely bricked in one of the original front doors altering the appearance of the building from the street and giving it the false appearance of a single-family building.

4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design.

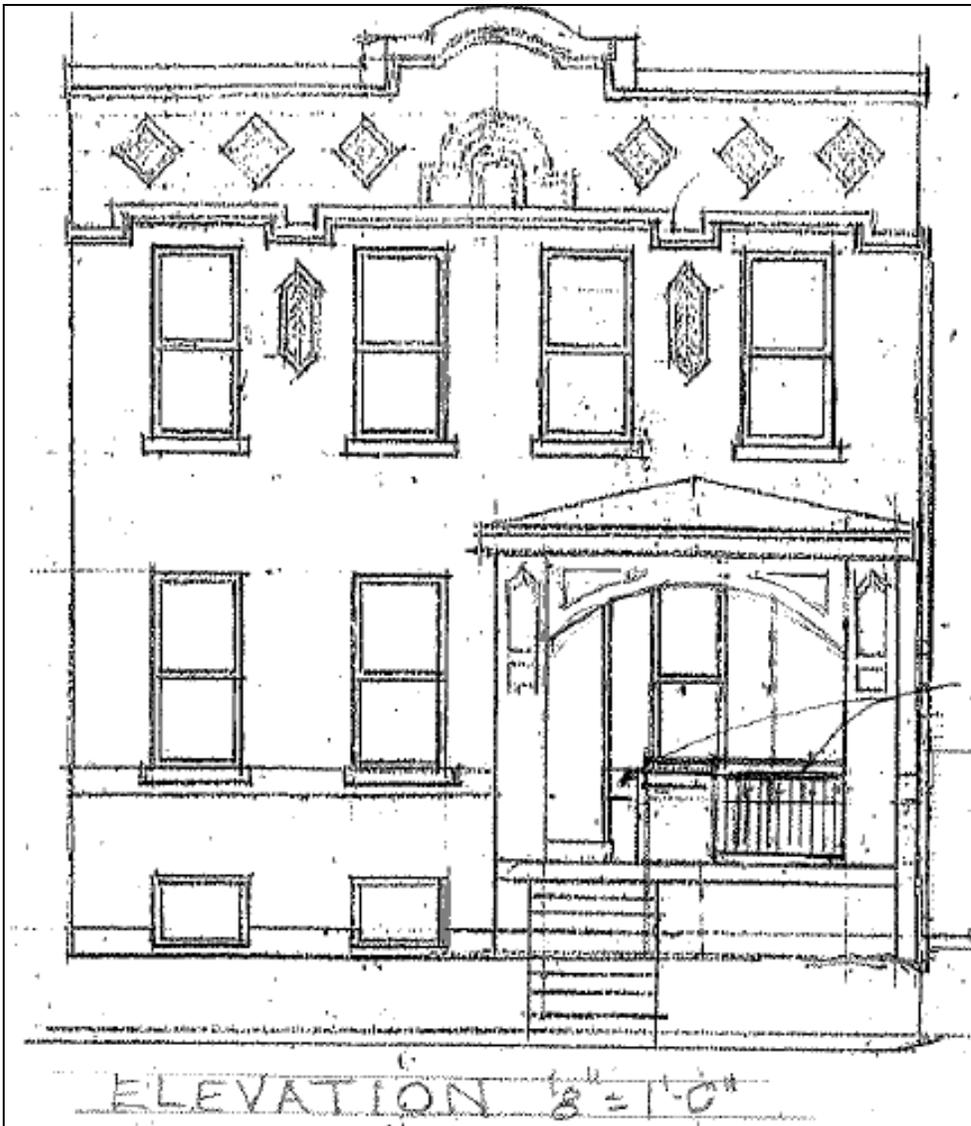
Does not comply. The proposed porch alteration, which would remove the existing center stair and substitute a side stair, enclose the front of the porch with a railing, entirely changes the historic appearance of the porch and presents a contemporary, non-historic configuration.

PRELIMINARY FINDINGS AND CONCLUSION:

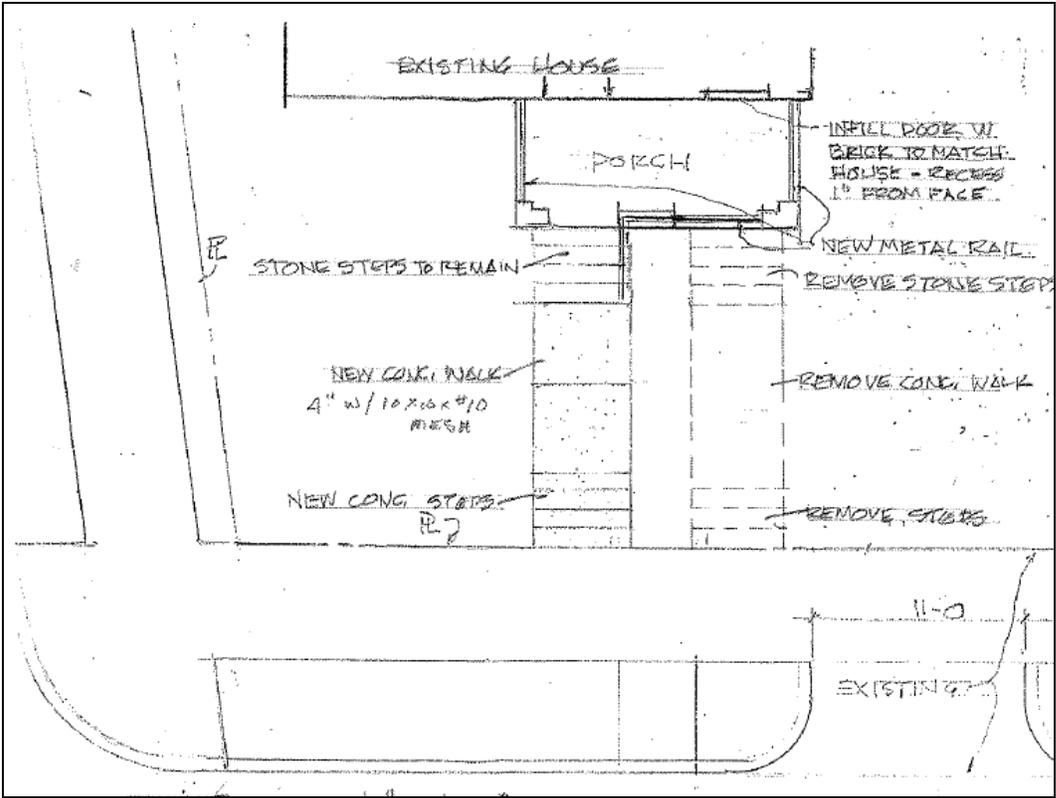
The Cultural Resource Office's consideration of the criteria for windows led to these preliminary findings:

- 3023 Allen is located in the Compton Hill Local Historic District.
- One of the two original front doors was bricked in without a permit.
- The proposed porch alterations do not conform to the Compton Hill Historic District Standards and do not present an accurate historic porch configuration which requires a porch to be maintained as originally constructed.

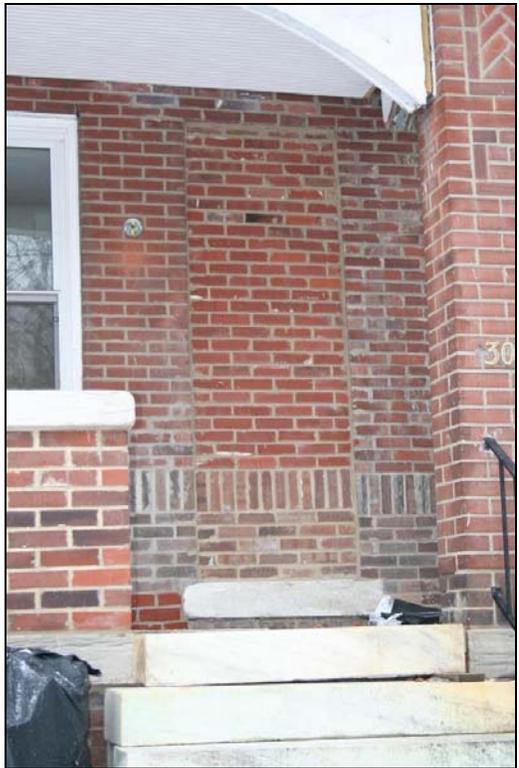
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for the in-filled door and porch alterations as they are not in compliance with the Compton Hill Historic District Standards.



PROPOSED PORCH ALTERATION



SITE PLAN



DETAIL OF BRICKED-IN OPENING



L.

DRAFT PRELIMINARY REVIEW POLICY AND PROCEDURES CITY OF ST. LOUIS PRESERVATION BOARD

Ordinance 64689, as amended by Ordinance 64932, sets forth the opportunity for the Preservation Board to conduct a Preliminary Review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

Introduction

This document clarifies the types of proposals that the Preservation Board will consider in a Preliminary Review, as well as other policies and procedures of the Board and the Cultural Resources Office regarding such reviews. This policy is intended to make a Preliminary Review a useful tool for the property owner and the City and, by clarifying procedures and setting forth the scope, duration, and applicability of the decisions of Preliminary Reviews.

As set forth in Ordinance 64689, a Preliminary Design Review, hereafter referred to as "Preliminary Review," may be requested for proposed construction, demolition, or exterior alterations. Section 40 (quoted above) states that such a review may take place where Landmark or Historic District standards apply. Approval of a project at the Preliminary Review stage constitutes a general directive to the Cultural Resource Office to convey its approval to the Building Commissioner for the issuance of a Building Permit, *if* the project conforms to the plans and specifications as approved by the Preservation Board in the review.

A Preliminary Review approval indicates support for the project at the time it was presented. The commonly understood definition of "preliminary" is that it is an action or event preceding something more complete or definitive. It is an introductory, or exploratory, review and approval. It is understood that factors within, or outside, the purview of the Preservation Board

could subsequently alter the perception of the proposed action meeting the applicable standards or criteria. The Director of the Cultural Resources Office may require a subsequent Preliminary Review if changes to the proposal indicate that a subsequent review is necessary. In summary, a Preliminary Review is a good-faith review and approval or denial of a major proposed action, but does not ensure final project approval.

Section I. Preliminary Review: Description and Process

The Preservation Board conducts a Preliminary Review as an agenda item at one of its public meetings. It considers the historic district or landmark standards pertaining to the proposed action and, if pertinent, demolition review criteria. The Board reviews information provided by the applicant, including financial information, proposed designs, and reasons for the proposed actions. At a public Preservation Board meeting, the Board also hears testimony from members of the public and considers communications received by the Cultural Resources Office regarding the proposal.

The Preservation Board may consider such applications in light of the relevant Historic District Plan and Historic District Standards with respect to the intent of the ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District, or, if applicable, Landmark or Landmark site, which were the basis for the Historic District or Landmark or Landmark site designation.

After due consideration of the evidence, including opinions of those providing commentary on the proposal, review of the standards and criteria pertaining to the project, and recommendation of the Cultural Resources Office, the Board may grant or withhold preliminary approval of the action(s). The Board may approve all or part of the proposal; it may qualify its approval with one or more stipulations to be met prior to the Cultural Resources Office's recommendation for the issuance of a building or demolition permit. The Board may also delay making a determination on the proposal, and request that more consideration be given to one or more aspects of the proposal, or that more consultation take place.

Only the Preservation Board conducts Preliminary Reviews that result in clear direction for the support, or lack of support, for a proposal. While the Cultural Resource Office meets with project proponents at various stages in project planning and design, it does not conduct Preliminary Reviews in terms of Ordinance 64689.

Section II. Applicability

A Preliminary Review is appropriate for some types of projects and unnecessary for others. A Preliminary Review is considered appropriate for projects and proposals in which there are distinctive design elements, considerable design development costs, lack of clear direction in pertinent standards, or for which the approval of demolition is desired. As the Preliminary Review is conducted at a Preservation Board meeting, the underlying assumption that the proposal warrants public comment and consideration is another factor considered in determining if a Preliminary Review should take place. A Preliminary Review is not intended to be

used for a straightforward, small alteration for which there is clear direction of the applicable standards.

Possible Preliminary Review: New Construction

The Preservation Board reviews all new construction in a local historic district or on a landmark site. This review can be conducted as a Preliminary Review or take place at the time a Building Permit is applied for. A Preliminary Review may be conducted when the proposed design is sufficiently developed so that the Board has a firm proposal to review. Preliminary Review should not be considered as part of a design-build process. Exterior materials review should be included for all projects other than single-family dwellings and for buildings of that type if the Cultural Resources Office staff requests it.

Alterations to a design approved by the Preservation Board may require the altered design to return to the Preservation Board for approval. The Cultural Resources Office shall not approve a proposal that has received approval by the Board following a Preliminary Review **and** has been subsequently altered to the extent that it does not meet the applicable standards and/or is significantly different from the proposal as approved by the Board at the Preliminary Design Review.

Possible Preliminary Review: Demolition

The Preliminary Review of demolition is recommended when a building is protected by its status by law as set forth in St. Louis City Ordinances. These properties include those located in Local Historic Districts, properties listed in the National Register of Historic Places or within districts listed in the National Register, as well as those located in Preservation Review Districts, which are afforded this level of demolition review. The Cultural Resource Office's Director's approval of the demolition of Merit and High Merit buildings, as defined by Ordinance 64689, is limited by that ordinance and criteria in Local Historic District Standards.

It is recommended that project proponents request a Preliminary Review of a demolition of a protected property prior to proceeding with any plans for the property and the development of a design for a replacement building. The proposed demolition shall be considered first and separately from any new construction that might take place following demolition. This approach shall be the case for properties in local historic districts that have demolition review criteria incorporated into the historic district standards; the standard demolition review criteria will also be considered in a supplemental manner.

The consideration of subsequent new construction is a demolition review criteria in Ordinance 64689 and 64832, and shall be considered for all properties in Preservation Review Districts at the time of demolition review. Nevertheless, the ranking of the criteria in the ordinances by significance indicates that the significance of the building and other factors must be considered as much or more significant than subsequent new construction. The Preservation Board shall consider factors beyond the fact that a proposed new building meets any other City requirements for new construction. For instance, just because a new building meets the requirements for new construction in a Form Based Zoning District does not mean that the proposed new construction would necessarily be considered as construction that "would equal

or exceed the contribution of the structure to the integrity of the existing streetscape and block face.” (See Appendix B.)

Alternatively, the project proponent may apply for a demolition permit, which would be reviewed by the Cultural Resources Office per the applicable demolition review criteria. If the application for a demolition permit is denied and the owner appeals the denial, the Preservation Board would consider the appeal on the record, and render a final decision as defined in chapter 536 of the Revised Statutes of the State of Missouri, instead of holding a Preliminary Review. See Appendix A for the section of Ordinance 64925 regarding the appeal of such a decision.

Possible Preliminary Review: Exterior Changes

A Preliminary Review may be requested for an addition that is large enough to have a significant impact on the streetscape of an historic district or individual building.

A Preliminary Review may be requested for a project for which there is no clear guidance in historic district or landmark standards.

Excluded from Preliminary Review

A Preliminary Review generally will not be scheduled for an alteration project that does not meet clear guidance in historic district or landmark standards, unless there are unusual circumstances that shall be determined by the Director of the Cultural Resources Office.

Section III. Timing and Integration into Project Planning

A Preliminary Review shall be integrated into project planning that proceeds from the general to the specific in terms of reviews and approvals from City Offices and Boards.

If a project proposed for a Preliminary Review requires approvals and actions from other Boards and Offices of the City of St. Louis, the project proponent shall schedule a consultation meeting with the Cultural Resources Office to consider the broader approvals and reviews necessary in the planning for the project. The Preservation Board does not wish to review a project prior to the receipt of more general approvals or variances that are necessary.

The Cultural Resources Office and project proponent shall review actions to be taken by other City Departments and Boards, such as changes to zoning changes and re-platting, negotiation of a redevelopment plan to be adopted by ordinance, as well as environmental reviews and Section 106 consultation, that may be necessary for the applicant’s project to proceed. In order that the project planning and approvals proceed from the general to the specific, the Director of the Cultural Resources Office shall advise the project proponent when it is time for the Preservation Board to hold the Preliminary Review.

This approach allows the applicant to report on other reviews and approvals that have been received or are pending at the time of hearing at the Preservation Board meeting.

Section IV. Period of Preliminary Approval

A Preliminary Review shall take place during active project planning and the decision of a Preliminary Review has a limited period of applicability.

The applicant shall affirm on the application for a Preliminary Review that the proposed work is in an active stage of development and provide a time period for project implementation. The Director of the Cultural Resources Office shall consider this timetable when scheduling a Preliminary Review for Preservation Board consideration.

In order that a Preliminary Review be based on timely and current information, as well as the standards and review criteria, the approval of a Preliminary Review shall no longer be valid after set periods of time, after which the applicant may request a subsequent Preliminary Review or proceed with the application process for building permits and the project will be considered as if there had not been a Preliminary Review.

A Preliminary Review for new construction is valid for 2 years from the time that the Preservation Board grants Preliminary Approval.

A Preliminary Review for demolition is valid for 2 years from the time that the Preservation Board grants Preliminary Approval.

A Preliminary Review for an alteration or addition is valid for 1 year from the time that the Preservation Board grants Preliminary Approval.

Section V. Subsequent Preliminary Reviews

If approval is withheld for a preliminary review, a subsequent review shall not take place without the Director of the Cultural Resources Office's determination that the design of the project, or conditions framing the proposal, are sufficiently different from the original proposal that it merits reconsideration.

A new construction, alteration, or addition project will be scheduled for a second preliminary review of the design if the proposed work differs significantly from that presented at the initial Preliminary Review.

Only revised designs that meet the historic district standards shall be rescheduled for a Preliminary Review. If the design of the proposed work differs significantly from that presented for the Preliminary Review to the extent that the project no longer meets the historic district or landmark standards, and the applicant chooses not to comply with the standards, the Cultural Resources Office will not recommend the application for a building permit be approved. In these cases the applicant may appeal the denial to the Preservation Board.

Section VI. Limitations on the Scope

The Preliminary Approval of a design for new construction pertains only to the location or locations presented in the Preliminary Review.

A project considered for preliminary review may include one or more properties and proposals that are related geographically and are, in a sense, one project.

However, approval at the Preliminary Review stage does not afford approval for an applicant to build that design or designs at any other site. Each new construction project shall have a Preliminary Review that addresses a site and a design.