



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY JUNE 25, 2012
 1520 MARKET ST. #2000
 4:00 P.M.**
www.stlouis-mo.gov/cultural-resources

Roll call.
 Approval of the May 21, 2012 minutes.
 Approval of the current agenda.
 Director’s report.

SPECIAL AGENDA ITEM	Jurisdiction:	Page:
A. Recommendations: Proposed Preservation Review Districts in Wards 4 and 21		1

PRELIMINARY REVIEW

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A.

DATE: June 25, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Report on proposed expanded and new Preservation Review Districts
Wards 4 and 21

BACKGROUND:

The adjustment of the ward boundaries in 2011 has caused many wards and Preservation Review District (PRD) boundaries to no longer be identical. This is an occasion to discuss with aldermen the possibilities of establishing Preservation Review Districts in all or parts of their wards.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART IX – PRESERVATION REVIEW DISTRICTS

SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

The Cultural Resources Office considers the pre-PRD survey to assess the architectural and cultural qualities to be equivalent to a windshield-level, or reconnaissance, survey of an area, not one based on property-by-property evaluation and supported by research. Small areas that may not strictly meet the requirements for a PRD are included to have a cohesive review area.

As the Alderman initiates the steps to be taken to establish a PRD in her/his ward, the surveys focus on one ward. Nevertheless, CRO is mindful the architectural and cultural

character of adjacent areas and the potential for an historic district to include areas in more than one ward. Though recommendations are developed within this context, the new PRDs will be within a single ward.

The recommendations that follow are based on the findings of pre-PRD surveys conducted by the Cultural Resources Office at the request of three aldermen. The Preservation Board’s consideration of this report is the first step outlined for the adoption of a PRD. The next steps are forwarding the Preservation Board’s recommendations in terms of this report to the Planning Commission and drafting legislation for submittal to the Board of Aldermen.

PROPOSED PRESERVATION REVIEW DISTRICTS:

1. **Ward 4.** In consultation with Alderman Moore, the Cultural Resources Office surveyed the Ward in terms of its architectural and cultural character and the PRD criteria. Two areas were identified that meet the criterion of possible historic district potential.

PRD on the west side of Ward 4: The area west of The Ville Local Historic District has strong streetscapes with few losses in residential buildings. This area is bounded by: the western edge of The Ville Local Historic District that is roughly Marcus, Cote Brillante on the south, Euclid on the west, and Greer on the north.

PRD on the east side of Ward 4: This area east of the northeast corner of The Ville Local Historic District also has strong streetscapes with few losses in residential buildings. The area is bounded by Vandeventer on the east, Maffitt on the south, the Ville Local Historic District and Clay on the west, and Ashland on the north. The blocks between Clay and Vandeventer are already in a PRD that was established when that area was in Ward 21.

Therefore, the cultural Resource Office recommends that City Ordinance #64832 be amended to include the two new PRD areas in Ward 4.

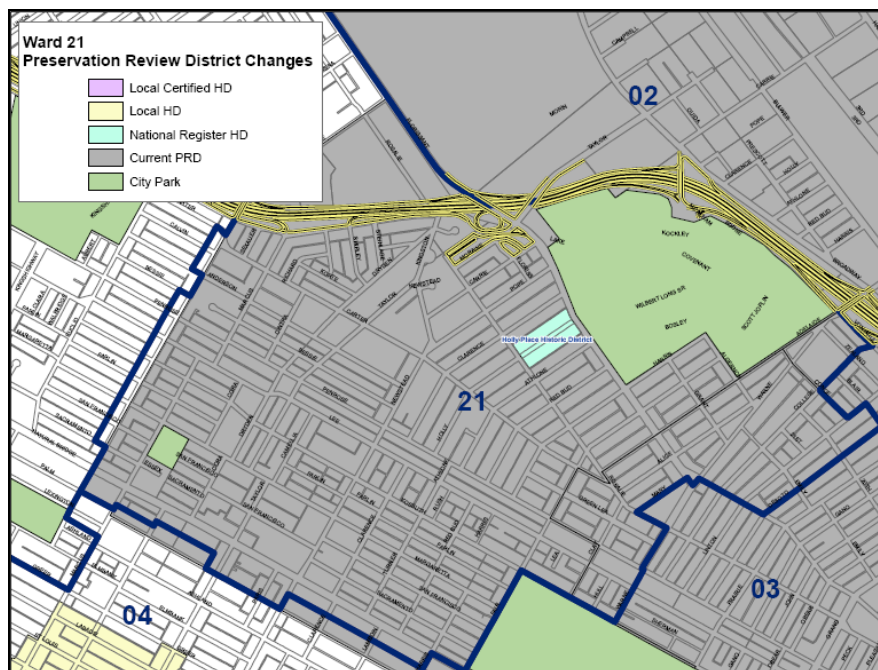


2. **Ward 21.** All of the area that was included in Ward 21 in 2009 became a PRD when City Ordinance #68400 amended City Ordinance #66609 that year.

The 2011 ward boundaries added only one area to the ward that was not already included in a PRD: the west side of Shreve Avenue from Sacramento to Carter, excluding one block. Alderman French and the Cultural Resources Office Director discussed the character of this area, which is quite similar to that of the east side with mainly residential buildings, and therefore meets the criteria to be included in a PRD.

The addition to PRD 21 would be the west side of Shreve from Sacramento to Carter, extending to the alley parallel to Shreve and excluding the block between Bessie and Anderson.

Therefore, the Cultural Resources Office recommends that Ordinance #64832 be amended with a description of the expanded PRD 21 that includes the blockfronts on Shreve.



RECOMMENDATION:

As Preservation Review Districts afford the opportunity to review proposed demolitions, an action considered to be in the public interest, and as the Cultural Resources Office has made the surveys mandated by Ordinance 64689 at the request of two Aldermen, and as the areas recommended for new Preservation Review Districts meet the criteria outlined in the Ordinance, the Cultural Resources Office recommends that the Preservation Board report such findings to the Planning Commission and Board of Aldermen.

CONTACT:

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

B.

DATE: June 25, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Preliminary Review to demolish existing AAA building and garage to construct a new AAA Facility and CVS Pharmacy
ADDRESS: 3917 Lindell and 3930 McPherson
JURISDICTION: Pending Preservation Review District — Ward 18

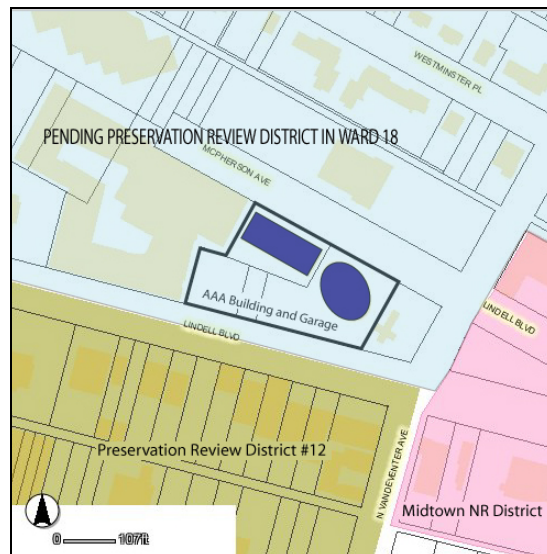


AAA BUILDING AND GARAGE

OWNER: Automobile Club of Missouri

APPLICANT: Automobile Club of Missouri (AAA) and Missouri CVS Pharmacy, L.L.C.

RECOMMENDATION: That the Board not grant preliminary approval of the proposed demolition of the AAA building but grant preliminary approval for the demolition of the diagnostic garage building.



BACKGROUND:

The Auto Club of Missouri (AAA) seeks to demolish its Midtown Member Service Center (known as the AAA Building) built in 1976 and to demolish a garage built in 1967 that housed an automobile diagnostic service. The site will be redeveloped with two new buildings: one to house the AAA and a second to be occupied by a CVS Pharmacy. AAA, which has a contract for sale to CVS for part of the property, is applying jointly with CVS for this Preliminary Review of the demolition of the existing buildings which, as required by ordinance, considers the subsequent new construction.

In 2011 the AAA and CVS entered into negotiations for the redevelopment of the AAA property on Lindell. One of the first steps towards this goal was the application to rezone the parcel on which the garage stands from “C” Multiple Family Residential to “H” Area Commercial District. The Planning Commission recommended that this change be made at its July 5, 2011 meeting. To date, the Board of Aldermen has not passed a Board Bill that would make this change in zoning.

Last summer, Alderman Kennedy facilitated a consultation process between AAA and CVS representatives and an 18th Ward Advisory Group to review the proposed redevelopment project. The “subsequent development” discussed in this review presents the results of this consultation with the neighborhood residents.

In February, 2012, the Preservation Board reviewed establishment of a new Preservation Review District (PRD) in Ward 18, PRD 24, which includes this property. The Preservation Review District is included with two others in Board Bill 35, which was introduced on April 27, 2012 and as now City Ordinance # 69164.



AAA BUILDING LOOKING NORTHWEST WITH GARAGE BUILDING IN BACKGROUND

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.

The AAA property under consideration is located in a pending Preservation Review District (City Ordinance #69164).

St. Louis City Ordinance #64832

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

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

This Preliminary Review application prompted the Cultural Resources Office to evaluate the architectural and historical significance of the properties.

The AAA Building The perfect oval footprint of the AAA building, sited at an angle to face southwest and Lindell, has a distinctive presence on this major thoroughfare. The double-height single-story building has a carefully detailed yet relatively austere

exterior façade that encloses the volume. Narrow, elegant fin-like piers rise from the concrete sidewalk encircling the building to support the smooth, curved roof overhang. The glazed curtain wall of the southern portion of the building is set back from the interior plane of the piers and extends from a low bulkhead to the roof fascia.



DRIVE-UP WINDOW ON McPHERSON SIDE OF BUILDING



DETAIL OF PIERS AND GLAZED WALL



ENTRANCE

The interior of the AAA building is primarily one open double-height space. Two interior piers placed on the lengthwise axis of the oval are detailed to be the overtly decorative aspects of the interior. Metal rods encircling the plain concrete columns flare out at the top to approach the edges of the circular covered portion of the ceiling. The other notable aspect of the interior is a mural that depicts the history of automobile-related development by Washington University Associate Professor William R. Kohn, who won a 1978 competition for the commission; Kohn's 55-foot-long mural graces an interior wall.

The AAA Building is little altered from its original appearance. The minor changes include the closure of the drive-up window.

The AAA Building Significance. The AAA Building on Lindell Boulevard is an architecturally significant property due to the design of the building, the prominence of its architect and its location on the portion of Lindell dominated by mid-century modern design. The one-of-a-kind building is clearly a High-Merit one, a property eligible to be a City Landmark. It meets three criteria: the work of a master whose individual work has significantly influenced the development of the City; a property that has significant character or value as part of the development, heritage or cultural characteristics of the City; and owing to its unique location or singular physical characteristic, one that represents an established and familiar visual feature of a neighborhood and the City. It is also eligible for listing in the National Register once it is 50 years of age.

The AAA Building is a notable example of 1970s architecture that expresses high modernism in its pure oval form and clear expression of structure. Stylistically related to the sculptural forms of Neo-Expressionism, the building also shares New Formalism's emphasis on volume.

W.A. (Wenceslaus) Sarmiento, architect of the AAA Building, has recently been appreciated as greatly influential in the design of commercial architecture throughout the United States from the 1950s through the 1970s. Sarmiento headed the architectural section of the Bank Building & Equipment Corporation (BBEC), which was headquartered in St. Louis. His work there earned him the reputation as the "driving force behind revolutionizing the look and feel of banking in postwar America between 1952 and 1964." Architectural Historian Kirk Huffaker states that "Sarmiento's innovative design strategies and use of cutting-edge building technologies brought the best of mid-century modern architecture to Main Street, USA..." Sarmiento developed H-shaped concrete structures, joined with a beam, to support the dome roof of the Chancery Building, erected on Lindell Boulevard in 1962. He designed the second building ever constructed with a true curtain wall skin, the First Security Bank Building in Salt Lake City, which has been listed in the National Register of Historic Places. Sarmiento collaborated with Cupples (now the Enclos Corporation) in St. Louis in the use of that firm's curtain wall systems for projects throughout the United States, including the World Trade Center (1977).

After leaving the BBEC during the 1960s, Sarmiento established Sarmiento Architects which reached its peak of production and influence during the mid-1970s when it had offices in St. Louis, Phoenix and San Francisco and was responsible for projects throughout the western portion of the United States. The AAA Building was designed during this period of Sarmiento's career. Sarmiento's other major works in St. Louis include the Jefferson Bank & Trust Co. Building, 2600 Washington Avenue (1956), the BBEC Headquarters Office Building (now the Salvation Army's International Headquarters) at 1130 Hampton Avenue (1956), the Carpenter's District Council Building at 1406 Hampton Avenue (1958), and the International Brotherhood of Electrical Workers, Local 1, 5866 Elizabeth Avenue (1960). Consequently, the AAA Building is a notable work of a master whose work has significantly influenced the development of the City of St. Louis and cities in the western region of the nation.

The AAA Building is an established and familiar visual feature in a neighborhood of the City due to its location on Lindell. The contrast of Sarmiento's oval footprint of the AAA building and its simplicity and the circular plan and ornamentation of the Chancery reinforce each other's distinctive presence on the section of Lindell marked by its mid-century architecture. Both buildings also are part of the group of distinctive properties in St. Louis metro area that have non-rectilinear footprints, an important set of the city's larger portfolio from the modern movement decades. These buildings reflect the sophistication of clients in St. Louis who accepted architects' innovative design solutions.

The Auto Club's decision in 1975 to remain at the site it had occupied on Lindell in the Central West End also represents an important community development decision at the time when suburban locations were often selected for automobile-related facilities. The AAA Building culminated a period of development during the preceding decades that established Lindell as a location of architecturally progressive facilities and completed some important redevelopment in the city's central corridor. At the time the AAA Building was completed, Mayor Poelker commented that "the decision of the Auto Club to develop a midtown complex to service its members will bolster joint efforts underway to preserve the heart of the city as a business, educational, and medical center second to none in the metropolitan area." By the 1970s, Lindell was a "strategic spine of the metropolitan community" but also one that needed some revitalization as the effects of suburbanization were felt in the city.

The AAA Club was continuing its presence on Lindell with the 1975 decision to rebuild there. In 1938, the organization had acquired for its headquarters the building known as the Columbia Club at 3915-17 Lindell. After the building burned in March 1975, the AAA moved into temporary quarters while it determined the location of its new member service center. The AAA announced that it would erect a new building on its midtown site in June 1975 and presented Sarmiento Architects' model for the new facility in March 1976. The 7500-square-foot Midtown Membership Service Complex was to provide travel services – both for domestic and international travel – as well as drivers' licenses and car license plates. A drive-up window enabled members to easily

pick up travel materials. Approximately 40 employees, including those in the diagnostic center, served AAA members at the facility.

The Garage. The garage (1967) used as a diagnostic car clinic predates the AAA Building and was constructed as ancillary to the AAA operation in the Columbia Club building. The one-story garage presents a series of vehicular bays to Lindell; the eastern three of these have been infilled with aluminum storefront framing. A long expanse of industrial steel sash fills much of the McPherson elevation. This building, unified by a white paint scheme, has a relatively undistinguished utilitarian/commercial appearance and is not considered to be a Merit or High Merit building.



GARAGE, LINDELL ELEVATION



GARAGE, McPHERSON ELEVATION

- C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*
1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

The AAA Building and garage are considered to be sound in the terms of this ordinance.

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

Not applicable.

D. Neighborhood Effect and Reuse Potential.

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

The vicinity of the Lindell and Vandeventer intersection has a quite varied character. East of Vandeventer, St. Louis University dominates the south side of Lindell and large institutional buildings stand on the north side. West of Vandeventer, the south side of Lindell is lined with a variety of buildings, some of which are from the mid-century modern period and some of which are vacant. The former Playboy Club stands nearly opposite the AAA property. A large new residential complex stands between the AAA building and a commercial center on the north side of the AAA. In general, business, commercial, institutional and residential uses are all present in this area.

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.*

No particular deterrent to the continued use of the AAA Building has been identified. The unusual siting of the building, quite close to the eastern boundary of the property and set back from Lindell, make the building difficult to separate from the rest of the property that provides access and parking. The shape and interior configuration of the building are distinctive, and it seems likely that a buyer or tenant would find it an exciting space for a office or commercial operation should the AAA vacate the property.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

The applicant has made no claim of economic hardship for the rehabilitation of this property, as demolition and redevelopment are proposed.

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.*
This blockfront of Lindell between Vandeventer and Sarah has a quite varied composition, as is often the case on a major thoroughfare. Parcel size varies significantly, and the AAA property is a mid-sized one, large enough to affect the character of 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.*
Lindell has residences from its initial development period, buildings erected during the 1950s through the 1970s, and some quite recent buildings. This evidence of change over time is common for a major thoroughfare. Lindell's varied character is not considered to detract from its appeal or the quality of its urban design.
The AAA Building has a very unusual and significant character, both as an individual property and as part of the ensemble of Mid-Century Modern buildings on Lindell. Its loss would eliminate one of the most distinctive buildings in St. Louis and a notable aspect of the urban design of Lindell.
The loss of the garage would be acceptable in a plan to redevelop the property as its architecture is more utilitarian and its location adjacent to McPherson means that it has less of an impact on the urban design of the Lindell corridor.
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.

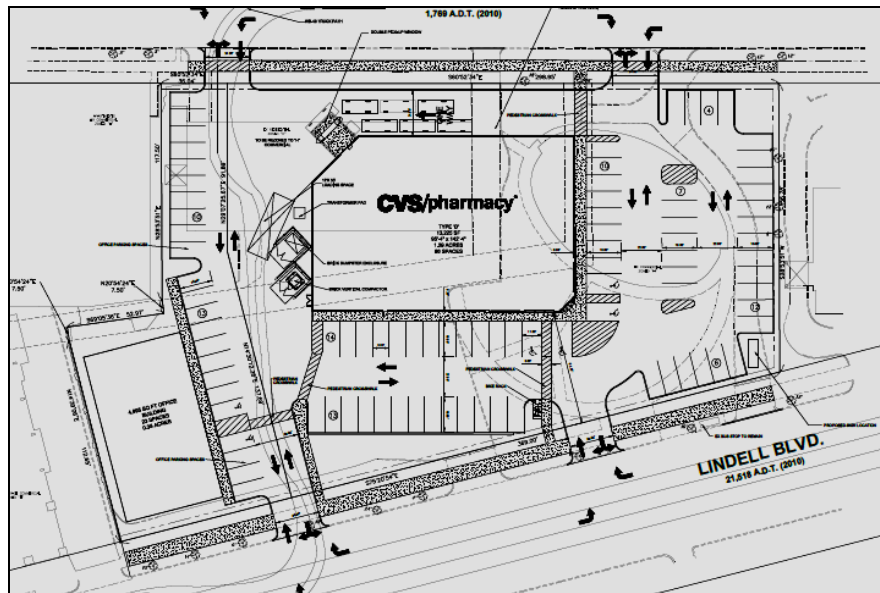
F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*
The applicants are the current property owner, the Automobile Club of Missouri, and Missouri CVS Pharmacy, Inc., which has a contract to purchase the property.
2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable*

consideration when directly adjoining/abutting facilities require additional off-street parking;

The property extends from Lindell to McPherson and there is access to the site from both streets. The siting of the proposed new buildings was considered jointly to meet each entity's needs. The architectural design was more individual as it reflects the program of each building and was not intended to be coordinated.

The project proponents state that the proposed CVS building is set back from Lindell Boulevard to afford visibility for the proposed Auto Club Building and to provide parking and access. Two rows of parked cars would be located between the pharmacy and Lindell.



PROPOSED SITE PLAN, SHOWING FOOTPRINT OF THE AAA BUILDING



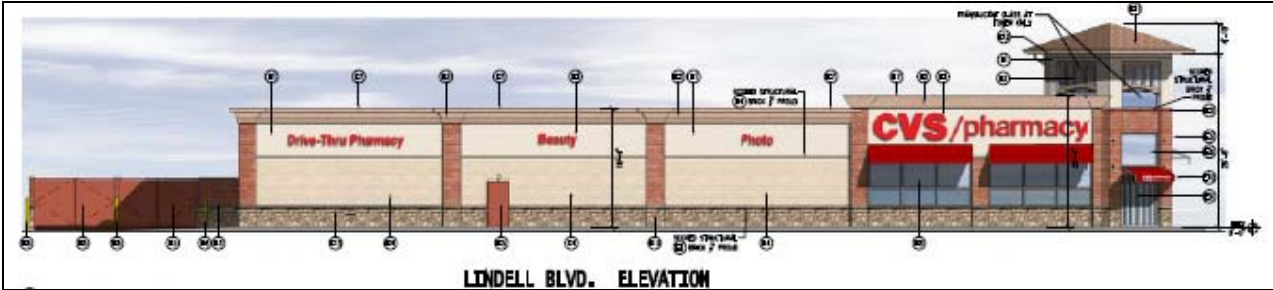
PROPOSED SITE PLAN

The proposed Automobile Club of Missouri building will be situated near Lindell Boulevard on the western portion of the property. The entrance of the one-story building would face a parking area east of the building. The building would have a brick and glass exterior with stone veneer rising to the height of the window sills. A shallow hip roof would emphasize the central third of the building where the entrance is located.



PROPOSED AAA BUILDING

The proposed one-story CVS pharmacy would have a tower at its southeast corner where the entrance is located. Two bays of windows would flank the corner entrance. Above a base of stone veneer red brick piers and yellow brick panels would comprise the walls below a wide sign panel and cornice of EIFS. The site plan indicates landscaping along Lindell and McPherson and a monument sign adjacent to Lindell. A drive-up window would be located at the northwest corner of the building near McPherson.



PROPOSED CVS PHARMACY, LINDELL ELEVATION



PROPOSED CVS PHARMACY, VANDEVENTER ELEVATION

The proposed AAA building would be within the acceptable range of architectural expression for an urban commercial building. The CVS building would be perceived as the firm’s standard design despite some modest upgrades. Neither of the proposed buildings exhibits the special qualities of a designed-for-the location and function that the AAA Building conveys so clearly; instead, the two proposed designs appear as variants of standard designs.



EXISTING BUILDINGS, FACING NORTHWEST ON LINDELL



RENDERING OF PROPOSED BUILDINGS IN VIEW OF PROPERTY FACING NORTHWEST ON LINDELL

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

The blockfront of Lindell between Vandeventer and Sarah is quite varied in building types, scale, and setbacks. The residential complex to the west is adjacent to the sidewalk and the parking garage that serves the complex is north of the building adjacent to McPherson. The Rally's fast-foot restaurant to the east is set back from both Lindell and Vandeventer as such establishments generally are. The siting of the proposed buildings with parking adjacent to the street would not follow the precedent of placing parking behind the building, away from Lindell. Instead, the proposed buildings would have a more suburban siting oriented to the automobile rather than the pedestrian.

In general, the architectural character is compatible in use of materials, colors, or articulation with nearby buildings.



AERIAL VIEW OF AAA PROPERTY AND VICINITY

4. *The proposed use complies with current zoning requirements;*
The project requires the final step of changing the zoning of the parcel on which the garage stands.
5. *The proposed new construction would commence within twelve (12) months from the application date.*

The AAA and CVS propose to move forward with the project as soon as possible after receipt of all City permits and permissions.

- 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.

The buildings do not include any accessory structures.



COMMENTS:

The Cultural Resources Office concludes that the AAA Building is a particularly fine example of 1970s architecture and a High Merit property. It is eligible for listing as a City Landmark, meeting three criteria, and once it reaches 50 years of age, the property would be eligible to be listed in the National Register of Historic Places. Further study could conclude that it has exceptional architectural significance and would be eligible for listing in the National Register with that status. In addition, the building, though distinctive in shape and interior arrangements, has high reuse potential. As the merit of the building is so evident, and Architectural Quality ranks second only to a legislated redevelopment plan, it is hard to conclude that any other criteria are significant in this case or that the quality of the proposed subsequent construction would equal or exceed the contribution of the AAA Building to the integrity of the existing streetscape and block face, the ensemble of high-quality mid-century Modern design on Lindell, and the built environment of the City.

COMMUNITY CONSULTATION:

The Cultural Resources Office has received over 35 emails expressing that the demolition of the AAA Building should be denied, including statements from Michelle Swatek on behalf of AIA St. Louis and the Landmarks Association.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board deny the preliminary review of the demolition of the AAA Building due to its high architectural merit and reuse potential. The Cultural Resources Office also recommends that the Board approve the preliminary review of the demolition of the garage at 3930 McPherson as it has less architectural merit and urban design presence.

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

Cultural Resources Department

C.

DATE: June 25, 2012
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: demolish two-story residential building and construct three-story addition to Rosati-Kain High School
ADDRESS: 4389 Lindell Boulevard
JURISDICTION: Central West End Local Historic District — Ward: 18



4389 LINDELL BOULEVARD

Owner:

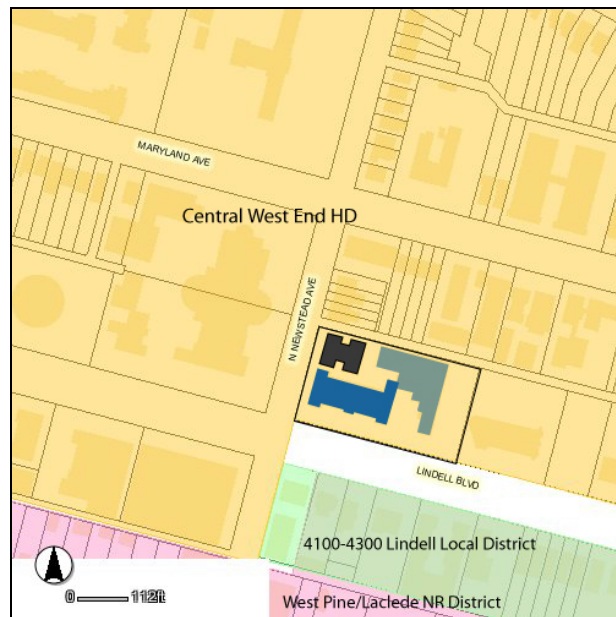
Archdiocese of St. Louis/Rosati-Kain High School

Architect:

M+H Architects/Larry Valenza

Staff Recommendation:

The Cultural Resources Office staff recommends that the Preservation Board grant approval to the demolition and new construction as proposed.



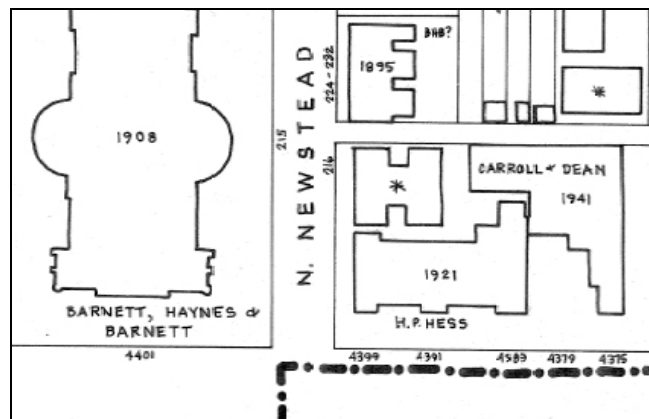


ROSATI-KAIN HIGH SCHOOL

BACKGROUND:

The Cultural Resources Office met previously with the architect for the project to discuss the construction of a new three-story addition to the rear of Rosati-Kain High School, a monumental 1921 Classic Revival design by H.P. Hess. The addition would provide essential classroom space, but also would require the demolition of the adjacent Mid-century Modern nuns' residence on the northwest corner of the site. Facing North Newstead, this two-story concrete block construction with buff-brick veneer building dates from ca. 1965; its original use was as a residence for faculty sisters; that use is now obsolete and the building has been converted to offices.

In 1974, when the Central West End District was originally designated, and again in 1979, when it was certified to be eligible for the National Register by the Keeper of the Registrar, the nuns' residence was determined a non-contributing resource because of its late construction date, outside the period of significance for the district. This status is discussed in the Comments section of this document.



MAP FROM CERTIFIED LOCAL DISTRICT APPLICATION, SHOWING CONTRIBUTING BUILDINGS (DATED) AND NON-CONTRIBUTING RESOURCES (WITH ASTERISK)

The staff agreed that the addition was generally appropriate in scale, design and materials, but asked for some simplification in detail to more clearly distinguish the addition from the original school. The current plans incorporate these suggestions. Because of the addition's prominent location and the demolition of the nuns' residence, the project was scheduled for a preliminary review before the Preservation Board.



EXISTING WEST FAÇADE OF ROSATI-KAIN WITH NUNS' RESIDENCE IN SHADE AT LEFT



RENDERING SHOWING EXISTING WEST FAÇADE AND PROPOSED ADDITION

RELEVANT LEGISLATION:

Except from Ordinance 64689

CONSIDERATION OF PERMIT APPLICATION--DEMOLITION, CONSTRUCTION, ALTERATION--HISTORIC DISTRICT OR LANDMARK/LANDMARK SITE.

If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this title, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board.

The nuns' residence is considered by the district designation to be a non-contributing resource.

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

All aspects of an application for excavation, construction, erection, demolition and/or alteration shall be considered as a whole by the Landmarks and Urban Design Commission and will not require separate applications or individual notices to proceed. The approval of a permit for new construction thus constitutes tacit approval of any demolition required by the new construction.

The Central West End ordinance does not specifically address demolition other than as stated above.

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

COMMERCIAL (Proposed "F" and "H")

1. USE

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located, except that none of the following shall be permitted:

Drive-in Restaurants

Service Stations

Complies.

2. STRUCTURES

a. Height

New buildings must be constructed within 15 percent of the average height of existing commercial buildings on the block. In no case shall a commercial structure of less than two stories be permissible.

Complies. The proposed addition will match the height of the existing building.



FLOOR PLAN SHOWING PROPOSED ADDITION TO THE NORTH OF ROSATI-KAIN

b. Location

New or moved commercial structures shall be positioned on the lot to enhance the character of the commercial location.

Not Applicable.

c. Exterior Materials

In the Central West End brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

Complies. The addition will replicate the original materials of the school.

d. Details

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. Raw or unfinished aluminum is not accepted. Awnings of canvas only are acceptable.

Complies. The proposal will replicate watertable, belt courses, window arrangement, cornice and frieze in a simplified design to ensure that the addition remains subsidiary to the historic building.

e. *Roof Shapes*

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

Complies. The roof of the addition is flat with an ornamental parapet. There are a variety of roof shapes in the Central West End; however, most commercial and institutional buildings have flat roofs. The school has a short mansard but this deviation is considered a means to distinguish the original building from the addition.

f. *Roof Materials*

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

Not Applicable.

g. *Walls, Fences and Enclosures*

Walls and fences form an important part of the overall streetscape. These should be of brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials. Concrete walls are also acceptable when part of the overall building design.

Complies. No new fencing or walls are proposed at this time.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments on the project from the Alderman or any neighborhood group.



FRONT ELEVATION OF RESIDENCE

COMMENTS:

As previously stated, the Central West End historic district designation determined the nuns' residence, built only a few years before the district was established, to be a non-contributing building and in fact, that its demolition "would be inconsequential or advantageous" to the district. Nearly 40 years later we recognize that the residence is an example of Mid-century Modern design, a period that is undergoing study and re-evaluation throughout the country; the Cultural Resources Office is currently working on a survey of St. Louis' Mid-century non-residential resources. Contexts and evaluation requirements for these resources have not yet been formalized; but even without accepted standards for evaluation, the nuns' residence does not display a high quality of design or technical innovation. Aside from the modest device of a central two-story projecting porch, the front facade duplicates the design and detailing of many multi-family and commercial buildings of its period. In addition, while located adjacent to two prominent buildings, the New Cathedral and the Rosati-Kain School, its architecture is unassuming: it presents a low two-story façade to the street that appears undersized and does not relate in scale or proportion to surrounding institutional or residential properties. And in addition, the residence has become functionally obsolete; no longer required as a residence for Rosati-Kain faculty, its many small rooms make it infeasible for reuse as greatly needed library, computer lab and classroom space. Because of its lack of architectural distinction and secondary presence in the immediate built environment, its demolition would represent minimal change to the Central West End historic district and the loss of an undistinguished example of the Mid-century Modern architecture of the city.



REAR AND NORTH ELEVATION

The proposed addition complies with all the requirements of the Central West End historic district standards and will be a handsome addition to Rosati-Kain. In weighing the loss of the residence and the benefits associated with the proposed addition, the Cultural Resources Office is willing to support the demolition of this Mid-century resource.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant approval to the demolition and construction of the addition as proposed.

CONTACT:

Jan Cameron Planning and Urban Design, Cultural Resources Office

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E-Mail: cameronj@stlouis-mo.gov



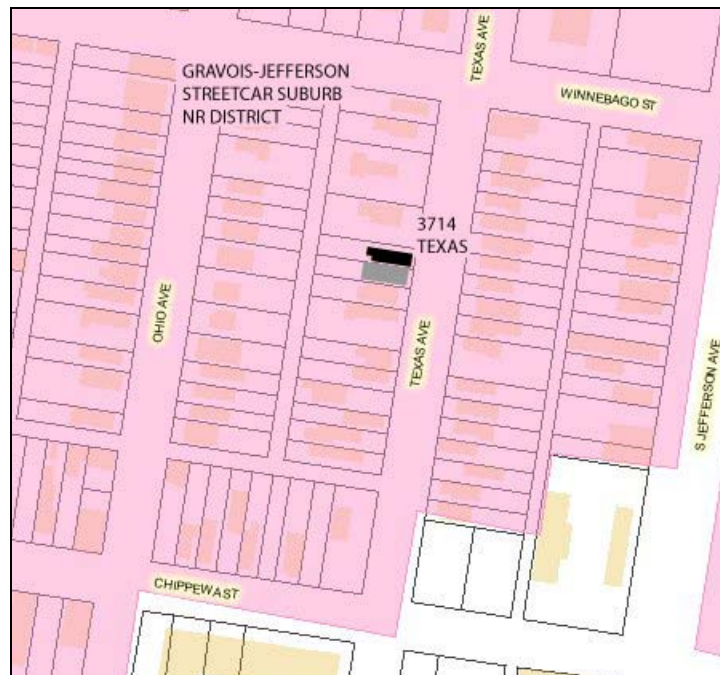
CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: June 25, 2012
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review of the demolition of a single-family structure
ADDRESS: 3719 Texas
JURISDICTION: Preservation Review District; Gravois-Jefferson Streetcar Suburb NR Historic District — Ward 20



3719 TEXAS



OWNER & APPLICANT:
Land Reutilization Authority (LRA)

RECOMMENDATION:
That the Preservation Board withhold preliminary approval for the demolition the building.

BACKGROUND:

In December, 2011, LRA acquired this property, a one-story, frame flounder dwelling in the Gravois Park neighborhood and located in the Gravois-Jefferson Streetcar Suburb National Register Historic District. On February 9, 2012, LRA submitted a Preliminary Review request for its demolition, noting roof damage and interior water damage. The Cultural Resources Office Director has visited the property and discussed the proposed demolition with both the 20th Ward Alderman and LRA staff.

The neighbor to the south would like to see the building demolished, as the roof of the flounder abuts his building and prevents maintenance of his north façade.



FRONT ELEVATION



FRONT AND NORTH ELEVATIONS – SHOWING ROOF CONDITION

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.

3719 Texas Avenue is a contributing building to the Gravois-Jefferson Streetcar Suburb National Register Historic District and is also located within a Preservation Review District.



NORTH ELEVATION



**SPACE BETWEEN ADJACENT BUILDING,
ATTACHED AT ROOFLINE**

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.

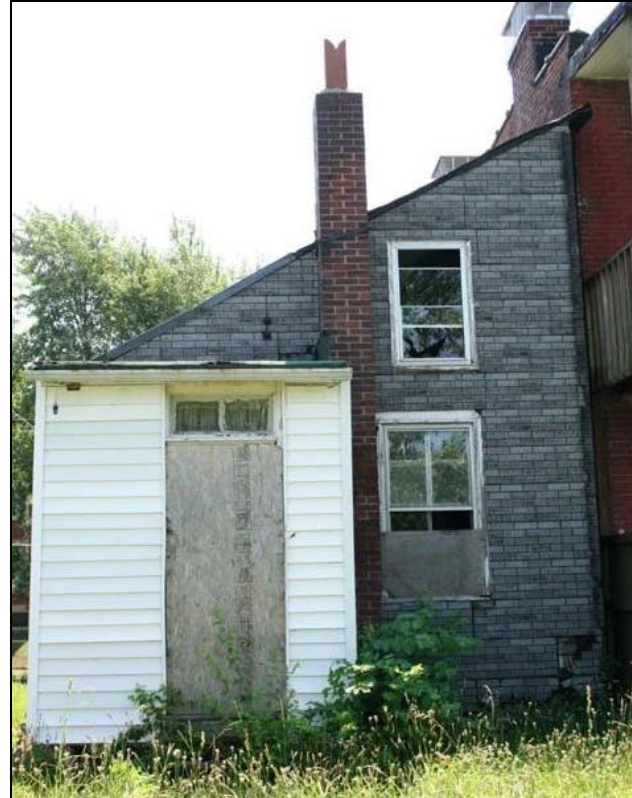
All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. 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.*

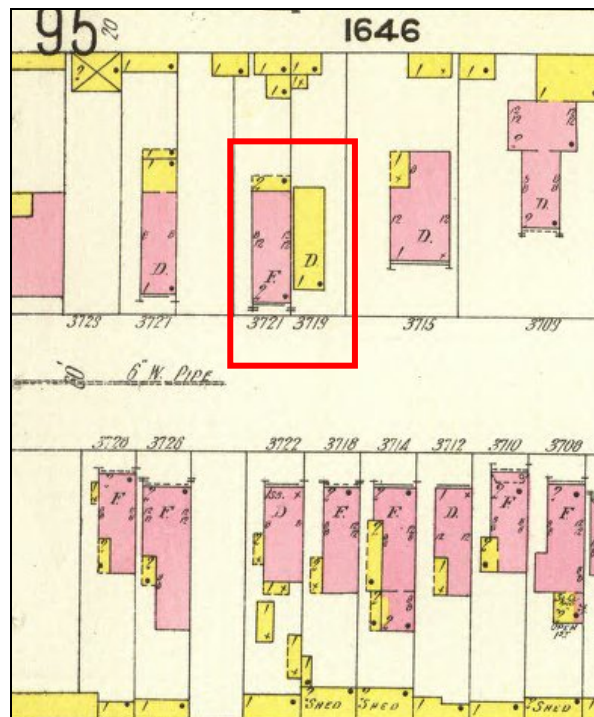
Not applicable. No redevelopment plan addresses the demolition of this building.

B. *Architectural Quality.* Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

This building is a considered a Merit structure, and is a contributing property in the Gravois-Jefferson Streetcar Suburb National Register Historic District. The Building Division records 3719 Texas as being built in 1884, but it is likely somewhat older. The building is a 1-½ story frame “flounder,” or “half-flounder” house. The 1908 Sanborn map shows the structure built close to the adjacent brick 2-family, as it sits today. It is not clear when the roofline of the flounder was extended to attach to the adjacent building. Flounder buildings are found in only a few U.S. cities, St. Louis being one, and their antecedents have not been firmly established. St. Louis once had many examples; few of them now remain and of those, frame flounders are especially rare. This one is an unusual example, with the standard flounder half-gable roof being hipped at the front elevation.



REAR ELEVATION



1908 SANBORN MAP SHOWING 3719 TEXAS

C. *Condition.* The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound,

the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

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

The building is considered Sound. There is a large hole in the roof, and some water damage to the interior, but it is not in danger of collapse.

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. Although erected close to the neighboring property, the house is fully detached and its demolition would not affect the adjacent brick wall.

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.*

This portion of Texas between Winnebago and Chippewa has seen few demolitions. All but one other building on the block is occupied and most are in good condition. Rehabilitation of viable structures would be possible.

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

This small frame building would be a difficult candidate for rehabilitation given its 848 square foot size and its proximity to the adjacent building. State and/or Federal historic tax credits would be available to assist in its rehabilitation, but would not be applicable to any addition that might be required.



DETAIL OF FRONT FACADE



COAL CHUTE IN LIMESTONE FOUNDATION

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

Not applicable.

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

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

Not applicable.

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

While the demolition of the building would leave a hole in the existing block face, its impact would not be as great as the loss of a larger, brick structure on the continuity of the streetscape.

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

This block was included in the National Register district because contributing buildings stand on most of its lots. There were three small frame flounder buildings on this block. One has been rehabilitated and is occupied. Plans were being developed for the rehabilitation of the second one when it was badly damaged by a storm and had to be demolished. The loss of a second flounder would impact the integrity of the block, as it would no longer convey the balance between the small frame and larger brick structures. As an endangered property type, its loss is also important to the City as a whole.

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;*

Not applicable. There is no proposed construction.

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;

Not applicable.

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

Not applicable.

4. *The proposed use complies with current zoning requirements;*

Not applicable.

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

Not applicable.

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

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.

COMMENTS:

The one-story frame flounder, built around 1884, is considered a Merit structure as a contributing building to the Gravois-Jefferson Streetcar Suburb National Register Historic District. Historic tax credits would be available to assist in its rehabilitation. In addition, the house is sound under the ordinance definition, and has only recently come into the LRA Inventory, and has not yet been widely marketed.

However, it should be noted that the size and siting of the building makes its rehabilitation doubtful. LRA has no funds to repair its damaged roof, which is the main cause of the house's deterioration. Its position abutting the neighboring brick structure also makes rehabilitation of the house difficult and presents a problem for the adjacent property owner in maintaining his property. Its most likely future use would be as an addition to the neighboring property.

COMMUNITY CONSULTATION:

The 20th Ward Alderman has indicated to the Cultural Resources Office that he supports the demolition of the building. The Cultural Resources Office has received no comments concerning the proposed demolition from any organized neighborhood group. The Landmarks Association has submitted a statement opposing the proposed demolition.

RECOMMENDATION:

As a frame flounder, 3719 Texas is an important vernacular property type, one which is disappearing from the St. Louis landscape. Because of this, the Cultural Resources Office staff cannot do otherwise than recommend that the Preservation Board deny the Preliminary Review request for its demolition.

CONTACT:

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

E.

DATE: June 25, 2012
FROM: Betsy Bradley, Cultural Resources Office
SUBJECT: Appeal of Director's denial: install solar panels on a street-facing roof
ADDRESS: 1027 Russell Avenue
JURISDICTION: Soulard Neighborhood Certified Local Historic District — Ward 7



1027 RUSSELL

OWNER: Robert Hiscox

APPLICANT:
Heartland Alternative Energy

RECOMMENDATION:
That the Preservation Board consider factors beyond just visibility and make a considered decision of whether a variance is warranted.



BACKGROUND:

In May, 2012 the Preservation Board considered a Preliminary Review Application requesting a variance for the installation of solar panels on a street-facing roof of 1027 Russell. As the Soulard Neighborhood Historic District Rehabilitation and New Construction Standards specifically state that solar collectors shall not be visible from the street, the project was scheduled for review before the Preservation Board.

The proposal brought forward in May was for approximately 30 solar panels to be installed on most of the south-facing roof of the rear wing and on the west face of the east wing of the main building at 1027 Russell. The applicant has installed black shingles on the roof and proposes to use Suniva Optimus Monocrystalline Solar panels, a product that is entirely black, in order to attempt to minimize the visual presence of the panels. The Preservation Board's decision on May 21 was to deny a variance to install the solar panels as the proposal did not meet the Soulard Historic District standards. The motion passed four to two.

A building permit application was submitted to the city in early June, 2012, for a project that is somewhat revised from the previously reviewed one. The applicant now proposes to install one large rectangular area of 32 solar panels on the south-facing slope of the rear wing roof, eliminating the separate installation on the west-facing slope of the adjacent roof. As the Preliminary Review that asked for a variance was not approved by the Board, the Director of the Cultural Resources Office denied the application for the solar panel installation. The property owner is appealing that decision.

RELEVANT LEGISLATION:

St. Louis City Ordinance #57078, the Soulard Neighborhood Historic District Rehabilitation and New Construction Standards:

101.17 Public, Semi-Public and Private Facades

Comment: The definition of Facades is the same for existing buildings and new construction.

201.9 Roofing Accessories

Skylights and Roof Windows

Skylight or roof windows shall not be on a portion of a roof which slopes toward a Public Façade and shall not be visually dominant on any other portion of a roof.

Antennae and Satellite Dishes

Radio or television antennae or satellite dishes shall not be visible from the street in front of a building and shall not be visually dominant from any other street.



IMAGES SUPPLIED BY APPLICANT REPRESENTING PROPOSED INSTALLATION;
IMAGE ON RIGHT NOT REVISED TO DEPICT CHANGES TO THE PLAN

Solar collectors

Solar collectors shall not be visible from a street.

Does Not Comply. The rear wing of 1027 Russell, which rises from the edge of the sidewalk, has a highly visible public façade as the building is located at a corner. The slope is not visible from the sidewalk on the north side of Russell because of the proximity of the rear wing to the sidewalk and two-story height of the building. The entire roof slope of the rear wing of 1027 Russell is visible from the intersection of Russell and Menard, and from both the street and sidewalks on the south side of Russell. The lower portion of the slope is visible from the south side of Russell west to the intersection of 11th from the south sidewalk as the two-story alley building blocks the upper portion of the roof from view in this direction. In summary, the entire proposed installation of solar panels is visible from the south side of an entire block of Russell.



REAR WING OF 1027 RUSSELL



ROOF AS SEEN FROM WEST AT CORNER OF RUSSELL AND 11th



RUSSELL, LOOKING WEST FROM THE MENARD INTERSECTION



VIEW OF OPPOSITE BLOCKFRONT



VIEW OF OPPOSITE BLOCKFRONT

COMMUNITY CONSULTATION:

The Souard Restoration Group (SRG) communicated to the Cultural Resources Office that it was not in support of this project when it was considered as a Preliminary Review agenda item and that it had apprised Mr. Hiscox of this position. An email from SRG President Sean Cochran to the Cultural Resources Office explains that “the SRG has a responsibility to its residents to uphold the Historic Standards of Souard. The SRG by no means opposes solar power or going green, in fact it is quite the opposite. The SRG would like our neighborhood to stay as historical as possible.” Michael Pastore, representing the SRG, stated at the May 28, 2012 meeting that some property owners in the Souard neighborhood opposed visible solar panels that would diminish the historic appearance of the district. At the May Board meeting Mr. Hiscox introduced into the record a petition signed by over 300 persons in support of the project.

COMMENTS:

As noted when this project was considered as a Preliminary Review, the Soulard Historic District standards, like many others in the city, have the most stringent regulations for what is visible as part of a public façade as the underlying reason for its standard on solar panels. The Soulard standards also require that all roof accessories, including solar panels, be not visible from the street and discusses visual dominance.

While the Soulard Historic District Standards are the ones we must consider for this application, it is pertinent to note that this set of standards is well within the accepted practice for the regulation of modern roof accessories and solar panels in historic districts within the City and elsewhere. The Soulard standards also reflect the guidance for historic properties provided by the National Park Service in its 2011 publication, *Illustrated Guidelines on Sustainability*, which recommends: *“Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.”* Both the NPS guidance and the Soulard standards highlight visibility. The Soulard standards took consideration of this criterion a step further by noting that everything visible does not have the same visual impact.

Historic preservationists use other key concepts when considering the effect of proposed changes to buildings in historic districts: the design of the proposed alteration or addition, the effect it would have on the historic character of the building, and the desire to reconcile each application with historic district standards.

The character of 1027 Russell is defined by several architectural elements, but consideration of its building type and form and roof character are pertinent for this review. The building form is a 2 ½-story main block parallel to Menard with a rear ell parallel to Russell. The side-gabled roof of the main block is terminated by Baltimore chimneys. One dormer extends from the front slope of the roof, and one from the rear slope. The ell is covered by a steeply-pitched single-slope roof. In this case, historic roofing material has not been in place for some time and does not constitute part of the roof’s historic character. In summary, the roof of the main block of this property has important character-defining aspects in its side gable, dormers and Baltimore chimneys. The character of the roof of the rear wing is in its single steep slope.

The design of the proposed solar panel installation has been altered slightly from the proposal considered in May. The installation would consist of one large rectangle of solar panels. In order to be as compatible with the roof as possible, the panels would be parallel to and close to the roof surface and form a rectangular shape. As black panels are proposed for installation on a black shingled roof, there would be no color contrast. The size of the proposed installation, which would cover nearly the entire south roof slope, is not seen as a particularly intrusive aspect of the design, as it will echo the shape of the roof slope.

An additional practice that merits consideration is that when property owners propose a change to their property, the plan reviewers in the Cultural Resources Office work with applicants and their architects or craftsmen to accomplish that change in the way that best meets the historic district standards. Plan examiners try to work out how a proposed element

could meet the standards, rather than stating “That’s not possible.” Requesting a variance is sometimes necessary.

These additional factors are presented for consideration:

- The property does not have any location where a solar panel installation could be placed and be not visible; consequently, a variance was requested.
- The solar panels are proposed for a rear wing roof with less distinctive historic character than the roof of the front wing.
- The solar panels would impact little historic fabric as installed and could be removed with as little effect to the building in the long term.
- The character-defining aspect of the roof of the ell is its steep slope and that slope would be perceivable and maintained by the solar panels placed parallel to it and close to it.
- The design of the proposed solar panel installation is as compatible as it could be in terms of slope, color, and arrangement.

CONCLUSION:

There are reasons to uphold the Director’s denial of this permit application, and reasons to grant a variance, based on historic preservation practices in the assessment of changes to buildings. Those who have long held that modern conveniences should have a minimal or no presence in a historic district will conclude that the direction in the Soulard Historic District standards is sound and clear and that this project should not be installed. Others, who feel that some change can be accommodated without adversely affecting a building or a district, recognize that the standards cannot address every situation, and acknowledge that the proposal is as unobtrusive as possible, will support a variance. The Cultural Resources Office recommends that the Board consider all of the aspects of this proposal and consider granting a variance based on historic preservation practices.

CONTACT:

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

F.

DATE: June 25, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of Denial to construct a carport
ADDRESS: 2355 Hickory Ave.
JURISDICTION: Lafayette Square Certified Local Historic District — Ward 7



2355 HICKORY AVE.

OWNER/APPLICANT:

Askins Development Group LLC/Orlando
Askins

RECOMMENDATION:

That the Preservation Board uphold the denial as the proposed work is not compliant with the Lafayette Square design guidelines.





BIRDSEYE VIEW

BACKGROUND:

The Cultural Resources Office received an application on June 14, 2012 for the construction of a new carport at 2355 Hickory. The applicant was informed that the proposal did not meet the Lafayette Square Historic District Standards and the permit would be denied. The owner has submitted the application, been notified of the Director’s denial, and is now appealing that decision to the Preservation Board. The owner began the rehabilitation of the property in November of 2011. At that time a permit was issued for the alterations to the dwelling and did not include plans for a carport.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69112, the Lafayette Square Historic District:

ARTICLE 2 – HISTORIC BUILDINGS

305 New Garages

305.8 Carports and garage ports, a carport with a solid wall and garage door facing the alley, are not allowed in the district.

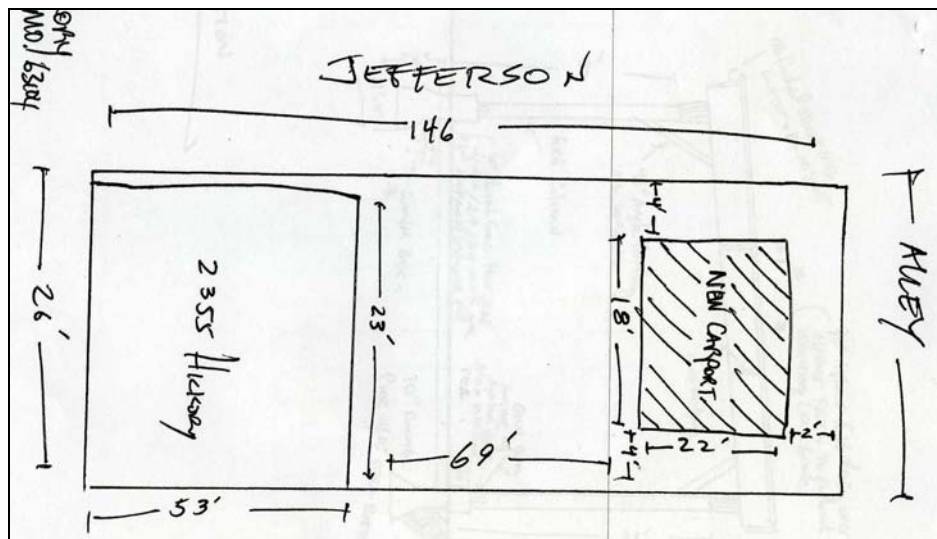
Does not comply. The owner is proposing to construct a carport.



LOOKING SOUTHEAST FROM JEFFERSON

COMMUNITY CONSULTATION:

The Lafayette Square Neighborhood Association has notified the Cultural Resources Office that it does not support the construction of a carport.

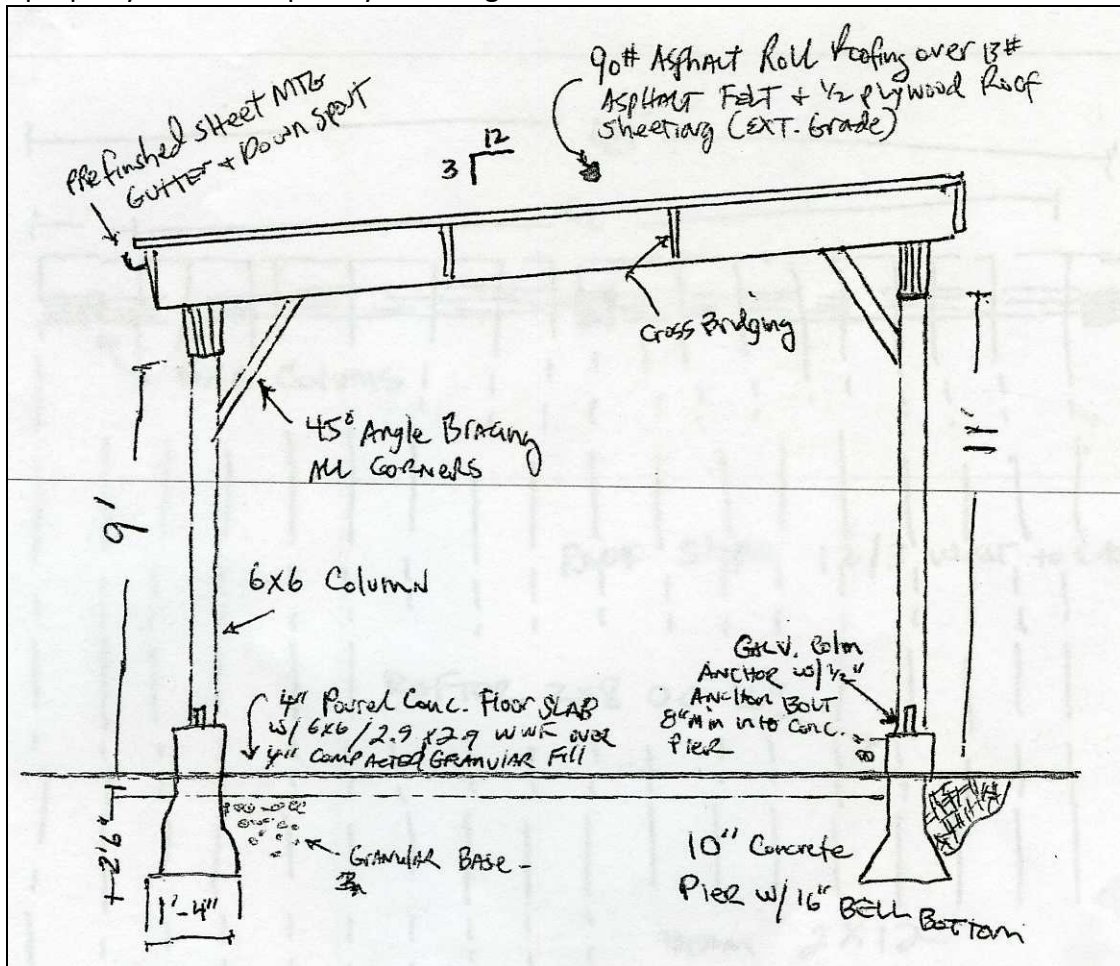


SITE PLAN

COMMENTS:

The proposed carport does not comply with the Lafayette Square Standards that went into effect on April 20, 2012. The developers' original plan for rehabilitation was submitted and approved in November, 2011, under the original standards. The carport was not part of those plans and therefore must be considered in terms of the 2012 Standards that are in effect. The

proposed carport in located at the alley but is highly visible from Jefferson as 2355 Hickory is a corner property and consequently is not a good candidate for a variance.



SECTION

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the denial as the proposed garage port is not in compliance with the Lafayette Square Local Historic District standards.

CONTACT:

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