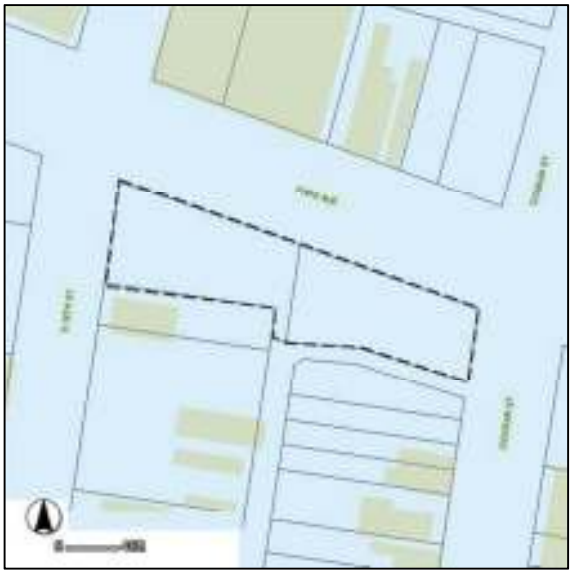
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE:	November 28, 2016
ADDRESS:	1708-26 Park Avenue
ITEM:	Preliminary Review: Construct a three-story apartment building
JURISDICTION:	Lafayette Square Certified Local Historic District — Ward 7
STAFF:	Jan Cameron, Cultural Resources Office

1708-26 PARK AVENUE



OWNER:
Chris Goodson/Gilded Age

ARCHITECT:
Cohen Architects
Tom Cohen/Tom McGraw

RECOMMENDATION:
That the Preservation Board grant preliminary approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office.

THE PROPOSAL:

This is a preliminary review application to construct a new three-story apartment building at 1726 Park Avenue with adjacent parking at 708 Park Avenue.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS
303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL XAMPLE

303.1 Historic Model Example
In order to be consistent with the historic character of the district, each new residential building shall be based on an Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

The developer has chosen to base the new building's design on historic factory buildings. The Cultural Resources Office staff concurs that this is appropriate, as there are a number of industrial buildings in the immediate vicinity of the site. In the design, the architects have considered as an HME both the industrial building that once occupied this site and the Bouras Mop Factory building across Park to the north. A formal HME has not been submitted and the design does not follow any identified historic building.

303.2 Site Planning

A] Alignment and Setback

1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.
2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.
3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.
4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.
5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.
6) Ancillary buildings shall be placed to be the least visible from public streets.
7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.
8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

The site plan meets the standards for alignment and setback. The rear parking area will be entered from Dolman Street; however, there is an existing curbcut in the same location. Parking will be screened by a 6-foot high wrought-iron fence with brick piers.

303.3 Massing and Scale

A] The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.

The massing of the new building will be similar, but not identical, to the Bouras Mop Factory building at the northeast corner of Park and Dolman.

B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.

The foundation will be raised on a cast stone sill, which is typical of historic industrial buildings and is present on the HME.

C] The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.

Complies. Buildings along Park Avenue are two and three stories, or two stories with a mansard roof.

D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

No height comparisons have been submitted; the Mop Factory has a higher first story and parapet, although both buildings are three stories in height.

E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

The design complies with these requirements. The first floor ceiling height is 11 feet; the second and third floor height is 10 feet.

303.4 Proportions and Solid to Void Ratio

A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.

Fenestration on the proposed building does not follow the HME exactly, but instead presents a generic interpretation of 19th century factory buildings. The front elevation has recessed balconies which are not present on the Bouras Mop Factory.

B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.

Complies.

C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

Elements of the design are similar and compatible with those of the HME while not reproducing exact details.

303.5 Exterior Materials and Color

A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.

All foundations will be cast stone.

B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.

Complies.

C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.

Does not fully comply. The street elevations will be brick; the south elevation, which faces an adjacent residential property, will be clad with a different material that is yet to be determined. The brick will return a substantial distance at the southwest corner to screen the view from S. 18th Street. This secondary material will have only minimal visibility from the street.

D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.

1) A stone façade shall use the stone of the HME. It shall have smoothly dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.
2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.
   (a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3" x 8" x 4", or be based on an HME. No brick façade will display re-used brick of varying colors and shades.
   (b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.
   (c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

Brick will be used on all street elevations. Window heads and sills will be cast stone and replicate those of the HME.

E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

Does not comply. There will be a secondary material on the rear elevation that is not reflective of the HME, which is entirely brick. Brick has been returned a substantial distance from the 18th Street elevation and the developer has agreed with the Lafayette Square Development Committee to install a further screen to protect the view of the adjacent property owner.

F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction**.**

The secondary material has not yet been determined, but may be fiber cement or metal.

G] The materials identified above may be combined with modern construction techniques in the following ways:

1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.
2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

The proposed building will be wood-framed with brick installed as a veneer.

303.6 Windows

A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

Windows of street elevations are similar to those of the HME.

B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.

C] Window Sash

1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.

D] Materials

1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.
2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.
3) Vinyl sash is prohibited.
4) All glazing will be non-reflective glass.
5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

The windows to be used on the façades will have paired under cast stone lintels. The windows will be approved by the CRO as to materials, dimensions and profiles similar to those of the HME, and have the correct brick mold.

F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

Complies.

G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include glue chip and machine textured glass.

H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

The windows will comply with material standards.

303.7 Doors

A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:

1) Be a minimum of 7 feet in height.

2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any panel reveals of the HME.

3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.

4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.

Complies. An additional entry door has been added to the north elevation at the request of the Development Committee, modeled upon pedestrian entries of the model examples.

B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

Complies.

C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

Complies.

303.8 Cornices

A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:

1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼”) in height.

2) Dentil molding, if used must be a minimum of four inches (4”) in height.

3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.

B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

Complies. The building will have a parapet, similar to that of the HME.

303.9 Roofs

A] The form of the roof must replicate the HME.

B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.

C] Roofing Materials

1) Visible roofing material shall be limited to the following:
   (a) Slate,
   (b) Synthetic state where slate is used on the HME,

(c) Asphalt or fiberglass shingles, standard three tab design of 23 pounds per square minimum construction,
(d) Standing seam, copper or refinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,
(e) Plate or structural glass on an appendage.

2) Visible roofing material not permitted includes the following:
(a) Wood shingles, or composition shingles resembling wood shingles or shakes
(b) Roll roofing or roofing felts
(c) Metal roofing
(d) Vinyl or other polymeric roofing

D] Gutters and Downspouts

1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:
(a) Copper; painted or allowed to oxidize.
(b) Galvanized metal, painted.
(c) Aluminum; finished as a non-reflective factory-finish

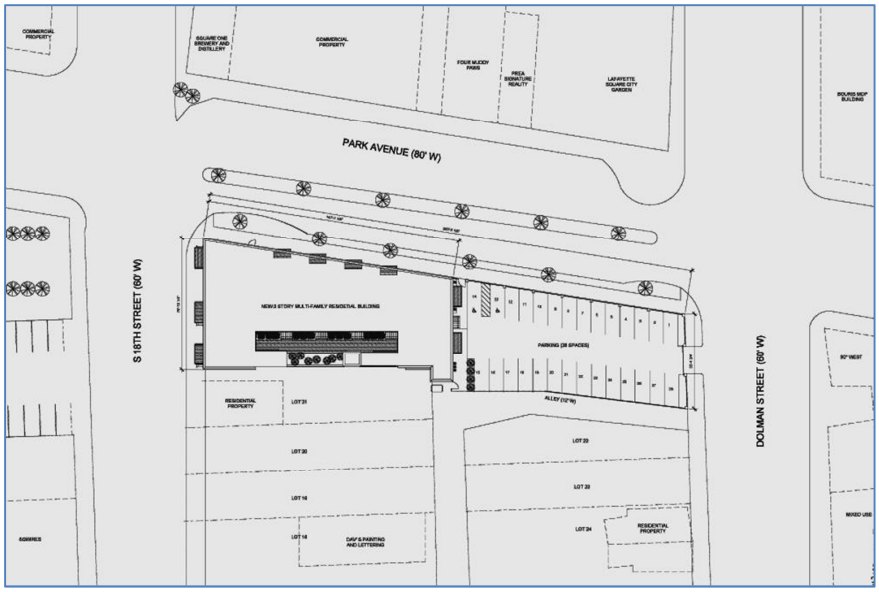
Complies with requirements.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- The proposed site for construction, 1708-26 Park Avenue, is located in the Lafayette Square Local Historic District.
- The applicants have proposed a design that is influenced by but does not strictly follow a Historic Model Example, as required by the Lafayette Square Historic District Standards.
- The design of the proposed building, derived from 19th century industrial examples, is appropriate for this site within the Lafayette Square district, which has a number of historic industrial buildings.
- The rear elevation of the building is not of brick, as required by the Standards, but should have little visibility from any street.
- Minor changes to the street elevations have been made at the request of the Development Committee of the Lafayette Square Restoration Committee.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed design, with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are reviewed and approved by the Cultural Resources Office.



SITE PLAN

FRONT (PARK AVENUE) ELEVATION

REAR ELEVATION

WEST (18TH STREET) ELEVATION

EAST ELEVATION (FACING DOLMAN STREET)

HISTORIC MODEL EXAMPLE: BOURAS MOP FACTORY BUILDING

RENDERING LOOKING WEST ALONG PARK AVENUE AT 18TH STREET

LOOKING EAST ALONG PARK AVENUE AT DOLMAN STREET

PROPOSED NORTH ELEVATION WITH RECENT REVISIONS

WEST (18TH STREET) ELEVATION WITH RECENT REVISIONS