



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

Cultural Resources Department

E.

DATE: July 25, 2016
ADDRESS: 3310, 3314 and 3318-20 Lemp Avenue
ITEM: Preliminary Review: construction of two single-family houses and one two-family building
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office



PROJECT SITE

OWNER/DEVELOPER:
Rubicon Corporation

ARCHITECT:
Curtiss W. Byrne Architect

STAFF RECOMMENDATION:
That the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct one single-family residence; an addition to an existing reconstructed one-story house, known as the “worker’s cottage;” and a two-family building on a large parcel in the center of the 3300 block of Lemp Avenue, in the Benton Park Local and National Register District. One single-family will be attached to the existing reconstructed house at 3316 Lemp.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.

ARTICLE 1: DEFINITIONS

101.14 Model Example

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

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existing within:
 1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 2. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 3. Of a comparable form, architectural style and use as:
 1. The building to receive the constructed or reconstructed element; or

2. The building to be constructed.

No Model Examples have been submitted, but the design of 3310 and 3318-20 follow historic precedents in the neighborhood. The design of the addition at 3316 does not, but is consistent in scale and materials to historic examples.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
1. In the case of proposed construction or reconstruction...
 2. In the case of proposed new construction:
 1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
 2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.
3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

The proposed infill buildings are historic replica designs; the addition is a contemporary design compatible in scale with the existing reconstructed building.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment

1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....

Complies. Public Facades will face Lemp Avenue.

2. Setback

1. New buildings shall have the same setback as adjacent buildings....

Complies. The setback of the block is somewhat irregular; the reconstructed “worker’s cottage” was earlier than most of the other buildings on the block and is set in front of the building line of the street. The addition will maintain the building line.

301.2 Mass

Mass is the visual displacement of space based on the building’s height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. There is considerable variation in height in the surrounding buildings, ranging from large two and one-half story buildings to one-story commercial structures. The heights of the proposed new buildings are complementary to the block face.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies. Both two and one-story buildings are present on the block.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
 1. For walls:
 1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.
 2. Stone common to the Benton Park Historic District.
 3. Scored stucco and sandstone.
 4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Mostly complies. 3310 Lemp and 3318-20 will brick front facades. The addition to 3316 Lemp, however, will have a proposed panel system. This material has been approved by the Preservation Board for infill buildings in Benton Park of contemporary design and is considered compatible with historic material if in an appropriate color.

All side elevations will have appropriate returns of the front façade material.

2. For foundations:
 1. Stone, new or reused, which matches that used in the Benton Park Historic District;
 2. Cast-in-place concrete with a stone veneer; or
 3. Cast-in-place concrete, painted.

Complies. Foundations will be painted concrete in a limestone color.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

3. Glazing shall be clear, uncolored glass or based on a Model Example.

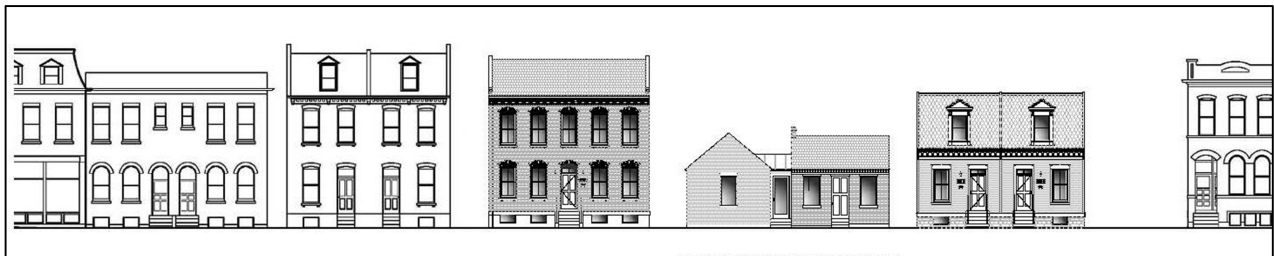
Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

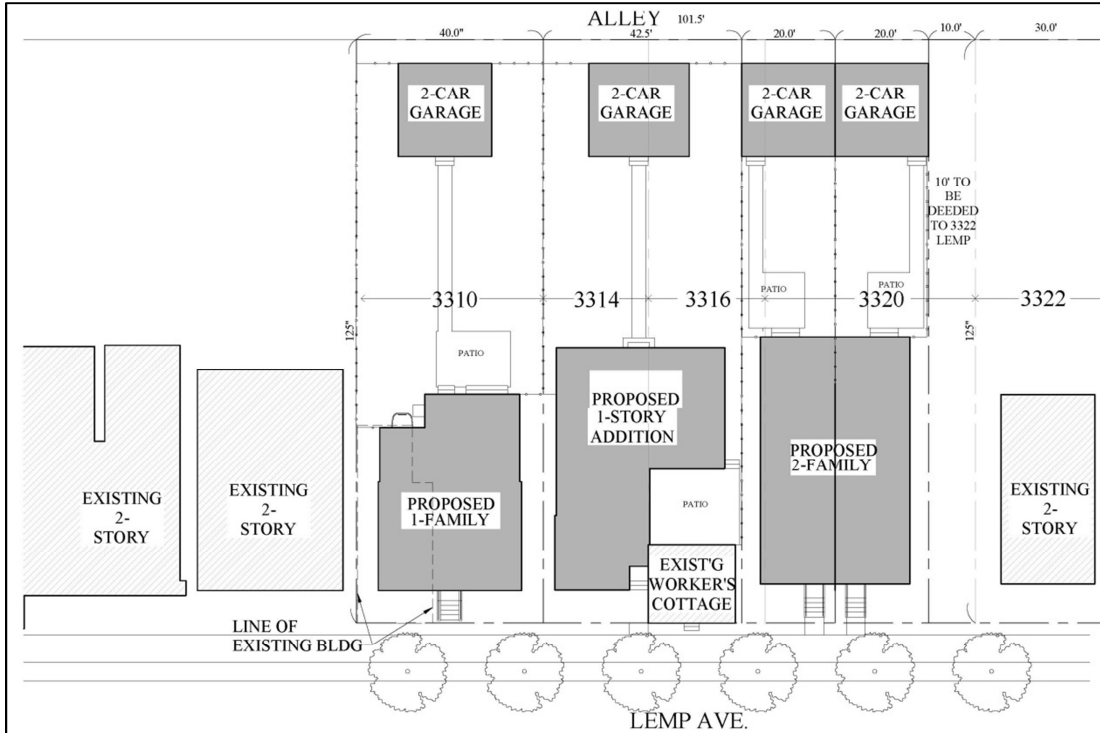
The Cultural Resources Office’s consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 3310-33 Lemp Avenue, is located in the Benton Park Local Historic District.
- The proposed buildings comply with historic districts standards for new construction and their massing, scale, and proportions are appropriate for the site and compatible with adjacent buildings.

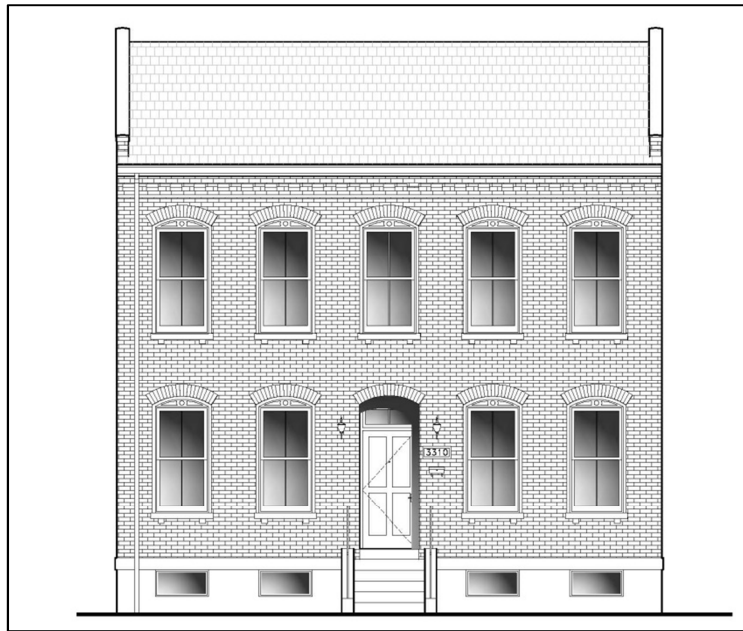
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



STREETSCAPE



SITE PLAN



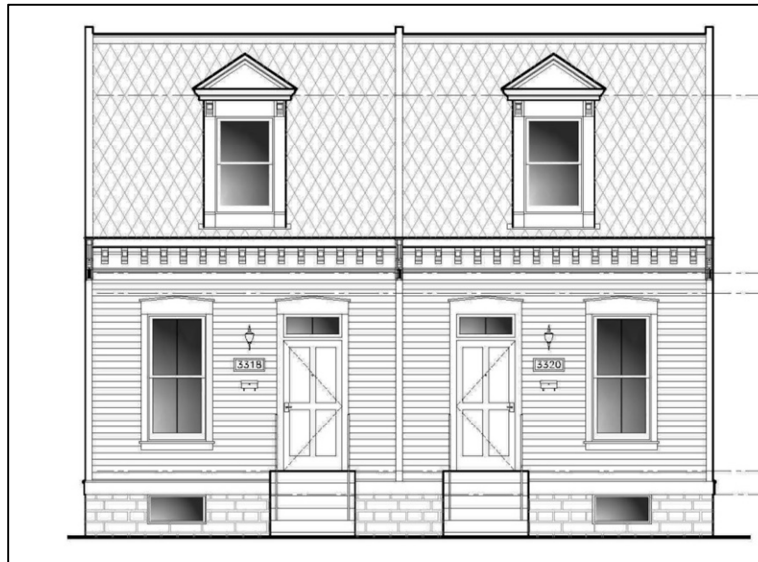
3310 LEMP FRONT FACADE



"WORKER'S COTTAGE" AT 3316 LEMP



3316 LEMP WITH ADDITION AT LEFT



3318-20 LEMP (FAÇADE WILL BE BRICK IN PLACE OF SIDING)