

**CWEA Planning & Development Committee
4814 Washington Blvd. – Ste. 100
St. Louis, MO 63108**

February 21, 2017

To: Preservation Board
City of St. Louis

Re: 5034 Washington Place
Proposed residential development

Mr. Chairman and Members of the Board:

The CWE Planning & Development Committee has considered this proposal for development of eight common wall, fee simple townhomes on two occasions, most recently on February 11, 2017 at which time revised plans depicting several potential elevation styles were presented in sketch form.

Following extensive discussion regarding various aspects of the project, the committee concluded that the proposed use is appropriate for the site, and that it preferred design option #2 dated 2/10/2017, in which the eight proposed units are organized in pairs, thereby providing relief and interest on the primary elevation.

The committee also agreed that final design details, particularly material selection, will be critical to the success of the project and to its suitability for the site. Finally, the committee suggested that further consideration be given to the design of the rear (south) elevation, and that plans be presented to residents of Washington Place for review and comment.

Accordingly, the CWEA Planning & Development Committee recommends that the Preservation Board grant preliminary approval of the proposed design, subject to final review and approval by Cultural Resources Office staff and the P&D Committee.

Thank you for your consideration.

James Dwyer, Chair