



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY – AUGUST 22ND, 2016 — 4:00 P.M.
 1520 MARKET ST. #2000
 ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the July 25, 2016 Minutes - Approval of the current Agenda

<u>PRELIMINARY REVIEWS</u>	<u>Jurisdiction:</u>	<u>Project:</u>	<u>Page:</u>
A. 2301 S. KINGSHIGHWAY	Reber Place NR District Preservation Review District	Alterations, demolition & new construction of storefront buildings.	1
B. 1302-24 RUSSELL BLVD.	Soulard Historic District	Construct multi-story apartment building.	13
<u>APPEALS OF DENIALS</u>	<u>Jurisdiction:</u>	<u>Project</u>	<u>Page:</u>
C. 3826-28 RUSSELL BLVD.	Shaw Historic District	Retain landscape wall..... constructed without permit.	27
D. 4171 WEST BELLE AVE.....	National Register Site.....	Demolish a 2 story brick house.	30
E. 2245-53 S. GRAND BLVD.	Shaw Historic District	Retain patio fence & install ... front patio fence.	37



A.

DATE: AUGUST 22, 2016
 ADDRESSES: 2301-2335 S. Kingshighway Blvd.
 ITEM: Preliminary Review: Redevelopment and demolition of commercial storefront buildings with new construction on a single parcel
 JURISDICTION: Reber Place National Register Historic District
 Preservation Review District — Ward 8
 Staff: Daniel Krasnoff, Cultural Resources Office



2301-2337 S. KINGSHIGHWAY

OWNER/APPLICANT:

BMO Harris Bank of St. Louis – Owner
 Draper & Kramer - Developer/Applicant

RECOMMENDATION:

That the Preservation Board conditionally approve the demolition of two Merit buildings/sections, 2307 & 2319 S. Kingshighway; and a non-contributing building, 2327 S. Kingshighway, that are located on commonly-owned property and anchored at the corners by the accompanying renovation of two Merit buildings, as such constitutes an “unusual condition.” Conditional preliminary approval of demolition permits, with final approval by staff, would be contingent upon obtaining necessary conditional use, and curb cut approval; and the submission of plans consistent with the preliminary review.



THE PROJECT

The developer of a single 2.3 acre parcel at 2301 S. Kingshighway, with five buildings/sections seeks preliminary approval to demolish and renovate commercial buildings at the intersection of Southwest Avenue and South Kingshighway. These buildings are owned by Southwest (BMO Harris) Bank. The proposal calls for retention of two Merit buildings: one at the corner of Southwest Avenue and South Kingshighway, to be renovated for BMO Harris Bank, and the other at the corner of Botanical Avenue and South Kingshighway, to be donated to the Tower Grove Neighborhoods Community Development Corporation. The buildings along the west side of the 23xx block of South Kingshighway in between are proposed for demolition, to be replaced by new construction fronting on South Kingshighway. The South Kingshighway façade of the proposed new construction (Walgreen's) would be at the sidewalk with driveways located along the north and south facades that include curb-cuts to South Kingshighway. An additional commercial building (with no drive-through) and newly constructed bank drive-through would be located on the west end of the parking lot. The existing drive through would be demolished.

RELEVANT LEGISLATION

The property at 2301 South Kingshighway is within the Reber Place National Register Historic District. Constructed from approximately 1905-1928, buildings on the site were built in six phases. Originally, three of them were for uses other than banking. Four of the five are contributing buildings to the Reber Place National Register Historic District. A separate, non-contributing addition linking the buildings was constructed in 1973. The demolition is subject to the Preservation Review District ordinance.

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

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

SECTION FIVE. Demolition permit - Board decision.

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

completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

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

Not applicable.

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

Because four of the five buildings/sections are contributing buildings to the Reber Place National Register Historic District, these structures are Merit Buildings per the definitions of the ordinance. The section constructed in 1973 is non-contributing.

The following describes each section:

2301 S. KINGSHIGHWAY BLVD c. 1905 – Merit Building. Proposal: Preservation , Condition: Fair

The footprint of this iconic building is formed by its location at the corner of Kingshighway and Southwest Avenue. The building's facades contribute to the street frontage on both South Kingshighway and Southwest Avenue.

Rehabilitation of this structure would include exterior paint removal, restoration of the exterior brick, installation of new systems, removal of the second floor (inside of the building) and an updated interior.



2301 S. KINGSHIGHWAY

2307 S. KINGSHIGHWAY BLVD 1923 – Merit Building - Proposal: Demolition, Condition: Fair

This one-story building has six bays which were originally individual storefronts. The building includes decorative terra cotta panels. Five of the bays date to the original construction of the building. The southern-most bay, which lacks terra cotta embellishments found in the other bays, was constructed after 1951. There is one pedestrian entrance from Kingshighway.



2307 S. KINGSHIGHWAY

2319-23 S. KINGSHIGHWAY BLVD 1928 – Merit Building. Proposal: Demolition, Condition: Fair

The two-story structure includes terra cotta parapet panels with geometric motifs and a faux balconies.



2319 S. KINGSHIGHWAY

2327 KINGSHIGHWAY BLVD 1973 - Non Contributing. Proposal: Demolition, Condition: Fair

This structure was constructed to adjoin adjacent buildings. Sanborn maps indicate that prior to 1973 this frontage included a 2-family residential building and a one-story commercial building that were not attached to the one another or the adjacent storefront buildings.



2327 S. KINGSHIGHWAY

**2335 KINGSHIGHWAY BLVD c. 1920 – Merit Building. Proposal: Preservation - Condition: Fair
Rehabilitation will include new systems and finishes.**

The facades of this two-story structure extend along both South Kingshighway and Botanical Avenue. It has a central gablet with faux half-timbering, decorative brackets and recessed “diamond” panels.



2335 S. KINGSHIGHWAY

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.

In terms of the ordinance, all of the buildings/sections are Sound.

2. Structurally attached or groups of buildings.

The proposal is to demolish two contributing sections and a non-contributing section.

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 buildings/sections are located in the Southwest Garden neighborhood and the Reber Place National Register Historic District. Surrounding buildings, both residential and commercial, are generally in good condition and are occupied.

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.

All of the current buildings/sections are one and two stories and are generally well maintained. The development calls for the reuse of the two corner structures.

Although the total square footage of the combined structures is 35,000 square feet, the bank utilizes only 4,500 square feet. Most of the rest of the combined building has not been used by the bank for the past twenty years.

The developer has prepared an analysis regarding the lack of economic viability of the buildings for reuse. Very few commercial/retail storefronts in the South Kingshighway vicinity have undergone major renovation in recent years. This may indicate a lack of economic viability in this geography. Unlike areas with dense collections of commercial storefront buildings found in commercial areas such as The Grove, South Grand and Cherokee, the buildings on South Kingshighway are isolated, with few pedestrian-oriented storefront buildings nearby. This lack of density hinders the redevelopment potential of the buildings.

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.

n/a

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.
The walls of the corner buildings that will remain on the site would be affected by the demolition. The developer will need to make remedial repairs to these facades.
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.
The developer's propose to construct a Walgreen's pharmacy in the space where the demolitions are proposed. The placement of the Walgreen's at the sidewalk would maintain the "street wall" along Kingshighway. The developer seeks to minimize the loss of visual continuity from the demolitions by constructing brick "surrounds" on the sides and above the opening for driveways which will be similar in color to the renovated bank building and Walgreens. These walls will also screen the parking. The addition of curb cuts on both sides of the drive way will negatively impact the urban character of the street.
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.
Much of the continuity found on the street currently will be maintained by preserving the two corner buildings and placing the Walgreen's between them. Despite the screening, the addition of curb cuts and parking near the sidewalk on Kingshighway will disrupt the rhythm and density of buildings fronting on South Kingshighway.
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;
BMO Harris/Southwest Bank has been the owner for many years. The developer, Draper and Kramer has an option to redevelop 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 developer will reuse the existing building at the corner of Southwest and Kingshighway for the bank. The Walgreen's constructed on South Kingshighway will occupy a significant portion of the site where the buildings proposed for demolition now stand. In addition, the developer proposes to construct a building for an undefined use in the center of the western portion of the lot. Although a drive-through was originally proposed with this building, the owner/developer has made clear that no drive-through will be created for this building.

The proposed construction is sensitive to urban design along South Kingshighway through the use of real window openings and placement of the entrance to the Walgreen's at the sidewalk. Although the Walgreen's will not have the same character as the historic storefront buildings that will be demolished, the developer has made substantial efforts to reuse the structures on the site and place new construction at the property line.

The ordinance states that "parking lots be given favorable consideration when they directly adjoin/about facilities." The proposal includes approximately 100 parking spaces with approximately 25% of them for employees. Many of these spaces directly adjoin/about the buildings in the development proposal.

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 proposal calls for the rehabilitation and reuse of two merit buildings on the site, including the iconic corner building. The proposed new construction will be compatible in regards to setbacks, scale, exterior materials and color. The design of the windows in the Walgreen's is not consistent with those of the buildings to remain on the site.

4. The proposed use complies with current zoning requirements;
Most of the property is zoned "F" Neighborhood Commercial. Zoning will require Conditional Use Permits in order for components of the development to occur.
5. The proposed new construction would commence within twelve (12) months from the application date.

Complies

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

The entire property is currently by Southwest (BMO Harris) Bank. Should the proposal be implemented, most of the property will become owned by Draper and Kramer. The building at Botanical and Kingshighway would become owned by the Tower Grove

Community Development Corporation. Per Section “G” of the ordinance, because almost all of the property will be “commonly controlled”, favorable consideration should be given if the proposal is found to be an appropriate reuse.

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 existing bank drive through will be replaced with a new one that is in the same approximate location on the site. Per Section “H” of the ordinance, an application to remove the existing bank drive-through will be approved.

Preliminary Findings and Conclusions:

The Cultural Resources Office’s consideration of the criteria for demolition led to these preliminary findings:

- The preliminary review is being considered by the Preservation Board because it includes demolition of sound, Merit buildings/sections.
- The buildings/sections at 2301-2335 S. Kingshighway are located within the Reber Place National Register Historic District on a single parcel under one owner.
- Four of these buildings/sections: 2301 S. Kingshighway, 2307 S. Kingshighway, 2319 S. Kingshighway and 2335 S. Kingshighway are Merit buildings and, according to the ordinance, “shall not be approved except in unusual circumstances which shall be expressly noted.”
- These buildings were constructed from approximately 1905-1928 and are representative of a variety of commercial storefront designs.
- The buildings are sound, in terms of the Ordinance.
- The proposal includes the rehabilitation of the original, iconic, Southwest Bank Building
- Buildings proposed for rehabilitation will have frontages on three streets.
- The site is currently under common ownership.
- The developer has supplied cost estimates that indicate per square foot rent levels in the South Kingshighway area are significantly lower than the cost to renovate the structures.
- The cost estimate does not include the added value of historic tax credits for which most of these buildings would qualify.
- By keeping two of the Merit structures and placing the Walgreen’s building at the sidewalk, the proposed new construction maintains the urban form of the streetscape. Additionally, a wall between the adjacent buildings, with opening for auto ingress and egress, is proposed to mitigate the visual impact of the parking and driveways.
- The curb cuts and driveways will negatively impact the urban character of the streetscape.
- Parking is adjacent to and abuts the buildings. Per the ordinance, “parking lots will be given favorable consideration when they directly adjoin/about facilities.”

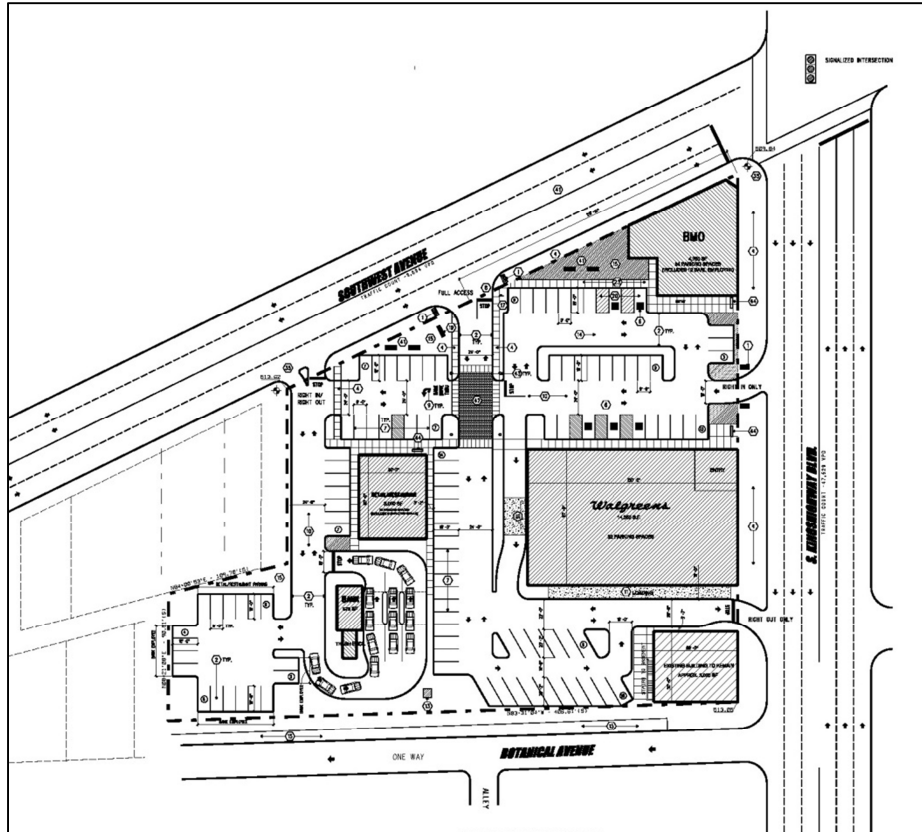
- The design of the Walgreen's on the South Kingshighway façade includes large windows that face the street. The windows and entry on the South Kingshighway façade is consistent with urban building form.
- The owner proposes to donate the building at 2335 South Kingshighway, a Merit structure, to the Tower Grove Community Development Corporation.

The Preservation Review District ordinance requires the evaluation and approval or denial of proposed demolitions. In addition to being within a Preservation Review District, the ordinance also calls for demolition review to be triggered by the proposed demolition of contributing buildings within National Register Districts.

The developers have made significant changes to their plans in response to the need for a more "urban" design that includes the redevelopment of key buildings. The proposal calls for the renovation and reuse of two of the four contributing buildings, and the demolition of two other contributing buildings, plus a non-contributing structure built in the 1970s.

Denial of the proposal will hinder redevelopment of the corner properties but spare two contributing properties from demolition. Approving the proposal will cause the rehabilitation of the two Merit corner properties with the new Walgreen's placed in between, along the sidewalk, with windows on the street and an entrance on Kingshighway.

The ordinance says that demolition of "Merit Buildings" should only be allowed "in unusual circumstances that are noted." The Board decision, therefore, should be based upon whether or not the proposal on a single site, with one owner, is an "unusual circumstance" as a result of rehabilitating two buildings, donating one to the Tower Grove Neighborhood Community Development Corporation and the placement/design of the Walgreen's. Conditionally granting preliminary approval of demolition permits, with final approval by staff, contingent upon obtaining necessary conditional use, and curb cut approval; and the submission of plans consistent with the preliminary review.



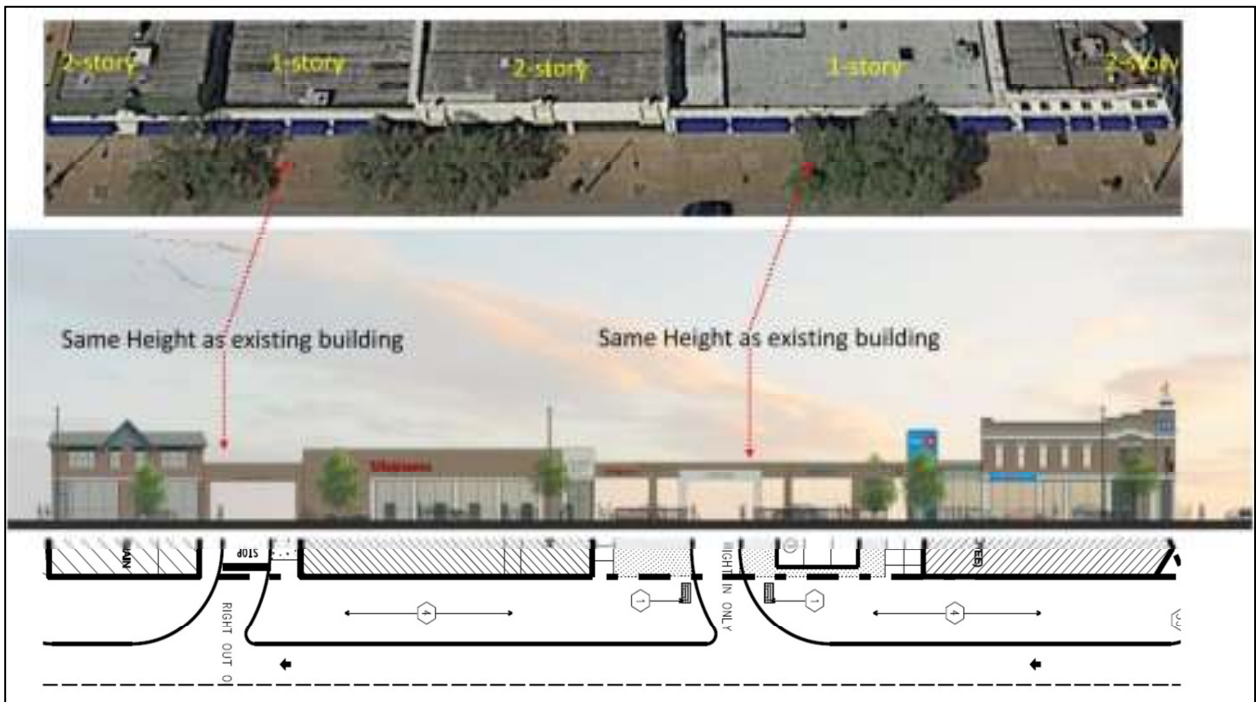
PROPOSED SITE PLAN FOR 2301-2335 S. KINGSHIGHWAY



SOUTHWEST AND KINGSHIGHWAY RENDERING



KINGSHIGHWAY ELEVATION



COMPARISON OF EXISTING BUILDINGS AND PROPOSED DEVELOPMENT



B.

DATE: August 22, 2016
 ADDRESSES: 1302-24 Russell Boulevard
 ITEM: Construction of a multi-story apartment building; demolition of two vacant industrial buildings
 JURISDICTION: Soulard Local Historic District; Soulard National Register Historic District
 Ward 7
 Staff: Jan Cameron, Cultural Resources Office



PROPOSED NEW APARTMENT BUILDING AT CORNER OF GRAVOIS AND RUSSELL BOULEVARD

OWNER:

Maximus Holding, LLC
 c/o Propper Construction Services

APPLICANT:

Trivers Associates
 Joe Brinkman & Neil Chace

RECOMMENDATION:

That the Preservation Board grant preliminary approval for demolition of the two existing buildings for the proposed new construction, with the condition that an appropriate substitute material be required in place of lap siding and that exterior details and materials are reviewed and approved by the Cultural Resources Office staff.



THE PROJECT:

The project proposes construction of a four-story apartment building with parking located to the rear of the property. A four-story western block will abut I-55; the remainder of the building, which will step down towards the east and the center of the Soulard Historic District, will display three stories of brick, with a recessed fourth story and clad with shingles. The project will require the demolition of a non-contributing warehouse from 1956, and a small one-story commercial building, constructed c. 1900, that has been determined to be a contributing resource to the Soulard National Register and Local Historic Districts.

RELEVANT LEGISLATION:

The properties are within the Soulard Neighborhood Local Historic District. The historic district status makes these properties subject to review using the Demolition Review Criteria used for Preservation Review Districts. In addition, the Soulard Neighborhood Local Historic District Standards has a Demolition section.

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

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

SECTION FIVE. Demolition permit - Board decision.

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

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

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based

upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The larger industrial structure was constructed in 1956, outside the period of significance for the Soulard National Register historic district. It is considered a non-contributing structure, and its demolition is inconsequential to the historic fabric of the district.

The smaller building at 13th and Russell, on the same parcel, is a one-story brick commercial building, constructed c. 1900. It has sustained some alteration, including the addition of stucco to its brick walls and foundation. Nevertheless, it is considered a Qualifying structure, although the Soulard Neighborhood National Register nomination notes the building has “architectural merit: demolition would diminish the integrity of the neighborhood,” the lowest of five levels of architectural significance.

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.

In terms of the ordinance, all of the buildings appear to be sound.

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 neighborhood context of the property is the western edge of the Soulard Historic District abutting Gravois Avenue and the off-ramp of I-55. Immediately east of S. 13th Street are a number of residential properties that are well-maintained.

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.

The one-story building on the site has little potential for reuse on its own; the larger building may have some possibility for light industry or commercial use.

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, 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 as all properties would be demolished in total.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The loss of the properties proposed for demolition would not have a negative effect on the urban design of the street or neighborhood.

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 applicant has a purchase contract on 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 applicant proposes to construct a four-story apartment building with on-site parking. Exterior materials and details will contribute to the existing fabric of the historic district.

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 architectural compatibility of the proposed building is addressed below under Historic District New Construction Standards.

4. The proposed use complies with current zoning requirements;
The parcel is zoned "J" Industrial and re-zoning would be required.
5. The proposed new construction would commence within twelve (12) months from the application date.

Complies.

- 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.

Soulard Neighborhood Historic District Rehabilitation and New Construction Standards

211 Demolition

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

Ordinance No. 61366 [this ordinance was repealed with the adoption of Ordinance #64689] of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Soulard Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted:

Section Two (i) is revised to state as follows:

"Structure" means any building or improvement of any kind for demolition of which a demolition permit is required and with respect to which an application for a demolition permit is filed.

Section Seven (3) is revised to state as follows:

(3) 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, and the threat to the public health, safety, and welfare resulting therefrom cannot be eliminated with reasonable preventative measures, 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.

Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.

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.

Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary sup-ports, and the erection of temporary barriers or barricades to protect pedestrians from falling debris. ...

Section Seven (4) Is revised to state as follows:

- A. Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition shall generally be approved.
Not applicable.
- B. 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.

Section Seven (6) 15 amended to add the following:

- (F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of buildings which are (i) High Merit, Merit, or Contributing; and (ii) In need of substantial rehabilitation.

Not applicable.

Section Seven (7) is deleted.

Section Seven (8) is renumbered Section Seven (7).

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:

The applicant selected as a Model Example the Mexican Hat Factory building at 1201 Russell, which is of similar height, scale and exterior material.

301.1 Site

A site plan shall describe the following:

Alignment

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

If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street.

If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

Setback

New buildings shall have the same setback as adjacent buildings.

If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street.

If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.

Setback may be based on a Model Example.

Complies with Alignment and Setback. The new building will be maintain the current setbacks along Russell and S. 13 Street.

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.

The massing of the new building has been reduced from the original proposal and is now close to that of the Model Example, although larger than the residential buildings on Russell and those adjacent to the site on 13th Street. The design moderates this discrepancy by placing the tallest four-story section at the western end and recessing the fourth story, creating the appearance of a three-story structure. The building also has a recessed center section that breaks up the block-long width of the building. The Mexican Hat Factory building, the Model Example, is four and one-half stories and approximately the same height and width.

301.3 Scale

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).

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.

If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street.

If the new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.

Comment: 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 crown molding on a building with a mansard; to the roof ridge on a building with a sloping roof.

When several buildings, or a long building containing several units, are constructed on a sloping street, the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

The building would be of a larger scale than is common in Soulard. The scale of the building will be visually reduced with the use of vertical plane breaks and a recessed fourth story which recalls historic mansard roofs in scale and color.

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 buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Generally the openings and proposed storefronts approximate the proportions of those of existing historic buildings. Fenestration is contemporary and does not replicate the ubiquitous doublehung sash of the neighborhood, although the openings are compatible in size and fenestration pattern. On the street elevations, the recessed balconies originally proposed have been replaced by railings, which reference, but do not duplicate, the wrought-iron balconies common in the District.

301.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.

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.

The height of a window in the Public Facade shall be between twice and three times the width.

The ratio of solid to void may be based on a Model Example.

Complies.

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Soulard 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 Soulard Historic District is red or orange with only minor variations in coloration.

Stone common to the Soulard Historic District.

Scored stucco and sandstone.

4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

For foundations:

Stone, new or reused, which matches that used in the Soulard Historic District;

Cast-in-place concrete with a stone veneer; or

Cast-in-place concrete, painted.

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.

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

Partly complies. The facades of Russell and 13th will be brick, and brick will return a significant portion of the west elevation, which faces Gravois. The remainder of the building is currently proposed to be sheathed in lap siding. The Cultural Resources Office feels that this material is inappropriate for a building of this size and recommends an alternative cladding system with a more industrial precedent.

302 Private Facade of New Construction

Materials at private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

Cement lap siding is proposed for these elevations as well.

303 Garages and Carports in New Construction

Not applicable.

ARTICLE 4: SITE

Not yet determined.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- The larger industrial building on the site is not a contributing resource to the historic district; the smaller building at the southeast corner of the parcel, is considered to be

contributing to the District, but has sustained alterations that compromise its integrity. While a Qualifying structure, its loss would not be significant to the fabric of the district.

- The buildings are Sound, in terms of the Ordinance and there is no evidence that any of the buildings would have to be reconstructed to be put back into use.
- The proposed new construction is a four-story apartment building. The building responds to the intent of the New Construction section of the Soulard Historic District Standards, while not meeting every standard.
- The building has a scale that is seldom seen in Soulard, but approximates in scale and height the Mexican Hat Factory building nearby, which has been used as inspiration for the building's design. Design elements have been introduced to reduce the visual effects of the scale and height.
- The street façade materials will brick, and meet the standards for façade materials. The lap siding proposed for the majority of the west elevation and the rear does not meet the standards.
- A review of the Soulard Historic District New Construction Standards indicates that the proposed new building generally meets the requirement for architectural compatibility with the existing block face as to building setbacks, scale, articulation and rhythm and overall architectural character and exterior materials, with the exception of the lap siding proposed at the west facade.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the demolition of the existing buildings and structures for the proposed new construction, with the condition that a more appropriate material be substituted for the lap siding, and that exterior details and materials are reviewed and approved by the Cultural Resources Office staff.



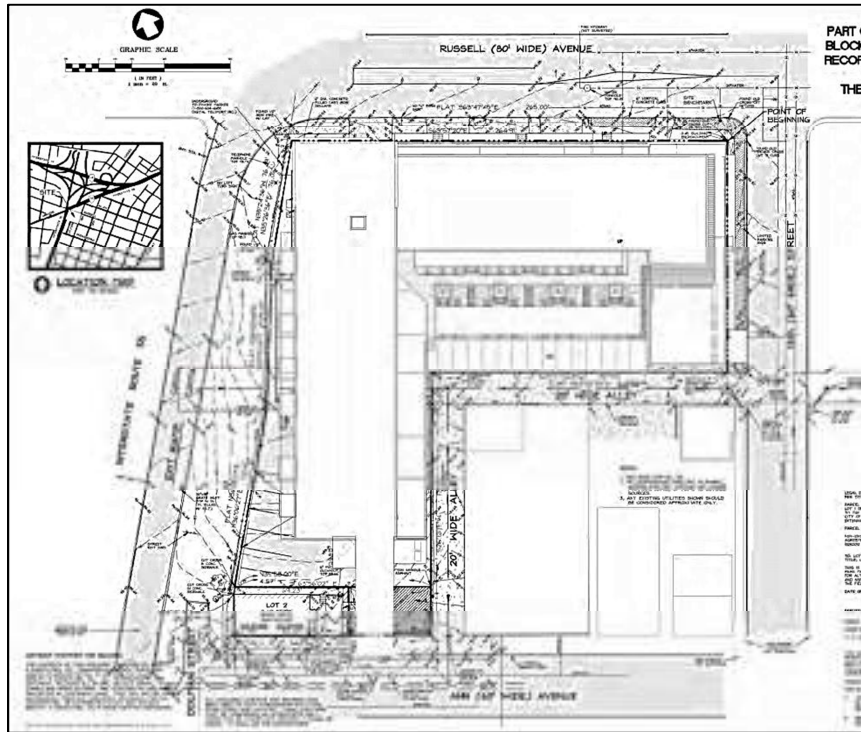
INDUSTRIAL BUILDING AT 1302 RUSSELL



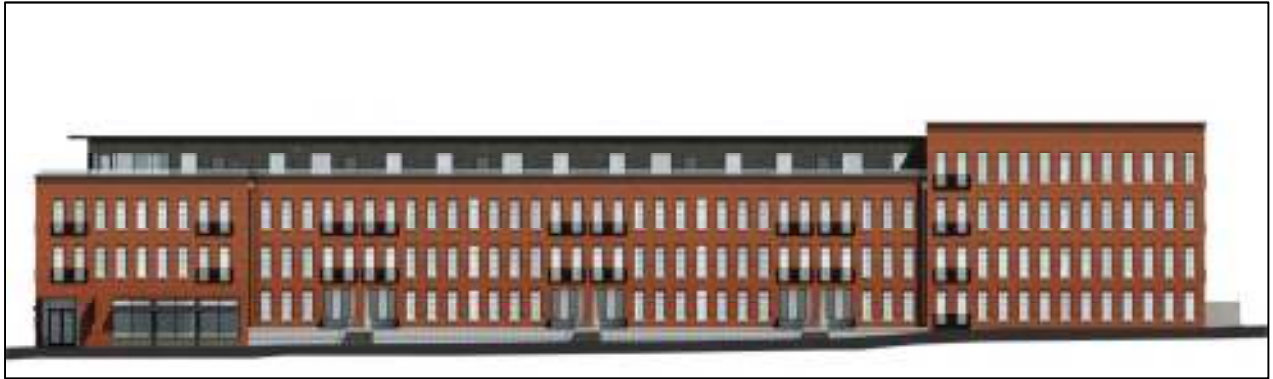
SMALLER BUILDING AT RUSSELL AND S. 13TH STREET



MODEL EXAMPLE



SITE PLAN



RUSSELL FAÇADE



PREVIOUS DESIGN



13TH STREET FAÇADE



PREVIOUS DESIGN



SOUTH FAÇADE AT ALLEY



PREVIOUS DESIGN



WEST ELEVATION AT I-55 RAMP



PREVIOUS DESIGN



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

C.

DATE: August 22, 2015
ADDRESS: 3826-28 Russell Boulevard
ITEM: Appeal of Director's to replace a retaining wall
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



3826-28 RUSSELL BLVD.

OWNER/APPLICANT:

Michael & Mary E. Bender

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Shaw Historic District Standards.



THE CURRENT WORK:

The Cultural Resources Office received a complaint that a front retaining wall had been installed at 3826-28 Russell Boulevard. Upon inspection, it was found that a low Versa-Lok retaining wall had been constructed without a permit, and the owners were cited. Subsequently, they applied for a permit to retain the wall. The permit was denied as the retaining wall does not meet the Shaw Neighborhood Historic District standards. The owner has appealed the decision.

The new wall is located at the top of the front terrace and encloses flower beds. As it is less than 18 inches in height, it does not require a permit from the Building Division, only from the Cultural Resources Office. A taller Versa-Lok retaining wall sited nearer the building was extant prior to the owners purchasing the property in 2011. The Office has no record of a permit for this wall.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

Residential Appearance and Use Standards

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Does not comply. The proposed retaining wall would be constructed with concrete units which is not an approved material under the historic district standards. The wall sits in front of the building line which is also not allowed under the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 3826-28 Russell Blvd. is located in the Shaw Neighborhood Local Historic District.
- The proposed Versa-Lok retaining wall is a concrete block product which is not an approved material under the historic district standards.
- The proposed wall sits in front of the building line which is not allowed under the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to retain a retaining wall as it does not comply with the Shaw Neighborhood Local Historic District standards.



RETAINING WALL INSTALLED WITHOUT A PERMIT



SIDE VIEW OF WALL



D.

DATE: AUGUST 22, 2016
 ADDRESSES: 4171 West Belle Pl.
 ITEM: Demolition of a Two-Story Residential Structure
 JURISDICTION: Preservation Review District Ordinance, Vandeventer Neighborhood, Ward 18
 The Phillip and Louisa Green House National Register Property
 Staff: Daniel Krasnoff, Cultural Resources Office



4171 WEST BELLE PL.

OWNER/APPLICANT:

JDW Contracting & Trucking - Applicant

Janinea Shelton - Owner

RECOMMENDATION:

That the Preservation Board overturn the Director's denial of the demolition of this High Merit building, as Ordinance 64832 requires such approval be made by the Preservation Board.



THE PROJECT:

The owner of 4171 West Belle, in the Vandeventer neighborhood, seeks approval to demolish this Italianate home built in 1882. The owner purchased the property in August 2014 with the intention of rehabilitating and making this her residence. She applied to have the house listed in the National Register of Historic Places; it was approved by the National Park Service in November of last year.

Unfortunately, the building's condition has worsened as the owner sought the resources for its rehabilitation. The roof has collapsed into the interior and the exterior walls have also deteriorated. In January 2015, the Building Division condemned the structure.

RELEVANT LEGISLATION:

The property at 4171 West Belle is listed on the National Register and therefore is subject to the Preservation Review District ordinance.

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...the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

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

SECTION FIVE. Demolition permit - Board decision.

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

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

Not applicable.

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

approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The house at 4171 West Belle is categorized as “High Merit” because it is a particularly fine example of Italianate country/residential architecture and it is one of only a few such houses in St. Louis. The following summary from the National Register Nomination illustrates its significance:

The Philip and Louisa Green Home, 4171 West Belle Place, St. Louis City, Missouri, is an ornate Italianate house that was constructed on the western fringe of St. Louis’ developed neighborhoods in 1882. The stately home features prominent design elements such as stone quoins, an elaborate wooden cornice, and projecting octagonal bays. While many such homes associated with country estates were once common in the countryside surrounding the city’s central core, rapid urban growth in the late 19th and early 20th centuries destroyed most examples. The Philip and Louisa Green Home is a rare surviving example of a high style Italianate home that was originally constructed in a rural context and then managed to survive the boom and bust cycle of St. Louis’ urban growth from the late 19th through the late 20th century.

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.

In terms of the ordinance, the structure is “Sound” because it is likely to remain standing for six months. However, the roof has collapsed into the building, leaving exterior walls unsupported. Several areas of the exterior walls have been damaged by the roof collapse and there is no way to secure the building or protect it from the weather.

2. Structurally attached or groups of buildings.
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 demolition of historic structures has compromised the integrity of the block.

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.

The condition of the structure is highly compromised.

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 current condition of the building would require substantial reconstruction; given the current economic conditions of the area, it appears that even with the use of Historic Tax Credits, rehabilitation is infeasible.

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.
The demolition will have a limited impact upon the block face because many of the block's original structures no longer exist, have been altered or replaced.
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 building is distinctive. Its demolition will be a further loss of the block's design fabric.
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 owner proposes to seed the vacant lot after demolition.
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 block is characterized by numerous vacant lots at this time.

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.

PRELIMINARY FINDINGS AND CONCLUSIONS:

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

- 4171 West Belle Place is individually listed on the National Register of Historic Places.
- The high-style Italianate house was constructed in 1882.
- It is a "High Merit" building.
- The house has been condemned by the Building Division.
- The building is sound, in terms of the Ordinance.
- The severe deterioration of the building in combination with its questionable feasibility justifies approval of its demolition.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board reverse the Director's denial of the demolition permit and grant the demolition due to the building's severe deterioration.



4171 WEST BELLE – EAST FAÇADE



4171 WEST BELLE – WEST FAÇADE



4171 WEST BELLE – EAST FACADE



4171 WEST BELLE - INTERIOR



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

E.

DATE: August 22, 2016
 ADDRESS: 2245-47 & 2253-55 S. Grand Boulevard
 ITEM: Appeal of Director’s Denial to retain a side fence & install a front fence
 JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
 STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



2245-47 S. GRAND BLVD.

OWNER/APPLICANT:

L’Origine Commons LLC & South Grand Properties Corp. /Cevin Lee

RECOMMENDATION:

That the Preservation Board uphold the Director’s denial, as the fencing does not comply with the Shaw Historic District Standards.



THE CURRENT WORK:

The owner installed a fence around the side patio at 2253-55 S. Grand Boulevard without a permit. The owner was advised to stop work, and apply for a permit for the work completed. The owner applied for a permit for the side patio fence and addition fencing in front of the building at 2245-47 S. Grand Blvd. The permit was denied as the fence does not meet the Shaw Neighborhood Historic District standards. The owner has appealed the decision. This is the same property and owner for which the Board approved an artistic fence design in October 2015 that to date has not been constructed.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

Commercial and Non-Residential Uses

F. Walls, Fences and Enclosures:

Materials and construction of new or renovated fences, when visible from the street, should be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Chain link or wire fabrics are not recommended when visible from the street. If used, painting them black or dark green is then recommended. Height of fences should not exceed six feet. Barbed wire is not allowed.

Does not comply. Fencing includes concrete block which is not an approved material for fences in the Shaw Historic District. The fencing is also of a rustic contemporary design which is not compatible with the character of the neighborhood.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings:

- 2245-47 & 2253-55 S. Grand Boulevard is located in the Shaw Neighborhood Local Historic District.
- The fencing — consisting of concrete blocks, wood and large flower boxes — was installed without a permit between the buildings at 2245-47 & 2253-55 S. Grand.
- The permit application proposes to install addition fencing of the same type in front of the building at 2245-47 S. Grand.
- The concrete block used in the fencing is not an approved material for fencing in the Shaw Historic District.
- The rustic contemporary nature of the fencing is not compatible with the character of the Shaw Historic District as required by the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the application to retain a side fence and install fencing in front of the building as it does not comply with the Shaw Neighborhood Local Historic District standards.



FENCING INSTALLED BETWEEN 2253-55 & 2245-47 S. GRAND BLVD. WITHOUT A PERMIT



TEMPORARY FENCING INSTALLED IN FRONT OF 2245-47 S. GRAND WITHOUT A PERMIT