
**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY, FEBRUARY 26, 2001
1015 LOCUST ST. SUITE 1200
3:00 P.M.**

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The Feasting Fox - 4200 S. Grand Blvd.		

H

APPEAL OF DECISION

100.1645 710 RUSSELL BLVD. (CB 779 – (SOULARD HISTORIC DISTRICT))

Energy Marketing 2001 LLC/ Steve Madras - Owner
Bill Yount Signs/ Robert Williams - Applicant

SIGNAGE PROPOSAL: Erect one pole sign and three canopy signs
(internally illuminated) per plans.

PREVIOUS ACTION: 11/14/2000 – Denied. Proposal exceeds Soulard
Historic District Standards.
2/01 - Deferred at request of applicant.

Appealed: 11/16/2000
Appellant: Robert E. Williams
Bill Yount Signs & Advertising, Inc.
2002 Woodson Rd.
St. Louis, MO 63114

12/10/2000 – Deferred due to lack of quorum.

1/8/2000 – Deferred at applicant’s request.

STAFF COMMENTS: Per the Soulard Historic District Standards:
*“Commercial signs at structures serving a
commercial purpose at the time of adoption
of these Standards shall not exceed 40
square feet on each public facade or 10
percent of the area of each public facade,
whichever is smaller. Each side of a
protruding sign counts toward the 40 square
feet so they may not be more than 20 square*

*feet or 5 percent of the surface area
whichever is smaller.
Signs may not be placed in the following
locations: On a parapet; On a pole; or On
any site separate from the building. Signs
may only be lit by fixed steady front lighting.
Back lighting is prohibited.”*

The Soulard Restoration Group Code and Zoning
Committee has submitted a letter expressing that
they have no objection to the proposal.

APPEAL

100.1692 1722-24 S 10th (CB 386 – SOULARD HISTORIC DISTRICT)

Angela Flynn-Owner

RESIDENTIAL PLAN: Replace second story windows on the front façade.

STAFF COMMENTS: The owner installed windows in a historic district without a permit. Proposed work does not comply with the Soulard historic district standards. The original windows were one-over-one wood window .

203.1 Windows at Public Façade

Windows in Public Facades shall be one or the following:
Replacement windows or sashes shall be made of wood or finished aluminum. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.

APPLICATION FOR BUILDING PERMIT

101.0057 4330 LINDELL (42XX - 43XX LINDELL HISTORIC DISTRICT)

Applicant - Our Little Haven
Owner - Our Little Haven

PLAN: Construct surface parking lot at alley in Historic District

NEW APPLICATION

101.0097 3737 S. JEFFERSON (CB 1649 - Ordinance #64832)

Burmeister, Don - owner
Bellon Wrecking and Salvage Company - applicant

DEMOLITION PLAN: Demolish a two-story brick multi-family/commercial building.

STAFF COMMENTS:

Criterion A: no redevelopment plans approved by ordinance or adopted by the Planning and Urban Design Commission address this building.

Criterion B: Architectural Quality: High merit.
The building is a Federal transition-style structure, dating from about 1860. It is an excellent example of this early vernacular property type, and except for alterations to the storefront and a new dormer window, is virtually intact on the exterior. Important details include the corbelled brick cornice, bracketed sills and pedimented dormer.

Criterion C: Condition: Sound.
Exterior inspection shows the building to be in good condition, with no structural failures, and recently occupied. It is a good candidate for rehabilitation.

Criterion D: Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: the neighborhood adjacent to 3737 S. Jefferson is sound, with no vacant structures, and generally well-maintained houses. To the south, the original building fabric has been removed for contemporary, motor vehicle-oriented commercial use—also well-maintained..
2. Reuse Potential: fair to good. The building is, or was until recently, occupied.

Criterion E: Urban Design.
Demolition of 3737 and the adjacent 3739 S. Jefferson would extend commercial incursion into the residential area to the north, which is comprised of architecturally significant properties. It would further destroy the original fabric and scale of this area of South Jefferson. 3737 S.

Jefferson itself is a significant representative of a rapidly diminishing property type.

Criterion F: Proposed Subsequent Construction.

The adjacent property owner, Quiktrip, has acquired 3737 and 3739 South Jefferson in order to expand their gasoline pump, canopy and parking. We have not received any drawings for the proposed expansion.

NEW APPLICATION

101.0098 3739 S. JEFFERSON (CB 1649 - Ordinance #64832)

FIEGE, Elise - owner
Bellon Wrecking and Salvage Company - applicant

DEMOLITION PLAN: Demolish a two-story brick multi-family/commercial building.

STAFF COMMENTS:

Criterion A: no redevelopment plans approved by ordinance or adopted by the Planning and Urban Design Commission address this building.

Criterion B: Architectural Quality: Very high merit.
The building, constructed in 1890, is an outstanding example of a craftman interpretation of the Renaissance Revival architectural style; it is most unusual in that traditional classical details are created by varying colors of brick and a variety of coursing patterns. Such a facade is probably unique within the City, and demolition of this building would be a serious loss to the City's architectural heritage.

Important brick details include the duplication of a rusticated first story by projecting courses, pilasters framing the second story windows, and molded, pressed metal pediment.

Criterion C: Condition: Sound.
Exterior inspection shows the building to be in excellent condition, with no structural problems, and recently occupied. It is a very good candidate for rehabilitation.

Criterion D: Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: the neighborhood adjacent the north is sound, with no vacant structures, and generally well-maintained houses. To the south, the original building fabric has been removed for contemporary, motor vehicle-oriented commercial use—also well-maintained..

2. Reuse Potential: good. The building is, or was until recently, occupied and appears to be occupiable without rehab.

Criterion E: Urban Design.

Demolition of 3739 and the adjacent 3737 S. Jefferson would extend commercial incursion into the residential area to the north, which is comprised of architecturally significant properties. It would further destroy the original fabric and scale of this area of South Jefferson. 3739 S. Jefferson itself is a significant representative of a rapidly diminishing property type.

Criterion F: Proposed Subsequent Construction.

The adjacent property owner, Quiktrip, has acquired 3737 and 3739 South Jefferson in order to expand their gasoline pump, canopy and parking. We have not received any drawings for the proposed expansion.

PRELIMINARY REVIEW

101.0103 5544 CABANNE AVE. (CB 3864.03 – Preservation Review District)

Dorphine De Vault & Johnifer Oldh - Owners
LRA - Applicant

DEMOLITION PLAN: Demolish three story frame residence.

STAFF COMMENTS: Under Ordinance 64832

A. Redevelopment Plans.

The proposed demolition is not called for in any Redevelopment Plan

B. Architectural Quality.

Because of its frame farmhouse design which is rarely seen in St Louis, the residence, built in 1894, is a qualifying resource. Although the building has lost its front porch, it is an unusual example of eclectic revival architecture from the late nineteenth century.

C. Condition.

The building is sound and stable but in deteriorated condition. There is minimal fire damage on the exterior facade of the building. The windows are broken or missing, but the roof is relatively new and there is no sign of settlement or structural failure.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential:

The neighborhood has been severely impacted by demolitions and abandonment; however, there is a considerable amount of reinvestment in the area in general and this block in particular with the construction of new market-rate single family houses. The current owner of record attempted to renovate the house, but failed because of a problem with the contractor, indicating that interest in its preservation exists.

2.Reuse Potential:

The structure is potentially eligible for listing on the National Register of Historic Places because of its unusual design.

PRELIMINARY REVIEW

101.0146 1419 BREMEN AVENUE (CB 2411 - Hyde Park H.D.)

Charles Prongue - owner
Ted Portell/Neighborhood Stabilization Office - applicant

DEMOLITION PLAN: Demolish 2 and 1/2 story brick multi-family residence.

PREVIOUS ACTION: No previous action.

STAFF COMMENTS: The City's Neighborhood Stabilization Office has requested demolition of this building and the four that follow as being in a hazardous condition, and the recent site of vandalism and arson. The buildings are within 1000 feet of a public school, and therefore meet the criteria for demolition under the Local Law Enforcement Grant. 1425 Bremen, the westernmost unit, is not proposed for demolition.

All the buildings are contributing resources to the Hyde Park district, a local district certified by the State Historic Preservation Office as eligible for the National Register of Historic Places, and therefore eligible for all rehabilitation tax credits. The buildings are among the oldest extant structures in Hyde Park, and appear in the Compton and Dry Atlas in 1875.

With the exception of 1419, all the buildings have sustained catastrophic collapses at the rear; the loss of flanking structures makes the integrity of the standing rear wall at 1419 questionable. In addition, 1423 Bremen has been entirely firegutted.

Based upon their structural condition, it does not appear that these buildings can be feasibly rehabilitated.

PRELIMINARY REVIEW

101.0147 1415 BREMEN AVENUE (CB 2411 - Hyde Park H.D.)

Land Reutilization Authority - owner
Ted Portell/Neighborhood Stabilization Office - applicant

DEMOLITION PLAN: Demolish 2 and 1/2 story brick multi-family residence.

PREVIOUS ACTION: 4/29/99 (#99.1076) - Director of Cultural Resources denied Building Division condemnation with the comments that building was sound and contributing to the historic district.

PRELIMINARY REVIEW

101.0148 1417 BREMEN AVENUE (CB 2411 - Hyde Park H.D.)

Anton and Matilda Woscko - owners

Ted Portell/Neighborhood Stabilization Office - applicant

DEMOLITION PLAN: Demolish 2 and 1/2 story brick multi-family residence.

PREVIOUS ACTION: 2/7/00 (#100.0098) - Director of Cultural Resources
approved the Building Division Condemnation, stating the
building was structurally unsound and collapsing.

PRELIMINARY REVIEW

101.0149 1421 BREMEN AVENUE (CB 2411 - Hyde Park H.D.)

Land Reutilization Authority - owner
Ted Portell/Neighborhood Stabilization Office - applicant

DEMOLITION PLAN: Demolish 2 and 1/2 story brick multi-family residence.

PREVIOUS ACTION: 2/27/99 (#99.1017)- Director of Cultural Resources denied Building Division condemnation with the comments that building was sound and located in a historic district.

PRELIMINARY REVIEW

101.0150 1423 BREMEN AVENUE (CB 2411 - Hyde Park H.D.)

Land Reutilization Authority - owner
Ted Portell/Neighborhood Stabilization Office - applicant

DEMOLITION PLAN: Demolish 2 and 1/2 story brick multi-family residence.

PREVIOUS ACTION: 4/29/99 (#99.1075)- Director of Cultural Resources denied Building Division condemnation with the comments that building was sound and contributed to the historic district.

PRELIMINARY REVIEW

101.0197 3539 Hartford (PRESERVATION REVIEW DISTRICT)

Applicant:- City Property Company, Tim Boyle
Owner: - Mark Gibson and Christopher Mertens

PLAN: Demolish two story brick building for new construction of surface parking lot

STAFF COMMENTS: Under Ordinance 64832

- A. *Redevelopment Plans.*
The proposed demolition is not called for in any Redevelopment Plan.
- B. *Architectural Quality.*
The building is classified as contributing. It is an occupied two and one half story revival style brick building which contributes to the intact street scape to the East.
- C. *Condition.*
The building is sound and stabile and currently occupied.
- D. *Neighborhood Effect and Reuse Potential.*
 - 1. *Neighborhood Potential:*
The neighborhood is an intact residential area adjacent to a thriving commercial street, with many fine buildings dating from the late 19th and early 20th Centuries.
 - 2. *Reuse Potential:*
The building is eligible for listing in the National Register s a contributing structure in a district.
 - 3. *Economic Hardship:*
The owner is a for-profit corporation which has not submitted any information to make a determination concerning financial hardship.

- 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: N/A*
 2. *The block face is completely intact to the east.*
 3. *Demolition would have an adverse effect on inclusion of this block in a National Register District.*
 4. *The proposed parking lot would require a conditional use under current zoning. A single family residential building is allowed under present zoning.*
- 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 has not demonstrated site control*
 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 proposed parking lot will diminish the existing block face.*
 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 proposed parking lot will not be architecturally compatible*
 4. *The proposed use complies with current zoning requirements: Proposed new use is a conditional use.*
 5. *The proposed new construction would commence within twelve (12) months from the application date. Unknown*

- 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 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 application may satisfy this requirement, although the new use will require a conditional use permit.*

PRELIMINARY REVIEW

101.0198 3541 Hartford (PRESERVATION REVIEW DISTRICT_)

Applicant: - City Property Company, Tim Boyle
Owner: - Galon and Jane Gill

PLAN: Demolish two story brick building for new construction of surface parking lot

STAFF COMMENTS: Under Ordinance 64832

- A. *Redevelopment Plans.*
The proposed demolition is not called for in any Redevelopment Plan.
- B. *Architectural Quality.*
The building is classified as contributing. It is an occupied two and one half story revival style brick building which contributes to the intact street scape to the East.
- C. *Condition.*
The building is sound and stabile and currently occupied.
- D. *Neighborhood Effect and Reuse Potential.*
 - 1. *Neighborhood Potential:* The neighborhood is an intact residential area adjacent to a thriving commercial street, with many fine buildings dating from the late 19th and early 20th Centuries.
 - 2. *Reuse Potential:*
The building is eligible for listing in the National Register as a contributing structure in a district.
 - 3. *Economic Hardship:*
The owner is a for-profit corporation which has not submitted any information to make a determination concerning financial hardship.

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1. *The effect of a proposed partial demolition on attached or row buildings: N/A*
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 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 proposed parking lot will diminish the existing block face.
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The proposed parking lot will not be architecturally compatible
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The application may satisfy this requirement, although the new use will require a conditional use permit.

**SPECIAL AGENDA ITEM
PETITION FOR CITY LANDMARK DESIGNATION**

THE FEASTING FOX - 4300 South Grand Avenue
