



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

Cultural Resources Department

**B.**

**Date:** April 23, 2007  
**To:** City of St. Louis Preservation Board  
**From:** Jan Cameron, Cultural Resources Office  
**Subject:** Preliminary Review: Construct a parking area on a vacant lot in a historic district  
**Address:** 1904-22 Chouteau Avenue  
**District:** Lafayette Square Local Historic District **Ward: 6**



**1904-22 CHOUTEAU**

**Applicant:**  
 Julie Padberg-White  
 Vantage Management

**Owner:**  
 1922 Chouteau LLC

**Staff Recommendation:**  
 That preliminary approval be granted subject to deletion of proposed driveway from Chouteau, and submission of a landscape plan to be approved by the Cultural Resources Office staff.



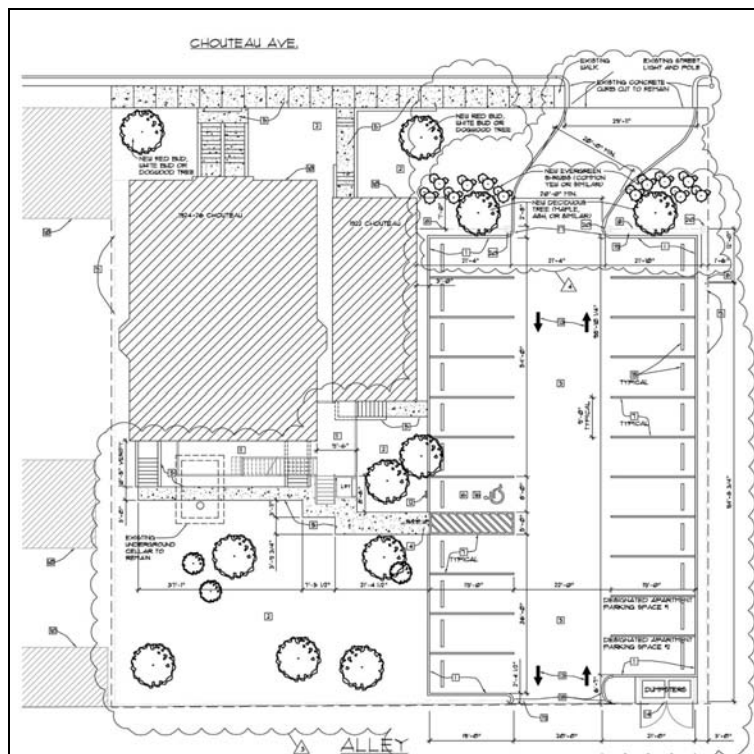
## 1.0 Proposal

To construct a 22-car parking lot in the Lafayette Square District.

## 2.0 Background

On March 29, 2007, the Cultural Resources Office received applications at the One-Stop Shop for the rehabilitation of two residential buildings on Chouteau Avenue, to be converted to commercial use; and for a large parking lot to serve these buildings, on the east. The staff determined that the rehabilitations, both applying for State Historic Tax Credits, complied with the Lafayette Square district standards. The parking lot, placed behind the building line and with entry and exit from the alley south of the site, was sensitive to the historic district guidelines. But because the Lafayette Square standards do not specifically address commercial lots, the staff felt it should be reviewed by the Preservation Board. The applicant then completed a Preliminary Review application, and the project was scheduled for the next Board meeting.

Subsequently, the staff received a revised site plan for the lot, which now included a wide entry drive from Chouteau Avenue, reusing an existing curb cut.



**REVISED SITE PLAN WITH DRIVEWAY**

## 3.0 Site and Surrounding Area:

1904-1922 Chouteau is located at the northern edge of the Lafayette Square Local Historic District and directly opposite the AmerenUE complex. Chouteau at this location is a primary east-west artery, commercial and industrial in character. Properties include new construction; some historic rehabs recently completed; and a few historic buildings

awaiting rehabilitation. A 30-foot wide curb cut is located at the northeast corner of the property.



**SITE VIEWED FROM THE NORTHEAST**

#### **4.0 Reasons for Application:**

The owner wishes to obtain preliminary approval for the project design before proceeding to develop construction documents for a building permit.



**PROPOSED SITE SHOWING EXISTING MATURE TREES AND CURB CUT**

#### **5.0 Relevant Legislation**

Excerpt from Ordinance #63327, Lafayette Square Historic District:

**Article 3: NON-HISTORIC BUILDINGS, NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS**

**301.1 Site...**

4. There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks....

**Complies.** There is an existing sidewalk along Chouteau Avenue.

6. No curb cuts shall be allowed.

**Does not comply.** An existing 30-foot curb cut is located at the northeast corner of the site, and the latest submission proposes to reuse it for vehicular access from Chouteau. The curb cut is far wider than necessary for a double-loaded parking lot, and is in a location that would require a curving driveway that is uncharacteristic of the historic district and would occupy square footage that could be planted for additional screening.

7. Grading

The existing grades of a site may not be altered beyond minor grading to affect water runoff.

**Complies.** The existing grade of the site will be maintained.



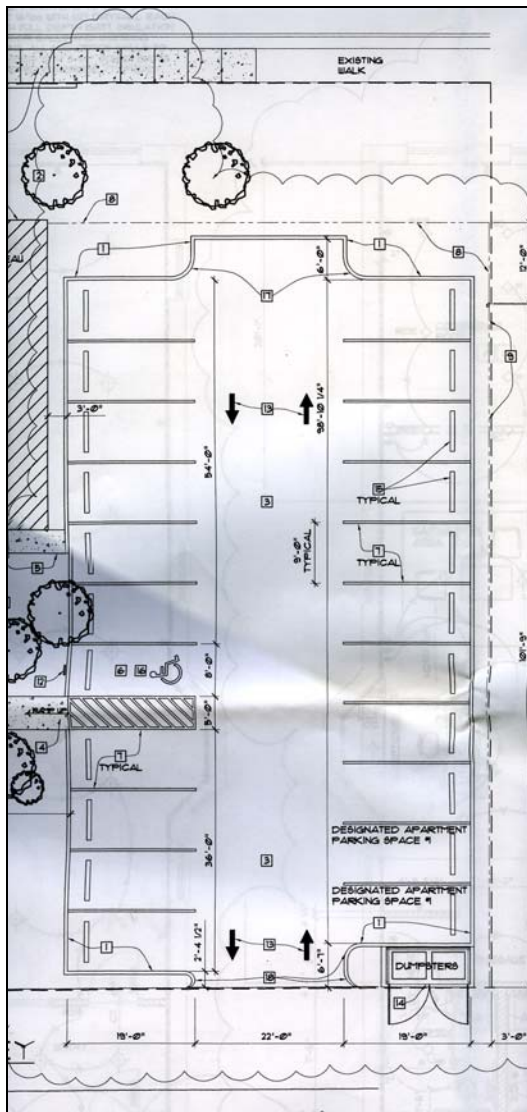
**CONTEXT OPPOSITE PROJECT SITE**

**6.0 Community Consultation**

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman. Paul C. Doerner, Vice President for Development of the Lafayette Square Development Committee, submitted a letter indicating that the Committee voted 6 to 1 to approve the project, with the addition of three six-foot tall brick piers to the proposed wrought-iron fencing.



CONTEXT EAST



ORIGINAL PARKING LOT DESIGN

## 7.0 Comments

The owner can achieve the required number of parking spaces without a drive entering from the street; in fact, when the project was first presented to the staff, the proposed site plan had both entry and exit from the alley. (See left).

The Lafayette Square historic district standards do not address commercial parking lots directly, other than to prohibit curb cuts. While the project is located in an area that in character is commercial rather than residential and on a major east-west street, the Cultural Resources Office staff contends the clear intent of the historic standards is to minimize the impact of contemporary uses, such as large parking areas, and to screen view of such uses from the street.

The existing site has several mature evergreen trees that would provide the parking lot with substantial screening, and which would be lost with the construction of the drive. In addition, to reuse the existing, over-wide curb cut would require an equally wide curving driveway, reducing the possibility of additional landscaping.



**BUILDINGS TO BE REHABILITATED**



**CONTEXT WEST**

## **8.0 Conclusion**

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval to the project subject to deleting the front driveway, and the submission of a landscape plan for review by staff.

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