

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
AUGUST 22ND, 2016**

Board Members Present

Richard Callow – Chairman
Dave Visintainer
Mike Killeen
Anthony Robinson
Dave Richardson
Erin Wright
Nate Johnson

Legal Counsel

Barbara Birkicht

Cultural Resources Office Staff Present

Dan Krasnoff, Director
Jan Cameron, Preservation Administrator
Andrea Gagen, Preservation Planner
Bob Bettis, Preservation Planner
Adona Buford, Administrative Assistant

PRELIMINARY REVIEWS

A. 2016.1315 2301 SOUTH KINGSHIGHWAY PRESERVATION REVIEW DISTRICT

Owner: BMO Harris Bank
Applicant: Draper and Kramer, Inc.

COMMERCIAL PLAN: Preliminary review to demolish three commercial building sections, rehabilitate two others, construct two new commercial buildings and a drive-up banking facility.

PROCEEDINGS: On August 22, 2016, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for the demolition of three commercial

building sections at 2301 South Kingshighway. The commercial buildings at 2301-2335 South Kingshighway are located in the Reber Place National Register Historic District. Two of the three buildings proposed for demolition are contributing buildings to the Historic District. The two building sections proposed for rehabilitation were also contributing to the Historic District. The developer of the site, Draper and Kramer, submitted the item for review, along with the current building owner, Southwest Bank/BMO Harris Bank. Board members Richard Callow (Chair), Nate Johnson, David Visintainer, Anthony Robinson, David Richardson and Erin Wright were present for the testimony for this agenda item.

Cultural Resources Office Director Daniel Krasnoff reviewed the Demolition Review Criteria in Ordinances #64689 and #64832. He noted that the building sections, except for 2319 South Kingshighway, constructed in 1973, are Merit buildings, by the definition of Ordinance #64689.

Mr. Krasnoff said the staff recommended the demolitions based upon:

- Rehabilitation of the most significant structure—the bank building at the corner of Southwest and S. Kingshighway.
- Rehabilitation of the building at the corner of Botanical and S. Kingshighway.
- Improvements to the design and placement of the proposed Walgreens building.

Mr. Krasnoff submitted into the record certified copies of Ordinance #64689, as amended by #64925, Ordinance #64832, and support letters for the project from the Tower Grove Neighbors CDC, Southwest Garden Association, The Hill Business Association and forty-one letters of opposition to the project.

He described the condition of the building as Sound, as defined in Ordinance 64689.

In the discussion of Neighborhood Effect and Reuse Potential, it was noted that there are few vacant structures in the vicinity of 2301-2335 South Kingshighway, but that the developer submitted an analysis indicating that it was not economically feasible to reuse the buildings proposed for demolition.

When discussing the Urban Design and Subsequent Construction, Mr. Krasnoff said that the placement of the Walgreens at the

sidewalk with a door at the corner made it compatible with the existing Urban Design of the block. When discussing Commonly Controlled Property, he said that due to the owners' control of the site, favorable consideration is supported for the adjacent surface parking.

In response to a question from the Board, Mr. Krasnoff said the proposal does not include vehicular or pedestrian access to the development site from Botanical Avenue.

In response to a question from the Board, Mr. Krasnoff said that a building should only be judged "High Merit" if it could be listed on the National Register as an individual site. The only building that might be judged "High Merit" was the triangular-shaped building at Southwest Avenue and Kingshighway.

In response to a question from the Board, Mr. Krasnoff said that the developer has represented it was committed to the appropriate repair of common walls if connected buildings would be demolished.

In response to a question from the Board, Mr. Krasnoff said he is unaware of a plan for the reuse of the Walgreens currently operating across the street from the proposed development.

Mr. Brad Smith, President of the Midwest Region of BMO Harris Bank, made a PowerPoint presentation regarding the proposed project being reviewed. He said the project was in its 37th design iteration. He testified that his organization met with many community groups and hosted two town-hall meetings, and that; in addition, they met with three preservationists from the St. Louis community.

BMO Harris engaged Draper and Kramer as the developer for their proposed project. Mr. Smith described the bank's current operations at the site. He described the lease arrangement with the developer. He identified the bank's goals in the redevelopment effort. The value of the bank's investment was about \$10 million. Mr. Smith outlined the evolution of the development plan and community input.

Mr. Smith responded to a question by the Board and said the existing buildings were not reusable for Walgreens. He also said there were no other tenants who were as desirable as Walgreens.

Alderman Steve Conway addressed the Board. He said he was comfortable with the staff recommendation. The reuse of this site

has been a question for a long time. The reuse of the corner building was very important. He said it was important that the demolitions be conditional upon the Conditional Use process supporting the development and the approval of curb cuts by the Streets Department.

Kristina Jackson is Executive Director of the Southwest Garden Association (SWGNA). She testified as to SWGNA support of the project and its efforts to engage the community leading up to the decision to write the support letter.

Amy Choy spoke against the proposed project hereinafter referred to as “the project”) as presented due to the potential loss of Merit, historic structures.

Paul Shaver spoke against the proposed project.

Jennifer Bettis spoke against the project.

Shane Spencer, Executive Director of the Tower Grove Neighborhoods CDC spoke in favor of the project because it conformed to goals in its strategic plan.

Kathy Buckley spoke against the project.

Amy Long, President of the Tower Grove Place Association, spoke against the project. She expressed concern regarding the design of the project.

Robert Shelley spoke against the project. He entered into the record copies of messages he sent to the Cultural Resources Office staff.

Jason Kempt is a member of the Board Directors of the Tower Grove Neighborhood CDC. He said the Board’s support was based upon support of other neighborhood groups.

Matthew Hyde spoke against the project because it calls for the demolition of Merit Structures. He also said the demolition would disturb the character and rhythm of the block and there were not unusual circumstances to justify the proposed demolition.

Andrew Weil, Director of the St. Louis Landmarks Association spoke in opposition to the proposed project. He said that the building/section at 2319 South Kingshighway should be considered a High Merit building because it is eligible for listing as an auto-oriented structure. These buildings have been listed thematically. Additionally, the construction of the Walgreens

would diminish the value of the Southwest/South Kingshighway building, which he considers a High Merit structure.

Gerald Basye spoke against the project because the plan for the subsequent construction was inadequate. The plan did not include mixed use development.

Brendan Smith spoke against the project. He said the demolition could not be justified as an “unusual circumstance.” The amount being spent by the developer should be sufficient to rehabilitate the buildings.

Jim Reed spoke against the project.

Aimee Beeson spoke against the project. She presented data that showed community members who attended meetings opposed demolition of the buildings. She also said these community members wanted higher density development that was less auto-oriented.

Michael Cohen spoke against the project. He said the design of the proposed Walgreens was not compatible with the adjacent, remaining structures.

Tom Stoff spoke against the project.

Linda Gladson spoke against the project. She said she supported preserving the entire block—that the loss of some of the buildings would compromise the whole urban design.

FINDINGS OF FACTS:

The Preservation Board found that;

- the preliminary review was 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;
- the proposed curb cuts would cause a disjointed streetscape design which lacked cohesion; and that
- the design of the project did not justify the loss of Merit Buildings.

BOARD ACTION:

It was the decision of the Preservation Board to withhold preliminary approval of the proposed project. The Preservation Board considered a motion by Commissioner Anthony Robinson, which was seconded by Commissioner Visintainer, 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.” The motion further called for conditional preliminary approval of demolition permits, with final approval by staff, as final approval would be contingent upon the applicant obtaining necessary conditional use, and curb cut approval; and the submission of final plans consistent with the preliminary review.

Commissioners Robinson and Visintainer agreed to withdraw the original motion as set forth above, and subsequently made the same motion as above, but amended by further conditional language suggested by Commissioner Richardson, as set forth below:

- No demolition be approved until the developer submits plans for Walgreens and 2301 S. Kingshighway to the CRO staff;
- No demolition be approved until the building at Botanical and South Kingshighway is deeded to the Tower Grove Neighborhoods CDC;
- Construction of new buildings begin within 12 months;
- No drive through be allowed on the building at the western edge of the lot and that the design of that building meet review by staff;
- Staff review of all materials, signage and design details for the project to be required.

The motion was rejected with four members voting against and Commissioner Richardson voting in favor.

B. 2016.1098 1302-24 RUSSELL BOULEVARD SOULARD HISTORIC DISTRICT

Owner: Maximus Holdings, LLC

Applicant: Trivers Associates - Neil Chace

RESIDENTIAL PLAN:

Preliminary review of an application to construct multi-story apartment building with parking.

On August 22, 2016, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a preliminary review application to demolish two existing buildings for the construction of a 4-story apartment building at 1302-24 Russell Boulevard, located in the Soulard Neighborhood Local Historic District. The application was submitted by the project developer.

Board members Richard Callow (Chair); David Visintainer; David Richardson; Erin Wright; Anthony Robinson; Michael Killeen and Nathaniel Johnson were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #57978, which sets forth the standards for demolition and new construction in the Soulard Historic District. She indicated that the project was generally in compliance with the historic district standards for new construction, with the exception of the lap siding that was proposed for portions of the west and south elevations.

Ms. Cameron stated that the Development Committee of the Soulard Restoration Group had indicated it was in full support of the project, with the request that they review the final design documents.

Joseph Brinkmann of Trivers Associates, the project architects, testified in support of the project. He explained the development of the design, and stated that the owners had agreed to substitute the lap siding with a paneling system, the material yet to be determined.

FINDINGS OF FACTS:

The Preservation Board found that:

- 1302-24 Russell Boulevard is located in the Soulard Neighborhood Local Historic District;

- 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 and south facades; and that
- the project architect has confirmed that the developers agree to substitute a paneling system for the lap siding on these elevations.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal with the condition that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Melanie Fathman and seconded by Mr. Visintainer. The motion passed unanimously.

APPEALS OF DENIALS

C. 2016.1086 3826-28 RUSSELL BOULEVARD SHAW HISTORIC DISTRICT

Owners: Michael & Mary E. Bender – **Deferred per Owner’s request.**

D. 2016.1157 4171 WEST BELLE AVENUE NATIONAL REGISTER SITE

Owner: Janinea Shelton

Applicant: JDW Contracting & Trucking Company

DEMOLITION PLAN: Appeal of a denial of a building permit application to demolish a two-story two-family brick dwelling.

PROCEEDINGS: On June 22, 2016, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director’s Denial of demolition permits for a residential building at 4147 West Belle Place. The building, owned by Janinea Shelton, is listed as a single site in the National Register of Historic Places.

Board members Richard Callow (Chairman), Nate Johnson, David Richardson, Anthony Robinson, David Visintainer and Erin Wright were present for the testimony.

Daniel Krasnoff of the Cultural Resources Office, submitted certified copies of Ordinances #64689 and #64832, the long agenda item, his PowerPoint and two letters opposing the Director’s denial into the record of this appeal. David Richardson asked if it was Mr. Krasnoff’s testimony that due to severe deterioration, the denial of the demolition should be overturned. Mr. Krasnoff stated that the building is of High Merit. He also stated, however, that the applicant has made a significant efforts to rehabilitate it and that development professionals have indicated it is unfeasible for rehabilitation. Therefore, Mr. Krasnoff said, its demolition is justified. He also noted that the applicant wishes to build a new house on the lot, should the Board approve of the building’s demolition.

FINDINGS OF FACTS: The Preservation Board found that:

- 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; and that
- the severe deterioration of the building in combination with its questionable feasibility justifies approval of its demolition.

BOARD ACTION:

It was the decision of the Preservation Board to overturn the Director's Denial of the demolition of 4171 West Belle Place, listed individually in the National Register of Historic Places. The motion was made by Board member David Richardson seconded by Mr. Johnson. The motion passed 4 to 1 with all four Board Members voting in favor of the motion and Mr. Visintainer opposing it.

E. 2016.1220 2245-53 SO. GRAND BOULEVARD SHAW HISTORIC DISTRICT

Owner/Applicant: South Grand Properties Corp and L'Origine Commons LLC

COMMERCIAL PLAN:

Appeal of a denial of a building permit application to retain a side patio fence installed without a permit and install front patio fence.

PROCEEDINGS:

On August 22, 2016, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director's Denial of a building permit application to retain a patio fence and install front patio fence, at 2245-55 S. Grand Boulevard in the Shaw Neighborhood Local Historic District. The owner submitted the appeal.

Board members Richard Callow, Nate Johnson, David Richardson, Anthony Robinson, Erin Wright and David Visintainer were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #59400, which sets forth the standards for commercial and non-residential buildings in the Shaw Neighborhood Local Historic District.

Ms. Gagen entered into the record certified copies of Ordinances #64689, as amended by #64925, and #59400; the Board agenda and the PowerPoint presentation for 2245-55 S. Grand Boulevard; and the building permit application.

Cevin Lee, the owner, spoke on his own behalf.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2245-55 S. Grand Boulevard is located in the Shaw Neighborhood Local Historic District;
- the side patio 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 owner proposes to install 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; and that
- 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.

BOARD DECISION:

It was the decision of the Preservation Board to uphold the Director's Denial of the building permit application, as the fencing as presented does not meet the Shaw Neighborhood Historic District standards. The motion was made by Board Member Nate Johnson and seconded by Mr. Visintainer. The motion passed unanimously.