

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
DECEMBER 19, 2011**

BOARD MEMBERS PRESENT

Richard Callow, Chairman
David Visintainer
Michael Killeen
David Richardson
Anthony Robinson
Alderman Antonio French
Melanie Fathman

CULTURAL RESOURCES STAFF PRESENT

Betsy H. Bradley, Director
Jan Cameron, Preservation Administrator
Bob Bettis, Preservation Planner
Andrea Gagen, Preservation Planner
Adona Buford, Administrative Assistant

Board Member Melanie Fathman moved to approve the November 28, 2011 minutes. Mr. Killeen seconded the motion. The minutes were approved.

Board Member Mike Killeen moved to approve the current Agenda. Mr. Richardson seconded the motion. The current Agenda was approved.

PRELIMINARY REVIEWS

A. 2011.2044 4341 WESTMINSTER CENTRAL WEST END HISTORIC DISTRICT

Owner/Applicant: Brian Bub

RESIDENTIAL PLAN: Preliminary Review to install solar panels on the front and side slopes of the roof.

PROCEEDINGS: Jan Cameron presented a PowerPoint presentation illustrating the site and surrounding area. Ms. Cameron recommended that the Preservation Board grant preliminary approval for a variance to the historic district standards to allow the installation of the solar panels as

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proposed, with the stipulation that the new roof be a medium-to-dark gray color. She stated that the Development Committee of the Central West End Association had reviewed the proposal and supports it. Brian Bub, the homeowner, testified on his own behalf.

FINDINGS OF FACTS:

The Preservation Board found that:

- the house is three stories in height and its hipped roof, with an extremely low pitch, is not visible from near the house and only slightly visible from further away;
- the solar panels will be withheld a minimum of three feet from the roof edges, will be parallel to the roof and positioned 4 inches above the roof surface;
- while the panels will not be prominently visible from anywhere, the edges of the panels may be perceivable from a distance;
- a dark roof color will further mitigate the panels visibility; and
- that the Central West End Association is in support of the installation.

ACTION:

It was the decision of the Preservation Board to grant preliminary approval to allow the installation of the panels as proposed, with the stipulation that the new roof is a medium-to-dark gray color. The motion was made by Board Member Michael Killeen. Mr. Visintainer seconded the motion. The motion passed on a vote of 6 to zero.

APPEALS OF STAFF DENIALS

- B. 2011.1869 1001-03 S. GRAND AVENUE (OFFICE BUILDING)**
 - C. 2011.1988 1001-03 S. GRAND AVENUE (SMOKESTACK)**
 - D. 2011.1870 3626-80CHOUTEAU AVENUE (MILK PLANT)**
 - E. 2011.1871 1101 MOTARD STREET (GARAGE)**
- NATIONAL REGISTER PROPERTY – PRESERVATION REVIEW DISTRICT**
-

DEMOLITION PLAN:

Appeal of four denials of four demolition permit applications to demolish three buildings and the smokestack at the former Pevely Dairy Company Plant.

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PROCEEDINGS:

On December 19, 2011, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to review the appeal of the Cultural Resources Office Director's denial of a demolition permit for the office building at 1001-03 S. Grand (the property). Ahrens Contracting applied for the permits on behalf of St. Louis University, the Appellant.

Board members Richard Callow (Chairman), Alderman Antonio French, Melanie Fathman, Mike Killeen, David Visintainer, David Richardson and Anthony Robinson were present for the testimony for this agenda item. Ms. Fathman left the meeting before a vote was taken.

Cultural Resources Office Director Betsy H. Bradley made a presentation about the property and addressed the criteria to be considered for demolition of structures listed in the National Register of Historic Places and in a Preservation Review District. The following were submitted into the record: certified copies of City Ordinances # 64689, 64925, 64832, and 66609, print-outs of emails received from the public regarding this matter, and Ms. Bradley's PowerPoint presentation.

Joseph Roddy, 17th Ward Alderman, testified in support of St. Louis University's appeal. The Alderman submitted a document that identifies strengths, weaknesses, opportunities and challenges in Ward 17 on which he bases decisions. Father Lawrence Biondi, President of St. Louis University, initiated and closed the presentation made by the Appellant. Dr. Philip Alderson described the proposed Ambulatory Care Center. Steve Smith of the Lawrence Group, testified about the significance of the buildings and the program for the new Ambulatory Care Center. He presented a proposed site plan and rendering of the new building. On behalf of St. Louis University, Taylor Matthews of Lewis, Rice & Fingersh, Attorneys at Law, submitted a binder of exhibits, which included a copy of the Appellant's PowerPoint Presentation, into the record and distributed copies of the binder to the Board Members.

Several members of the public provided comments on this matter. Michael Allen, Richard Bose, Lynn Josse, Randy

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Vines, Jeff Vines, and Imran Hanifi spoke in opposition to the demolitions. David Lott, who was also against the demolitions, submitted a record of visits to the Save the Historic Pevely Dairy Complex Facebook site, an alternative plan for the project, and a second plan for the project developed in a charrette at which a group of 17 participants, including Mr. Lott, explored site planning for the Ambulatory Care Center on the Pevely Dairy Plant site.

Andrew Weil as representative of the Landmarks Association of St. Louis, Lyndsey Derrington, and Alderman Scott Ogilvie expressed support for a compromise position that allowed for some demolition, but retention of the office building. David Dwars, who spoke about keeping some of the buildings, submitted a presentation board with a site plan. Paul Hohmann submitted a site plan and noted that it indicates that the footprint of the proposed building would not overlap that of the office building and stated that he was in opposition to its demolition. Philip Sowa and Sherlyn Hailstone spoke in support of the University's plans.

Barbara Birkicht, Attorney for the Preservation Board, made several objections to items contained in the binder of exhibits submitted by the Applicant; specifically, she objected to items (1) 17 in that it stated Constitutional issues and reflected legal arguments and made conclusions not supported by evidence, and was irrelevant to criteria to be considered by the Board, and (2) items 3 and 4 in that neither the persons who wrote the letters nor the persons who they were addressed to were present, and (3) the photographs that comprised item 8, as neither the photographer who took the pictures, the date the pictures were taken, nor what building each image depicts was identified in the exhibit.

B. 2011.1869 1001-03 S. GRAND AVENUE (OFFICE BUILDING)

FINDINGS OF FACT:

The Board found that:

- the office building at 1001-03 S. Grand is a contributing property to the former Pevely Dairy Plant that is listed in the National Register of Historic Places;
- the property is located in a Preservation Review District;

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- the property is not in an area included in a redevelopment plan approved by ordinance;
- the office building, built in 1915, is a High Merit building due to its historic significance and as it is a major component of the Pevely Dairy Plant, without which the National Register listing would likely not have been possible;
- the property has historical significance, more so than architectural significance, and that the ordinance recognizes historic as well as architectural significance;
- upon inspection from the street, the property appears to be in sound condition;
- although the office building and milk plant are attached, it seems likely that one could be demolished and the other one kept standing;
- the neighborhood conditions offer no deterrent to rehabilitation;
- the office building may be the most easily adapted for new uses as the reuse of many concrete loft buildings in the city has shown;
- the Appellant presented no information that indicates economic hardship, other than the need to compete with other health care facilities;
- the role of the corner office building as a cornerstone, holding the corner, at S. Grand and Chouteau and being a visual landmark and at the intersection is an important urban design consideration;
- the initial demolition permit indicated that St. Louis University owns the property and was accompanied by a statement that the University would use the lot on which the office building stands as open space;
- the University has since indicated that it would construct an Ambulatory Care Center on the site, a proposal that introduced subsequent new construction into the analysis;
- the site plan and rendering of the proposed Ambulatory Care Center indicate that the area occupied by the office building would be part of a landscaped access driveway and therefore would not

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prohibit the construction of the initial portion of the proposed facility on the site or its eventual additions;

- the proposed Ambulatory Care Center would adversely affect the integrity of the intersection of S. Grand and Chouteau, by removing a strong visual landmark and cornerstone building and its role in the urban design of the block, and replacing it with a building that would introduce a new setback, scale, articulation, and architectural character;
- the parcel on which the office stands is zoned "J", Industrial District, which allows for a range of uses;
- in terms of commonly controlled property, this property, together with two other parcels that comprised the former Pevely Dairy Plant, is not adjoining property occupied for Medical Center use and some properties not owned by the University and not used as part of the Medical Center are between these parcels and the Medical Center buildings;
- this building is not categorized as an accessory structure;
- the Appellant submitted information on the role of St. Louis University and its Medical Center in the community, the desire to expand that role through the construction of an Ambulatory Care Center, and the University's record of using and rehabilitating historic buildings;
- St. Louis University proposes to build a state-of-the-art Ambulatory Care Center for which construction would start in August 2012, within 12 months of the application date; and
- the project's architect stated that the preferred design for the Center would use a modular format that would not fit in the office building and that the initial building needs to be situated so that it can be expanded over time.

ACTION:

It was the decision of the Preservation Board to uphold the Cultural Resources Office Director's denial of the demolition permit for the office building at 1001-03 S. Grand.

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The Preservation Board concluded that the construction of the proposed Ambulatory Care Center would be a desirable addition to the St. Louis University Medical Center, an important institution in the City, and construction would begin within the twelve month period required by ordinance.

The Board did not find credible the Appellant's assertions that the site plan presented was the only one that would allow positioning the new building on S. Grand and that consideration had been given to a plan that would allow for the retention and rehabilitation of the office building, as well as the construction of the Ambulatory Care Center, its attendant parking and its eventual additions.

The motion was made by Board Member Anthony Robinson, seconded by Mr. Visintainer. Board members Anthony Robinson, David Visintainer, and Michael Killeen voted in favor of the motion to deny the demolition. Board members Alderman Antonio French and David Richardson voted against the motion. The motion passed 3 to 2.

C. 2011.1988 1001-03 S. GRAND AVENUE (SMOKESTACK)

FINDINGS OF FACTS:

The Preservation Board found that;

- the smokestack at 1001-03 S. Grand is a contributing property to the former Pevely Dairy Plant that is listed in the National Register of Historic Places;
- the parcel on which the smokestack stands is located in a Preservation Review District;
- the property is not in an area included in a redevelopment plan approved by ordinance;
- the smokestack, built in 1943, is a Merit structure as it contributes to an existing National Register property, but is not a particularly distinctive example of an industrial structure;
- the smokestack has historical significance, more so than architectural significance, and that the ordinance recognizes historic as well as architectural significance;
- the smokestack is primarily an iconic structure;

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- upon inspection from the street, the smokestack appears to be in sound condition;
- the neighborhood conditions offer no deterrent to rehabilitation;
- the Appellant presented no information that indicates economic hardship, other than the need to compete with other health care facilities;
- together with the Pevely office building, the smokestack serves as a visual landmark at the intersection of S. Grand and Chouteau, an important urban design consideration;
- as proposed, the Ambulatory Care Center would adversely affect the integrity of the existing streetscape and block face, by removing a strong visual landmark and “cornerstone” Pevely office building and its role in the urban design of the intersection of S. Grand and Chouteau and replacing it with a building that would introduce a new setback, scale, articulation, and architectural character, although the retention of the smokestack would maintain part of the visual landmark of the former Pevely Dairy Plant;
- the parcel on which the smokestack stands is zoned “J.” Industrial District, which allows for a range of uses;
- the initial demolition permit indicated that St. Louis University owned the property and that the University would use the lot on which the smokestack stands as open space;
- the University has since indicated that it would construct an Ambulatory Care Center on the site, a proposal that introduced subsequent new construction into the analysis;
- in terms of commonly controlled property, this property, together with two other parcels that comprised the former Pevely Dairy Plant, is not adjoining property occupied for Medical Center use and some properties not owned by the University and not used as part of the Medical Center are between these parcels and the Medical Center buildings;
- the smokestack is not categorized as an accessory structure;
- the appellant submitted information on the role of St. Louis University and its Medical Center in the community,

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the desire to expand that role through the construction of an Ambulatory Care Center, and the University's record of using and rehabilitating historic buildings;

- St. Louis University proposes to build a state-of-the-art Ambulatory Care Center for which construction would start in August 2012;
- the site plan and rendering for the new facility indicate that the smokestack would be retained and would stand adjacent to the proposed Ambulatory Care Center; and
- St. Louis University proposes to retain the smokestack as a symbol of the history of the Pevely Dairy Plant on the site, and also commits to creating a Pevely Museum in the Ambulatory Care Center lobby that would chronicle the importance of the Pevely Company to our community's heritage.

ACTION:

It was the decision of the Preservation Board to uphold the Cultural Resources Office Director's denial of the demolition permit for the smokestack at 1001-03 S. Grand. The Board concluded that the construction of the proposed new Ambulatory Care Center would be a desirable addition to the St. Louis University Medical Center, an important institution in the City, and construction would begin within the twelve month period required by ordinance. The plan presented does not indicate that the smokestack would be demolished nor that its removal would be necessary for the proposed Ambulatory Care Center project to be viable on the parcels on which the former Pevely Dairy Plant stands. The motion was made by Board Member Anthony Robinson and seconded by Mr. Visintainer. The motion passed, five to zero

D. 2011.1870 3626-80 CHOUTEAU AVENUE (MILK PLANT)

FINDINGS OF FACT:

The Preservation Board found that;

- the milk plant at 3626-80 Chouteau is a contributing resource to the former Pevely Dairy Plant that is listed in the National Register of Historic Places;
- the property is located in a Preservation Review District;
- the property is not in an area included in a redevelopment plan approved by ordinance;

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- the milk plant, built in 1916 with additions in 1943, 1945, 1975, and 1997, is a Merit structure as it contributes to an existing National Register property, but is not a particularly distinctive example of an industrial building;
- the property, as part of the former Pevely Dairy Plant, has historical significance, more so than architectural significance, and that the ordinance recognizes historic as well as architectural significance;
- upon inspection from the street, the property appears to be in sound condition;
- the property has potential for reuse although the milk plant may be challenging to adapt to a new use as the building was erected with varying floor heights and to accommodate large machinery;
- the neighborhood conditions offer no deterrent to rehabilitation;
- the Appellant presented no information that indicates economic hardship, other than the need to compete with other health care facilities;
- with regards to urban design, the intersection of S. Grand and Chouteau is dominated by the façades of the former Pevely Dairy office building and the milk plant is visually subsidiary;
- the parcel on which the milk plant stands is zoned J, Industrial District, which allows for a range of uses;
- the initial demolition permit indicated that St. Louis University owned the property and that the University would use the lot as open space;
- the University has since stated that it would construct an Ambulatory Care Center on the site, a proposal that introduced subsequent new construction into the analysis;
- in terms of commonly controlled property, this property, together with two other parcels that comprised the former Pevely Dairy Plant, is not adjoining property occupied for Medical Center use and some properties not owned by the University and not used as part of the Medical Center are between these parcels and the Medical Center buildings;
- this building is not categorized as an accessory structure;

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- the Appellant submitted information on the role of St. Louis University and its Medical Center in the community, the desire to expand that role through the construction of an Ambulatory Care Center, and the University's record of using and rehabilitating historic buildings;
- St. Louis University proposes to build a state-of-the-art Ambulatory Care Center for which construction would start in August 2012;
- the project's architect stated that the initial building needs to be situated so that it can be expanded over time; and
- the site plan presented for the Ambulatory Care center indicates that the area occupied by the milk plant would be the location of part of the proposed building and a parking area edged with landscaping along Chouteau that is identified as an expansion zone for the new facility.

ACTION:

It was the decision of the Preservation Board to Board overturn the Director's denial of the demolition permit and approve the demolition permit subject to the condition that upon issuance of a building permit for construction of the Ambulatory Care Center on this property, the Cultural Resources Office Director shall approve a demolition permit for the property.

The Board concluded that the construction of the proposed new Ambulatory Care Center would be a desirable addition to the St. Louis University Medical Center, and construction would begin within the twelve month period required by ordinance. The plan indicated that the demolition of the milk plant would be necessary for the proposed Ambulatory Care Center project to be viable on the parcels on which the former Pevely Dairy Plant stands.

The motion was made by Board Member David Visintainer and seconded by Mr. Richardson. The motion passed five to zero.

E. 2011.1871 1101 MOTARD STREET (GARAGE)

FINDINGS OF FACTS:

The Preservation Board found that:

- the garage at 1101 Motard is a contributing property to the former Pevely Dairy Plant that is listed in the National Register of Historic Places;

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- the property is located in a Preservation Review District;
- the property is not in an area included in a redevelopment plan approved by ordinance;
- the garage, built in 1928, is a Merit structure as it contributes to an existing National Register property, but is not a particularly distinctive example of an industrial building;
- the property, as part of the former Pevely Dairy Plant, has historical significance, more so than architectural significance and that the ordinance recognizes historic as well as architectural significance;
- upon inspection from the street, the property appears to be in sound condition;
- the property has potential for reuse;
- the neighborhood conditions offer no deterrent to rehabilitation;
- the Appellant presented no information that indicates economic hardship, other than the need to compete with other health care facilities;
- with regards to urban design, the garage was not visible from S. Grand until the ice cream factory building immediately east of it burned in 2009 and therefore has not contributed significantly to the presence of the former Pevely Dairy Plant at the intersection of S. Grand and Chouteau and is not a prominent component of urban design;
- the initial demolition permit indicated that St. Louis University owns the property and that the University would use the lot as open space;
- the University has since stated that it would construct an Ambulatory Care Center on the site, a proposal that introduced subsequent new construction into the analysis;
- the parcel on which the garage stands is zoned "J", Industrial District, which allows for a range of uses;
- in terms of commonly controlled property, this property, together with two other parcels that comprised the former Pevely Dairy Plant, is not adjoining property occupied for Medical Center use and some properties not owned by the

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University and not used as part of the Medical Center are between these parcels and the Medical Center buildings;

- though a garage, this large building is not categorized as an accessory structure;
- the Appellant submitted information on the role of St. Louis University and its Medical Center in the community, the desire to expand that role through the construction of an Ambulatory Care Center, and the University's record of using and rehabilitating historic buildings;
- St. Louis University proposes to build a state-of-the-art Ambulatory Care Center for which construction would start in August 2012;
- the project's architect stated that the initial building needs to be situated so that it can be expanded over time; and
- the plan presented for the Ambulatory Care Center indicates that the site of the garage would initially be occupied by the facility and that the western portion of the parcel is identified as an expansion zone.

ACTION:

It was the decision of the Preservation Board to overturn the Director's denial of the demolition permit and grant approval of the demolition permit subject to the condition that upon issuance of a building permit for construction of an Ambulatory Care Center on this property, the Cultural Resources Office Director shall approve a demolition permit for the property.

The Board concluded that the construction of the proposed Ambulatory Care Center would be a desirable addition to the St. Louis University Medical Center, an important institution in the City, and construction would begin within the twelve month period required by ordinance. The plan presented indicates that the demolition of the garage would be necessary for the proposed Ambulatory Care Center project to be viable on the parcels on which the former Pevely Dairy Plant stands.

The motion was made by Board member David Visintainer and seconded by Mr. Robinson. The motion passed five to zero.

PUBLIC HEARING

G. 2047 E. GRAND AVENUE CITY LANDMARK DESIGNATION OF THE NEW
JERUSALEM CHURCH OF GOD IN CHRIST

Owner/Applicant: New Jerusalem Church of God in Christ – Solomon L. Williams

PROPOSAL: Petition to designate The New Jerusalem Church of God in Christ as a City Landmark.

PROCEEDINGS: Betsy Bradley recommended that the Preservation Board hold a public hearing, accept the signed petition as submitted by the property owner, Elder Solomon L. Williams, and direct the Cultural Resources Office to prepare an Ordinance for consideration by the Board of Aldermen.

The New Jerusalem Church of God in Christ at the Cathedral property consists of a church and its attached bell tower, and the former rectory now used as an administration building. It has been home to two congregations and a part of the city's social and religious fabric for over 95 years and represents the layering of historical eras in our built environment. The property was constructed for the Most Holy Name of Jesus Parish in 1916 and occupied by the parish until 1992. Reverend Williams acquired the complex for the New Jerusalem Church of God in Christ. The clause, "at the cathedral" was added to the church's name to acknowledge the importance of the building to its current congregation.

ACTION: The Board held a Public Hearing on the proposed landmark designation at which no one spoke.

Board Member David Visintainer moved to accept the petition to direct the Cultural Resources Office to prepare an Ordinance for consideration by the Board of Aldermen, to designate the Church as a City Landmark. Mr. Robinson seconded the motion. The motion passed unanimously.

Board member David Richardson moved to adjourn the meeting. Mr. Visintainer seconded the motion. Meeting was adjourned.