

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
MARCH 12TH, 2009**

BOARD MEMBERS PRESENT

Richard Callow-Chairman
Mary Johnson-Vice Chairwoman
John Burse
Anthony Robinson
Mike Killeen
Ald. Terry Kennedy
Dave Visintainer

CULTURAL RESOURCES STAFF PRESENT

Jan Cameron, Preservation Administrator
Bob Bettis, Preservation Planner
Adona Buford, Administrative Assistant

PRELIMINARY REVIEW

2009.0459 1547 DICK GREGORY PLACE VILLE HISTORIC DISTRICT

COMMERCIAL PLAN: Rehabilitation of fifteen historic buildings on Dick Gregory Place, new construction of two 2 story- two unit buildings on Aldine St., and demolition of a rear contributing 2 story commercial building at 4647 Dr. Martin Luther King Dr.

PROCEEDINGS: Jan Cameron, Preservation Administrator presented a Powerpoint presentation including photographs, elevations of the proposal and a map of the surrounding areas.

Matt Bivens, Historic Preservation Specialist, of the Regional Housing and Community Development Alliance (RHCD), the applicant, testified on behalf of the project showing exhibits of the proposal.

Rick Bonasch, Director of Technical Assistance for RHCD, testified on behalf of the project.

Karl Grice of Grice Group Architects, the project architect, testified on behalf of the project.

Ernecia Coles, President of the NorthSide Community Housing Corporation, one of the developers of the project, testified on behalf of the project.

Harold Crumpton, President of the Greater Ville Neighborhood Preservation Commission, and one of the developers, testified on behalf of the project.

Ron Wilkinson, neighborhood resident, testified in support of the project.

J. David Dodson, Deputy Director of RHCD, testified on behalf of the project and the Hon. Sam Moore, 4th Ward Alderman, testified in support of the project.

STAFF COMMENTS:

Staff recommends that the Preservation Board grant preliminary approval of the rehabilitation and new construction subject to approval of the exterior details and materials by staff; and of the demolition, subject to the stipulation that appropriate mitigation be made for the loss of the contributing resource. This project will have a significant impact upon Dick Gregory Place, which is currently in very fragile condition. Financing for the project includes Federal and State Historic Tax Credits, tax abatement and Missouri Housing Development Commission credits, as well as Community Development Block Grant funds. The proposed rehabilitation of 15 historic buildings will support existing homeownership, and will result in saving many architecturally and culturally significant resources..

ACTION:

It was the decision of the Preservation Board to grant preliminary approval of the project as submitted. The Board found that while the project will require demolition of a one structure, the positive impact of the project on Dick Gregory Place and The Ville neighborhood as a whole mitigates the loss of this contributing resource. The above motion was made by John Burse, and seconded by Mary Johnson. The motion passed unanimously.