

**CITY OF ST. LOUIS  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
MARCH 25, 2013**

Board Members Present

Richard Callow, Chairman

Alderman Craig Schmid

Nate Johnson

Anthony Robinson

David Richardson

David Visintainer

Cultural Resources Office Staff Present

Betsy H. Bradley, Director

Jan Cameron, Preservation Administrator

Bob Bettis, Preservation Planner

Andrea Gagen, Preservation Planner

Adona Buford, Administrative Assistant

The Chairman called the roll. The Board approved the current agenda and the minutes of the February 25, 2013 meeting.

**PRELIMINARY REVIEWS**

A. 2013.0329 216 S. KINGSHIGHWAY BLVD. PRESERVATION REVIEW DISTRICT

B. 2013.0330 4966 PARKVIEW PLACE PRESERVATION REVIEW DISTRICT

---

Owner/Applicant: Barnes-Jewish Hospital

DEMOLITION PLAN: Preliminary review to demolish Barnes-Jewish Hospital buildings prior to new construction.

PROCEEDINGS: Board members Richard Callow, (Chairman) Alderman Craig Schmid, Nate Johnson, Anthony Robinson, David Richardson, and David Visintainer was present for the testimony of the agenda item.

Cultural Resources Office Director Betsy H. Bradley addressed the criteria for review of proposed demolition of a property located in a Preservation Review District as set forth in St. Louis City Ordinances #64689, as amended

PRESERVATION BOARD MINUTES

MARCH 25, 2012

Page 2 of 5

by Ordinance #64925, and Ordinance #64832. She stated that she had received letters in support of BJC's plans for the campus from the Jewish Federation of St. Louis and the Barnes-Jewish Hospital Auxiliary. She reported that she had received an email from Chris Long, 4448 Shaw Boulevard, in opposition to the demolition.

Representing the Applicant BJC HealthCare, Lee Fetter, BJC Group President and President of St. Louis Children's Hospital spoke about the need to expand the hospital facilities as soon as possible to meet existing health care needs. June Fowler, BJC Vice President, Corporate and Public Communications, explained the planning process and timetable for the proposed demolitions and the projected completion date for the project.

Architect Chuck Siconolfi of HOK also spoke on behalf of the Applicants. He presented the preliminary design of the proposed new construction and explained how current standards for operating rooms, patient rooms and other requirements drove the massing study. Mr. Scionolfi also testified that the new buildings would be compatible with the existing buildings in the Washington University Medical Campus.

Imran Hanafi spoke in opposition to the Appellants' proposal, and presented a PowerPoint presentation about the pedestrian qualities of the existing campus area, including the buildings proposed for demolition. He requested that the Board consider the possibility, now and in future cases, of a middle-ground position, in which the pedestrian-scale façades of the older buildings would be combined with facilities that meet modern standards

FINDINGS OF FACTS:

The Preservation Board found that:

- the buildings proposed for demolition are located in a Preservation Review District;
- none of the buildings are listed on the National Register of Historic Places;
- the Kingshighway building of the former Jewish Hospital at 216 2. Kingshighway, along with its Steinberg addition to the east, are part of the

qualifying hospital and nursing school complex eligible for listing in the National Register of Historic Places;

- the former Jewish Hospital School of Nursing building at 4966 Parkview Place/306 S. Kingshighway is part of the qualifying hospital and nursing school complex eligible for listing in the National Register of Historic Places;
- the Yalem Research building addition to the Kingshighway Building complex is dominated by its 1992 addition and therefore is not part of the qualifying hospital and nursing school complex;
- the buildings are in sound condition;
- when buildings are in sound condition, the Ordinances specifically direct the Board to consider Criteria A) the existence of a redevelopment plan adopted by ordinance, D) neighborhood effect and reuse potential, F) Proposed Subsequent Construction, and G) Commonly Controlled Property in order to evaluate the proposed demolition;
- in terms of neighborhood effect, the loss of the existing buildings would have an effect on the urban design of the Kingshighway frontage between Forest Park Avenue and Children's Place;
- in terms of reuse potential, the older hospital and nursing school buildings have been considered for reuse as part of the medical campus and not for other uses, the existing buildings are not adaptable for modern standards of care and technological requirements for hospital use, and the existing buildings could provide just over one-half of the floor area needed in the project;
- the proposed new construction would transform the portion of the larger medical campus immediately east of Kingshighway and appears to be generally compatible with the surrounding medical campus buildings;
- the proposed two large buildings would occupy the space of all of the buildings proposed for demolition and appear to offer new construction that would "equal or exceed the contribution of the structure to

the integrity of the existing streetscape and block face” even though the design has not progressed to the schematic phase;

- the owner states that new construction would follow the demolition of the existing buildings as quickly as possible to reduce the amount of time the medical campus is disrupted by demolition and construction activities and to provide much needed facilities, and would be within the time required by the ordinance;
- the area proposed for redevelopment is in the northwestern portion of the larger Washington Medical School Campus which is densely developed and offers no vacant land for new buildings and therefore Barnes-Jewish Hospital has turned to its commonly-controlled property for expansion of its facilities;
- the applicants have an aggressive design and build schedule that establishes a need for consideration of the proposed demolitions at this time, so that demolition work can be underway while schematic and final design takes place; and
- the proposed new construction will incorporate the architectural vocabulary that exists on the medical campus, including arcades at street level, a variety of scale and rhythm, glass and masonry materials, and the predominant colors in use throughout the campus.

**BOARD ACTION:**

The Preservation Board concluded that the proposed demolitions and subsequent new construction met the criteria for demolition. While the buildings are qualifying and sound, the criteria that should be considered in such situations was met. The reuse potential of the existing buildings for medical care is very low. The demolition of the existing buildings would alter the urban design of the Washington University Medical Campus and Kingshighway Boulevard, but not in an adverse manner. The proposed new construction would equal the existing qualifying buildings in the medical campus setting. The property is commonly controlled by the hospital organizations that comprise the Washington University Medical Campus.

It was the decision of the Preservation Board to grant preliminary approval for the proposed demolitions of the

PRESERVATION BOARD MINUTES

MARCH 25, 2012

Page 5 of 5

Kingshighway Building, the Steinberg Addition and the Yalem Research addition at 216 S. Kingshighway Boulevard and the Jewish Hospital School of Nursing at 4966 Parkview Place. Board Member David Richardson made the motion to grant approval, which was seconded by Alderman Craig Schmid. The motion passed with four Board Members voting in favor of the motion and Anthony Robinson opposing it.

**NEW APPLICATION**

C. 2013.0328 3966-70 SHENANDOAH AVE. Deferred per Applicant's request.

---

**APPEAL OF DENIAL**

D. 2013.0226 #26 KINGSBURY PLACE Deferred per Applicant's request

---

Chairman Richard Callow moved to adjourn the meeting. Hearing no objection, the meeting was adjourned.