

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
NOVEMBER 28, 2016**

Board Members Present

Richard Callow – Chairman
Alderman Terry Kennedy
Mike Killeen
Dave Richardson
Erin Wright
Anthony Robinson
David Visintainer

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 S. KINGSHIGHWAY BLVD. PRESERVATION REVIEW DISTRICT

Owner: BMO Harris Bank

Applicant: Draper and Kramer

COMMERCIAL PLAN: Preliminary review to demolish and rehab three existing commercial buildings.

PROCEEDINGS: On November 28, 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 2301-2335 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 amended a previous proposal by retaining the front façade of the 2319 South Kingshighway building section and incorporating it as the east façade of a proposed retail pharmacy and by retaining the east façade of 2307 South Kingshighway as screening for parking.

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), David Visintainer, Melanie Fathman, Alderman Terry Kennedy, Mike Killeen, Anthony Robinson and David Richardson were present for the testimony for this agenda item.

Mr. Krasnoff submitted Ordinance 64689, Ordinance 64832, the Preservation Review Policy into the record. In addition letters from 8th Ward Alderman Steve Conway and the Southwest Garden Association were entered into the record, stating that no position was being taken regarding the revised proposal. Other items entered into the record were: a survey of people on streets surrounding the site under consideration, legal and policy opinions collected by those on the surrounding streets and letters of opposition and support for the proposal.

Mr. Krasnoff briefly highlighted the staff recommendation: The Preservation Board conditionally approve the rehabilitation of Merit buildings/section 2301 and 2335 South Kingshighway; that approval be granted for the demolition of Merit buildings/sections at 2307 and 2319 South Kingshighway and demolition of the non-contributing building/section of 2327 South Kingshighway. In addition, that the Preservation Board preliminarily approve construction of a commercial building at 2319 South Kingshighway that incorporates the restored façade of the extant building on the site; and a new commercial building moved to front directly on Southwest Avenue; as well as a new bank drive through.

He then reviewed the Demolition Review Criteria in Ordinances 64689 and 64832.

There is no redevelopment plan for this location.

The building sections, except for 2319 South Kingshighway, constructed in 1973, are Merit buildings, by the definition of Ordinance 64689.

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 it was noted that the demolitions will impact the rhythm of the street, and that the proposed subsequent construction forms the basis for the unusual circumstances which justify the proposed demolitions.

In regards to Commonly Controlled property, it was noted that the property is under common ownership and that the ordinances call for generally favorable consideration when this occurs.

Mr. Krasnoff noted the unusual circumstances in the proposal:

- Preservation of two Merit structures
- Rehabilitation of a historic façade for a national pharmacy retailer
- The benefit of increased office and retail activity versus lightly used “back office” space on South Kingshighway
- Maintenance of the urban street form
- The common ownership of the property
- The adjacency of parking, per the relevant ordinance

Mr. Krasnoff concluded his remarks stating that final approval should be contingent upon:

- Curb-cut approval by the Streets Department
- Approval of Conditional Use Permits
- Consultation with the Cultural Resources Office on design details
- Permits being issued for the new construction that reflect the Preservation Board preliminary approval plans and conditions

Mr. John Burse, spoke on behalf of the developer and owner. He mentioned community engagement and how the proposal has

evolved based upon community input. Mr. Burse read some letters of support for the project.

Mr. Burse highlighted differences between the previous proposal before the Board and the new proposal. Then Mr. Burse showed examples of the reuse of historic structures for national pharmacy chains. He noted the reduction in the curb cuts, the increased amount of historic building fronts on South Kingshighway and the placement of the building on Southwest Avenue at the street, instead of within the lot. He listed reasons to support the project:

- Returning underutilized property to appropriate use
- Preserving more historic facades than first proposed
- An improved site plan
- A more pedestrian oriented development
- Precedent setting reuse proposal that will improve future proposals in other locations

Mike Killeen asked about the parking lot screening. John Burse replied that the façade will be braced to screen cars. They will work out design details to screen openings in the wall. The existing façade will be maintained.

Richard Callow asked why the building was having the paint removed. John Burse said that the building was brick originally and that was key to its historic character.

Patrick Brown, Chief Resiliency Director for St. Louis City, spoke next. Mr. Brown said national pharmacy and convenience store chains have not been well designed in St. Louis. He noted that the original design was very poor and that the design under consideration was a significant improvement. This is a precedent setting proposal that should be approved. Mr. Brown noted that he was speaking for the Mayor, stating support for the project.

Richard Robinson spoke in support of the proposal.

Alan Jackson spoke in support of the project. He is a member of the Southwest Garden Association Board. He was not speaking for the Board.

Jessi Weiss spoke in support of the proposal.

Kristina Jackson is Executive Director of the Southwest Garden Association (SWGNA). She testified as a private citizen. She spoke in support of the proposal.

Jerry Basye spoke against the proposal. He opposed the proposal on economic grounds.

Ed Berra spoke in support of the proposal.

Floyd Wright spoke in favor of the proposal.

Jim Reed spoke against the project. He spoke against the project and outlined concerns regarding traffic circulation.

Mary Anne Owens spoke in favor of the proposal.

Brendan Smith spoke in opposition to the proposal. He explained why the proposal should be denied support because it does not meet the required criteria of the ordinance.

Jim Schriefer spoke in support of the proposal.

Amy Beeson spoke in opposition to the proposal. She noted that the historic district was designated recently to preserve historic structures. She said the proposal will diminish the visual appeal and historic character of South Kingshighway if it is approved.

Imran Hanafi spoke against the proposal. He noted that the buildings should be reused, similarly to those at Chippewa and South Kingshighway.

Amy Long spoke against the project. She said she supported economic development. She said the proposal is contrary to the proper improvement of the neighborhood.

Robert Shelli spoke against the proposal. He entered photos and handouts into the record.

Robert Miniaci spoke in opposition to the proposal.

Tom Stoff spoke in opposition to the project and expressed support for those speaking against the project.

Sean Spencer spoke in support of the proposal. He spoke for himself, not the Board of the Tower Grove Neighborhoods' CDC.

Jason Kempf spoke in support of the project. He spoke for himself, not the Board of the Tower Grove Neighborhoods' CDC.

Janice Drake spoke in support of the project.

Mickey Cohen spoke in opposition to the project. He entered a packet of letters and other materials into the record. He noted the following:

- He said the project will lead to lower property value for those in the vicinity of the project
- He said the State Historic Preservation Office advised that the loss of the non-contributing building could be harmful to the urban design of the street
- He said the project does not conform to zoning regulations
- He showed examples of reuse proposals that he said are superior to the proposal before the Board
- He noted the locations of National Register Historic Districts in the area

FINDINGS OF FACTS:

The Preservation Board found that:

- The preliminary review is 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.”
- The Merit 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 developer has supplied cost estimates that indicate per square foot rent levels in the South Kingshighway area are significantly lower than the cost to renovate the structures.
- The cost estimate does not include the added value of historic tax credits for which most of these buildings would qualify.
- The curb cut and driveway will negatively impact the urban character of the streetscape.

These are the “unusual circumstances” which justify the demolition of some merit structures:

- The proposal calls for the rehabilitation of the original, iconic, merit structure/section, Southwest Bank Building, as well as the Merit structure/section at 2335 South Kingshighway.
- The proposal calls for the rehabilitation of an historic storefront design 2319 South Kingshighway for use by a national pharmacy retailer—this has never been done in St. Louis.
- The proposal takes a lightly used back office facility with a bank branch and converts it to retail, commercial and office uses that will enliven the streetscape.
- The proposal maintains the urban form of the streetscape.
- The site is currently under common ownership.
- Parking is adjacent to and abuts the commercial and bank buildings on South Kingshighway. Per the ordinance, “parking lots will be given favorable consideration when they directly adjoin/about facilities.”

BOARD ACTION: It was the decision of the Preservation Board to grant preliminary approval for:

- Rehabilitation of Merit Buildings/sections at 2301 and 2335 South Kingshighway;
- Demolition of Merit Building/sections at 2307 & 2319 South Kingshighway; and a non-contributing building, 2327 South Kingshighway;
- Construction of a commercial building at 2319 S. Kingshighway which preserves and incorporates the original façade on the South Kingshighway frontage;
- Construction of a commercial building fronting Southwest Avenue.

No demolition permits be approved by the Cultural Resources Office without

- The approval of curb-cuts by the Streets' Department;
- The approval of Conditional Use Permits;
- Consultation with Cultural Resource Office staff regarding design details, including signs;
- The granting of building permits that reflect the developer's proposal to the Preservation Board;

The motion was made by Board Member Alderman Terry Kennedy and seconded by Mr. Robinson. The motion carried with five members voting in favor of it and Mike Killeen voting against.

B. 2016.1426 1708-26 PARK AVENUE LAFAYETTE SQUARE HISTORIC DISTRICT

Owner: Chris Goodson

Applicant: Cohen Architects – Tom Cohen

RESIDENTIAL PLAN: Preliminary review to construct a three-story apartment building with parking.

PROCEEDINGS: On September 28, 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 construct a three-story apartment building at 1708-26 Park Avenue, located in the Lafayette Square Local and National Register Historic District. The application was submitted by the project architect.

Board members Richard Callow (Chair); David Visintainer; David Richardson; Melanie Fathman; Anthony Robinson and Michael Killeen 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 #69112, which sets forth the standards for new construction in the Lafayette Square Historic District. She indicated that while the project was generally in compliance with most of the District standards for new construction, it did not fully meet Section 301.1 Historic Model Example, which requires that any new residential building must be based on the design of a similar building in the District constructed before 1898. Ms. Cameron noted that in this case, the architects had based the design on historic factory buildings and in particular the Wireworks building to the west of the site. While the design could not follow the HME as closely as the ordinance required, she recommended that the Board grant preliminary approval to the project.

Chris Goodson, property owner and developer of the proposed building, testified in support of the project. He stated that he had owned the site and had allowed the neighborhood to use it for a free parking lot for the last 20 years. Now, he said, many businesses in the historic district were struggling and the neighborhood needed more residents to support them, so he decided to construct a multi-unit building on the site. He said he was willing to consider any modifications to the design that might be requested by the Preservation Board.

Suzanne Sessions, co-vice president of the Lafayette Square Development Committee, testified that the LSRC was in support of the project; that there had been a number of revisions made to the initial design at the request of the Committee, and she concurred that it was difficult to find an appropriate HME for the building.

FINDINGS OF FACTS:

The Preservation Board found that:

- the proposed site for construction, 1708-26 Park Avenue, is located in the Lafayette Square Local Historic District;
- the applicants have proposed a design that is influenced by but does not strictly follow a Historic Model Example, as required by the Lafayette Square Historic District Standards;

- the design of the proposed building, derived from 19th century industrial examples, is appropriate for this site within the Lafayette Square district, which has a number of historic industrial buildings;
- the rear elevation of the building is not of brick, as required by the Standards, but should have little visibility from any street; and that
- minor changes to the street elevations have been made at the request of the Development Committee of the Lafayette Square Restoration Committee.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed design, with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are reviewed and approved by the Cultural Resources Office.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal, with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are reviewed and approved by the Cultural Resources Office.

The motion was made by Board Member David Visintainer and seconded by Ms. Fathman. The motion passed with none opposed.

APPEAL OF DENIAL

C. 2016.1617 1901 CHEROKEE STREET CHEROKEE-LEMP HISTORIC DISTRICT

Owner: P Squared B LLC – Paul Pointer

Anthony Duncan Architect – Tony Duncan

RESIDENTIAL PLAN:

Appeal of a denial of a building permit application to install a fence and a retain retaining wall erected without a permit.

PROCEEDINGS:

On November 28, 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 alter five basement windows, at 1901 Cherokee

Street in the Cherokee-Lemp Local Historic District. The owner submitted the appeal.

Board members Richard Callow, Mike Killeen, David Richardson, Anthony Robinson, Melanie Fathman, and David Visintainer were present for the testimony for this agenda item. Board Member Mike Killeen recused himself from the item.

Bob Bettis of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #59836, which sets forth the standards for commercial and non-residential buildings in the Cherokee-Lemp Local Historic District.

Mr. Bettis entered into the record certified copies of Ordinances #64689, as amended by #64925, and #59836; the Board agenda and the PowerPoint presentation for 3626-28 Russell Boulevard; and the a letter of support for the applicant from the 9th Ward Alderman Kenneth Ortmann.

Paul Pointer, the owner, spoke on his own behalf. He entered in to the record a list of signatures in support of his project and photographs of his building.

FINDINGS OF FACTS:

The Preservation Board found that:

- 1901 Cherokee Street is located in the Cherokee-Lemp Local Historic District;
- the building is one of the oldest buildings in the historic district and its front elevation was intact prior to the current work;
- the owner altered five windows, raised the grade of the front yard and poured a concrete slab without an approved permit;
- the owner has stated that his reason for the alterations was water infiltration into the basement. There are appropriate means of correcting such a condition without severe alterations that compromise the building's historic integrity; and that
- the changes to the basement windows have adversely altered the appearance of the building.

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's Denial of the building permit, as the project does not comply with the Cherokee-Lemp Local Historic District Standards. The Board instructed the appellant to restore the basement windows to their original appearance. The motion was made by

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Board Member David Richardson and seconded by Mr. Robinson.
The motion passed unanimously.

Chairman Richard Callow motioned to adjourn the meeting, hearing no objection, the meeting was adjourned.