

Developer advances \$51 million apartment complex at former Boy Scouts HQ

BY ABBY WOJCIK

The Greater St. Louis Area Council, which has housed its Boy Scouts of America headquarters at 4568 West Pine Blvd. since the 1960s, announced plans in January 2024 to sell the Central West End property.

Initially, Keeley Properties proposed a new seven-story apartment building at the site, but the firm dropped its project in February 2024 due to high demolition costs cited by a lawmaker, according to an article in *The Business Journals*.

Garrison Companies, a Kansas-based developer, is now under contract to purchase the property with a proposal for a \$51 million, seven-story apartment complex called “Pinehouse.”

Garrison Cos.’ plan is for 157 units of multifamily housing and 5,000 square feet of ground floor retail space. Construction is expected to begin in February 2026 and conclude in August 2027.

Demolition of the current property needs to be approved by the city’s Cultural Resources Office before moving forward. The new building will comply with the Central West End Form-Based Code and will require approval from the St. Louis Preservation Board because the site lies in a preservation review district. Building permits are expected to be

approved in the coming months to keep construction on schedule.

Garrison Cos. has proposed several other multifamily units in St. Louis in recent years. In 2023, they proposed a \$55 million apartment complex on Lindell Blvd. in the CWE. That project was for demolition of existing office buildings at 4120, 4130 and 4144 Lindell Blvd., but has no building permits at this time.

The Greater St. Louis Area Council purchased a new headquarters in Chesterfield in July for \$5.75 million, and they plan to relocate this fall.

“Though our Central West End location has served us well, we’ve evolved and are looking for a facility able to serve and support today’s families, volunteers and employees,” Joe Sadewasser, CEO of the Greater St. Louis Area Council, said in a statement. “Modern facilities will help us meet the current and future needs.”

The Boy Scouts of America will be missed in the CWE, and the memories of leaders and scouts stopping by for badges, forms, uniforms, and meetings will be long remembered. Once final plans are approved, *Pinehouse* will mark another major addition to the neighborhood’s growing mix of high-density housing and retail.



The Boy Scouts of America headquarters building.

HONORABLE MUSIC

Jazz pianist Pete Mallinverni (left) and St. Louis native violinist Juliet Kurtzman perform at the Blue Strawberry, 364 N. Boyle Ave., in September. The CWE nightclub and restaurant was one of three businesses in the historic Gaslight Square District honored with a CWE Association Renaissance award (see story p. 1).

Boutique Apartments

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