

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
JANUARY 24, 2022**

Board Members Present:

Richard Callow – Chairman
Alderman Jack Coatar
Michael Allen
Mike Killeen
Anthony Robinson
David Richardson
David Weber

Cultural Resources Office Staff present:

Meg Lousteau, Director
Jan Cameron, Preservation Administrator
Andrea Gagen, Preservation Planner
Deneen Funk, Administrative Assistant

Legal Counsel

Barbara Birkicht

The meeting was called to order by Chair Callow at 4:02 p.m.

Board member Weber moved to approve the December minutes. Board member Allen seconded. Board members Coatar, Killeen, and Richardson voted in favor.

The Chair noted for the record that the item regarding 1011-1013 Lemp Ave. will not be taken up on this January 24 Agenda. .

A. 2806 LEMP AVENUE Benton Park Local and National Historic District

Owner: James M. Rabbitt

Applicant: Engine House No. 2, Inc./Marion Smith

Plan: Preliminary Review of proposal to construct a one-story residence/garage

PROCEEDINGS

On January 24, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider Preliminary Review of a proposal to construct a one-story residence with an attached garage, in the Benton Park Local Historic District.

Board members Richard Callow (Chair), Anthony Robinson, David Weber, David Richardson, Michael Allen, Mike Killeen, and Alderman Jack Coatar were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925; Ordinance 67175, which sets forth the standards for the Benton Park Local Historic District, and in particular the sections that pertain to New Construction; the agenda; the PowerPoint; and her presentation. Ms. Gagen also entered into the record a letter from the Benton Park Neighborhood Association stating their support of the project with four conditions.

She then made a presentation that described the proposed new construction, stating that the proposed building substantially complied with the Benton Park Historic District Standards. She stated that the only staff concerns were the amount of brick on the south elevation and the lack of a recessed entry.

Marion Smith, architect for the proposed new construction, spoke on the owner's behalf. In answer to a question from Board Member Killeen, Ms. Smith stated that she had reviewed the requested changes with her client and that the client was OK with the staff recommendations to address concerns about the amount of brick on the south elevation and the lack of a recessed entry.

FINDINGS OF FACTS

The Preservation Board finds that:

- The site of the proposed new construction, 2806 Lemp Avenue, is located in the Benton Park Local Historic District.
- The proposed design generally complies with the Benton Park Historic District Standards.
- The Cultural Resources Office has some concerns about the amount of brick on the south elevation and lack of a recessed entry as on the Model Example.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board concluded its Preliminary Design Review and moved to approve the proposed new construction with the stipulations that the brick on the south elevation extend 55 feet from the corner and that the entry be a full arch with a recess behind, and that the Cultural Resources Office review and approve final design details and exterior materials and colors. The motion was made by Board Member Killeen and seconded by Board Member

Weber. The motion passed with Board Members Robinson, Weber, Richardson, Allen, Killeen and Alderman Coatar voting in favor of the motion, and one abstention from Chairman Callow.

By Order of the Preservation Board
Cultural Resources Office

**B. 6159 LINDELL BOULEVARD DeBaliviere/Catlin Tract/Parkview Certified
Local Historic District**

Owner: F. William Bonan II

Applicant: Melinda Stewart

Plan: Appeal of Director's Denial of permit application to replace original light fixtures

PROCEEDINGS

On January 24, 2022, 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 permit to replace original light fixtures flanking the entry at 6159 Lindell Boulevard, in the Skinker/DeBaliviere/Catlin Tract/Parkview Certified Local Historic District.

Board members Richard Callow (Chair), Mike Killeen, David Richardson. Michael Allen, Anthony Robinson, David Weber and Alderman Jack Coatar were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925; Ordinance 57688, as amended by Ordinance 70281, which sets forth the standards for the Skinker/DeBaliviere/Catlin Tract/Parkview Certified Local Historic District, and in particular the sections that pertain to the treatment of original light fixtures; the agenda; the PowerPoint; and her presentation.

Ms. Cameron also entered into the record emails from the Skinker-DeBaliviere Community Council's Historic District Committee and from the Trustees of Catlin Tract, all in support of the project, and noted that there were no comments received from Alderwoman Navarro about the appeal.

Ms. Cameron testified that the Historic District Standards stated clearly that original fixtures are to be maintained and repaired; and that , no evidence had been submitted that the original fixtures were not repairable. She noted also that the new light fixtures would comply with another section of the Standards that required replacement fixtures be appropriate in design to the style of the building. She said also that the house was set well back from the street and the fixtures are difficult to see from Lindell Boulevard. However, because of the Standard's clear

requirement to maintain original fixtures, the Cultural Resources Office recommended that the Preservation Board uphold the Director's Denial. In response to a question from Board Member Allen, Ms. Cameron stated that it was her understanding that the existing fixtures are the original fixtures and they appeared on the original house drawings.

The property owner, Frank Bonan, testified on his own behalf. He said he had purchased the property in November 2018, when it was in deteriorated condition and he had been working non-stop on it since. He said two months after purchasing the house, the lights stopped working. He had had several contractors inspect them and all said they could not be repaired. Mr. Bonan further stated that he saw similar lights installed on 6127 Lindell and asked that neighbor what company had produced them, and then ordered the lights, which are a significant investment. Mr. Bonan further stated that he hoped the Board would allow him to install them.

In response to a question from Board Member Robinson, Mr. Bonan said that the existing fixtures are still in place and have not been replaced by the proposed fixtures that are the subject of this permit. Mr. Robinson asked how the electricians could have determined that the elements could not be repaired without removing them, and Mr. Bonan replied that on three separate occasions the power to the lights was tested and no problems were found; but the lights did not work. Mr. Robinson then asked if Mr. Bonan had considered refurbishing the lights, and he replied that all three contractors he contacted had said it would not be economical or possible. Board Member Robinson asked the price of the new fixtures and Mr. Bonan said it was approximately \$2,000 or \$2,300.

In response to a question from Board Member Allen, Mr. Bonan said he was not using Historic Tax Credits in the project.

Barbara Birkicht, the Board's Attorney, interjected to ask if Ms. Cameron had meant to enter into the record Ordinance #57688, the Skinker-DeBaliviere/Catlin Tract/Parkview Historic District Ordinance, and if there had been a scrivener's error regarding the ordinance number in the Board's agenda. Ms. Cameron responded in the affirmative and entered Ordinance #57688 into the record..

At this juncture, the historic consultant for the project, Melinda Steward, asked to speak as due to technical difficulties she had been unable to testify earlier. The Chairman allowed her testimony, and she stated that in her experience, it was difficult to rehab historic fixtures to meet current electrical codes and asked that the Board consider the owner's careful rehabilitation of the rest of the house, including hand-building the windows and plastering the interior.

FINDINGS OF FACT

- The appellant proposes to replace the original light fixtures flanking the main entry with contemporary fixtures.
- Trustees of the Catlin Tract and the Skinker-DeBaliviere Neighborhood Association are in support of the appeal.

- No comments have been received to date from Alderwoman Navarro.
- The Skinker DeBaliviere/Catlin Tract/Parkview Historic District Standards state specifically that: “Original or historic light standards, lamps, and lanterns shall be preserved through repair and maintenance.”
- No evidence was submitted by the property owner that the existing lights could not be repaired.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

Board Member Allen made a motion to uphold the Director’s Denial, which was seconded by Board Member Robinson.

In discussion, Mr. Allen said he would like to see evidence that the original fixtures could not be restored before granting their removal. Alderman Coatar said he thought Mr. Bonan had made efforts to consult with the homeowner’s association and the neighborhood group and said he would vote to overturn the denial.

Mr. Weber stated he agreed with Alderman Coatar because the neighborhood was in support. Mr. Robinson said his concern was that the owner had not made any attempt at refurbishing the lights by consulting a reputable lighting company that works with historic lighting and would not want to vote to replace the lights without such testimony.

The motion passed, with Board Members Richardson, Allen, and Robinson in favor, and Board Member Weber and Alderman Coatar opposed. Board member Killeen and Chairman Callow abstained.

By Order of the Preservation Board
Cultural Resources Office

C. 1835 LAFAYETTE AVENUE Lafayette Square Local & National Register Historic District

Owner: Robert Lawson

Applicant: University Roofing/Jessie Gillam

Plan: Appeal of Administrative Denial of permit to replace original slate mansard

PROCEEDINGS

On January 24, 2022, 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 to replace a slate mansard roof at 1835 Lafayette Avenue, in the Lafayette Square Local Historic District.

Board members Richard Callow (Chair), Mike Killeen, David Richardson, Michael Allen, Anthony Robinson and David Weber were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925; Ordinance 70926, which sets forth the standards for the Lafayette Square Local Historic District, and in particular the sections that pertain to the replacement of mansard roofs; the agenda; the PowerPoint; and her presentation.

Ms. Cameron also entered into the record an email from the Lafayette Square Restoration Committee in support of the project, and noted that no comments had been received from the alderman.

Ms. Cameron stated that the house was unusual in having chisel-point shingles on most of the mansard, and three courses of rectangular shingles at the midpoint of the dormer windows. She said that the Standards were clear that the original pattern of a mansard roof is to be maintained if the roof is replaced. She also noted that while the proposed material, DaVinci faux slate, is an acceptable replacement material under the Standards, the appellant proposed to substitute chisel-point shingles with rectangular shingles and the 3-courses of rectangular shingles with chisel-point, essentially reversing the pattern. She said that the chisel-point shingles are a special order, and therefore add substantially to the cost of the roof replacement; however, because of the clarity of the Standards, the Cultural Resources Office recommended that the Preservation Board uphold the Director's Denial.

Jesse Gillam of Universal roofing, testified on behalf of the Appellant. He said he had been working with the homeowner for a number of months to find a solution. He said the roof is a small area, only 650 square feet, and originally, they had intended to replicate it in slate, but the cost was about \$50,000. They next explored Da Vinci synthetic slate; but the standard shingle could not be cut into a pointed shape, so those shingles would need to be a custom order at five times the price. Therefore, they are now proposing to reverse the pattern and use rectangular shingles over most of the roof and only three courses of special shingles. He said the price for that is \$31,145. He stated that his company always tried to repair or replace in kind when it is possible, but given the condition of this roof, it is not. He further stated that the project would include all copper flashing. Mr. Gillam said he hoped that given this, the Board would consider granting this Appeal.

FINDINGS OF FACT

- The original roof pattern of chisel-point shingles with three courses of rectangular shingles is extant although the slate has been painted.
- The appellant will be using DaVinci imitation slate, a material acceptable under the district standards. However, the chisel-point shape is a custom order and very expensive. The appellant's proposal essentially reverses the pattern, and uses these specially-cut shingles to replace the three rows of rectangular shingles; rectangular shingles would be used on the remainder of the mansard.
- Staff recommendation is that the Board deny the proposal as the Lafayette Square Standards state specifically that: "Patterns created by the arrangement of slate of differing colors or configurations shall not be altered."
- The Lafayette Square Restoration Committee and Alderman Coatar have indicated support for the Appeal.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to overturn the Director's Denial and allow DaVinci slate per the plans submitted by the appellant. The motion was made by Board Member Alderman Coatar and seconded by Board Member Killeen. The motion passed with Board Members Killeen, Richardson, Allen, Robinson, Weber and Alderman Coatar in favor of the motion. Chairman Callow abstained.

By Order of the Preservation Board
Cultural Resources Office

D. 2407 S 13TH STREET Soulard Certified Local Historic District

Owner: Robert A. Cox

Applicant: Robert A. Cox

Plan: Appeal of Director's Denial of a permit to retain illegally infilled windows

PROCEEDINGS

On January 24, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider the retention of illegally infilled windows at 2407 S. 13th Street, in the Soulard Neighborhood Local Historic District.

Board members Richard Callow (Chair), Anthony Robinson, Mike Killeen, David Richardson, Alderman Jack Coatar, Mike Killeen, Michael Allen, and David Weber were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office gave a brief presentation outlining the project. Ms. Gagen explained that under the Soulard Standards, windows could not be infilled on the exterior of Public Facades, except with a shutter closure. The brick infill and small window that was installed without a permit did not meet those standards. Ms. Gagen noted that windows could be infilled on Semi-Public Facades if the mortar and brick color matched the existing. She stated that the owner was willing to replace the existing brick and mortar on the infilled Semi-Public façade window to bring it into compliance.

Robert Cox, owner, spoke on his own behalf. Mr. Cox stated that he questioned whether the window facing the street fell under the definition of a Primary Façade as it was 25-30 ft. back from the street. Mr. Cox said the house had been rebuilt many times and that it had undergone a major restoration in the 1980s that was done very badly. At that time, he said, new stairways were installed which resulted in five steps up into the window. He stated that he suffered from vertigo and sleepwalking, and that a head injury had left him constantly dizzy. Mr. Cox said that he had twice fallen into the window, once even going through it. He stated that the reason he had blocked up the window and installed the smaller window was that in case he falls again, he won't go out head first. He said that it was a safety issue and that he cannot have a full height window there.

Mr. Cox stated that he thought it would look better without the lower window sill. He said the bricks and mortar do not match and that he had paid someone to do the work, but was very unhappy with his work. Mr. Cox would like to replace the brick and mortar on both windows with appropriate colors. He stated that he paid \$1,150 for the window and it is tempered glass. Mr. Cox said the window goes below the floor level on that landing. He stated that he had put over \$300,000 into restoring the house. He also stated that he thinks it looks better with a brick closure rather than shutters. He thinks closing it off with shutters is ugly. Mr. Cox stated that Ms. Gagen had suggested bricking up the window completely, but that he wants light into the interior. He said that he wants to redo the brick and mortar and leave it as is for safety reasons. When asked by Board Member Allen why he didn't go to the Cultural Resources Office for guidance before doing the work, Mr. Cox replied that he had accidentally deleted it from the scope of his permit application and didn't realize it. Alderman Coatar asked whether Mr. Cox would be willing to remove one of the window sills if approved. Mr. Cox said he would remove the bottom one because it doesn't look very good. He said he left it because the code required

it. Alderman Coatar then asked whether there had been a handrail on the interior of the window. Mr. Cox answered that there was just a handrail and balusters and that he had gone right through it when he hit the window and that it was just tacked in.

Ms. Gagen clarified that windows cannot be fully bricked in on a Public Façade, but that closing it off in the interior would be acceptable. Board Member Allen asked her if there was a full double-hung window whether it would have to be completely closed up on the interior. Ms. Gagen said that they could do a full or a partial interior closure. Mr. Cox stated that he thought an interior closure would be ugly.

FINDINGS OF FACT

- The Preservation Board finds that:
- 2407 S. 13th Street is located in the Soulard Local Historic District.
- The windows were bricked in and a new window was installed without a permit.
- The side window complies with the historic district standards except for the matching of the brick & mortar to the existing building, which the owner plans to remedy.
- The Public Facade window does not comply with the Soulard Standards, as it was shortened and the window installed is not based on an adjacent window.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to uphold the Director's Denial of the front facing window with the recommendation that a new full-height double hung window be installed with either the full height of the window or the bottom half be enclosed on the interior. The motion was made by Board Member Robinson and seconded by Chairman Callow. The motion passed 3-1, with Board Members Allen, Robinson and Richardson in favor of the motion and Alderman Coatar opposed. Chairman Callow and Board Members Weber & Killeen abstained.

In a second motion, the Preservation Board moved to overturn the Director's Denial of the side-facing window, allowing the infill with new brick and mortar approved and reviewed by the Cultural Resources Office. The motion passed 6-0, with Board Members Allen, Robinson, Richardson, Weber, Killeen, and Alderman Coatar in favor. Chairman Callow abstained.

By Order of the Preservation Board
Cultural Resources Office

E. 4525 LINDELL BOULEVARD Central West End Local Historic District

Owner: 4525 Lindell Blvd. Corp

Applicant: Harry Katz

Plan: Appeal of the Director's Denial of a permit to retain & install 352 windows

PROCEEDINGS

On January 24, 2022, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Denial of a permit to retain illegally installed windows, and to replace the remaining windows at 212 N. Kingshighway Boulevard, in the Central West End Historic District.

Board members Richard Callow (Chair), Mike Killeen, David Weber, Anthony Robinson, David Richardson, Michael Allen, and Alderman Jack Coatar were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, the enabling ordinance, as amended by Ordinance 64925; Ordinance 56768, as amended by 69423, the Central West End Standards, the agenda, the PowerPoint, and her presentation. Ms. Gagen also entered into the record a letter from the Central West End Association's Planning and Development Committee in support of the staff's recommendation. She then gave a brief presentation outlining the project.

Ms. Gagen explained that the Cultural Resources Office had received a complaint in July 2022 of windows and wrapping being installed at the front and side of 4525 Lindell Boulevard. Work was stopped and a permit was applied for by the applicant. She stated that after discussions with the Cultural Resources Office, a permit for windows not visible from the street or only obliquely visible was approved. Ms. Gagen said the applicant applied to replace the 325 front and visible side windows with the same non-compliant aluminum window in September 2021, including the 44 windows that were installed without a permit. The permit was denied and the applicant appealed the decision.

Harry Katz, the applicant, spoke on behalf of the owner and the applicant. Mr. Katz stated that his installer sent the type of window he was going to use which was approved by the City. The Crown M-1400 was an approved window for the area, before the standards were changed in 2016. Mr. Katz said they didn't unwrap the casements, but instead covered them with the new material. He stated that you couldn't tell they were wood windows unless they were opened

because of the storm windows. Mr. Katz related that in 2017, the City wanted them to report all of their utility uses because they were concerned about the energy use of the buildings. He stated that they figured insulated windows would continue to save on that energy. Mr. Katz said that as far as the looks of the window, everybody that has gone by the buildings has said, "Oh, those buildings look wonderful." He stated that there are a lot of buildings in the area that have those windows he mentioned. Alderman Coatar asked what efforts Mr. Katz had made with the City on finding a suitable replacement window. Mr. Katz deferred the question to his installer.

Steve Struckhoff, window installer for Windoor Unlimited, testified on behalf of the applicant. Mr. Struckhoff stated that the windows were OK for the back half of the building and that was approved, and that is what they did. He said the front units caused the shut down of the window installations and he didn't think the Cultural Resources Office was available for guidance at this time. Mr. Struckhoff stated that they stopped immediately and then proposed the 6400 Series which uses the Crown M-1400 sill, which is an historic sill. He said at that time it wasn't clear but he thought they could use them on the front side above the second floor all the way up. Mr. Struckhoff indicated that the question comes to the front where they want it all to match, so that's why nothing has been done with that. He stated that they do want to get a building permit for the front but they have to have a window approved. He said he did send the staff the drawings for the 6400 Series. Mr. Struckhoff stated that the building next door has them, as do 20 other buildings within two square blocks. He said that looking at the windows that the Central West End has approved, that would be the wood windows and trim for the outside would be feasible if it was a total gut and remodel where the whole jamb was coming out. He stated that it could be done if the inside was going to be redone too, but from a cost factor, tearing the whole unit out and redoing the interior trim, which may be hard to duplicate historic trim, is why they did not go that route. Mr. Struckhoff stated that they are looking for a pocket window so they don't have to disturb the inside. He said that the issue of finishing the outside is that composite and aluminum extrusions are fine for a total tear out, but for the retrofit it is not. He said that is where they are running into a problem.

FINDINGS OF FACT

The Preservation Board finds that:

- 4525 Lindell Avenue is located in the Central West End Local Historic District.
- Forty-four (44) windows on the front and visible sides of the building were installed without a permit.
- The installed windows do not comply with the Central West End Historic District standards in material, profile, wrapping and, in some cases, muntin pattern. The applicant has also not provided installation details for the windows.
- The remaining three hundred and eight (308) proposed windows would be the same

non-compliant windows that were installed without a permit.

CONCLUSIONS OF LAW

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to uphold the Denial of the permit to retain the illegally installed windows and replace the remaining windows per the permit application, as the proposed windows do not comply with the Central West End Historic District standards. The motion was made by Board Member Killeen and seconded by Board Member Allen. The motion passed 6-0, with Board Members Weber, Allen, Robinson, Killeen, Richardson and Alderman Coatar voting in favor of the motion. Chairman Callow abstained from voting.

By Order of the Preservation Board
Cultural Resources Office

DIRECTOR'S REPORT

Meg Lousteau gave the report. She stated that she hoped the Cultural Resources Office would soon be fully staffed, and that they looked forward to scheduling a retreat with the Preservation Board in the spring. Furthermore, CRO is developing ideas for projects related to St. Louis's African American history that could be supported by a grant from the Historic Preservation Fund.

She mentioned that CRO, along with other city agencies, was continuing to look at using the city's Demolition by Neglect ordinance. In response to a question by Chair Callow as to whether the ordinance had ever been used, Ms. Lousteau stated that it had not. Board member Allen asked about the role of the Preservation Board in the Demolition by Neglect process. Ms. Lousteau explained that the CRO Director would bring a Petition to the Preservation Board, who would decide whether the High Merit building that would be the subject of the Petition should be referred to the Building Commissioner for prosecution under the Demolition by Neglect law.

Alderman Coatar noted that the Preservation Board has no way to appropriate city monies to fix buildings. He pointed out that the city will be receiving funds from the federal government and NFL settlement, and suggested that the city allocate funds to make repairs and that the cost of such repair should result in liens being attached to the properties to recoup the City's costs. .

Board member Weber moved to adjourn. The motion was seconded by Alderman Coatar.
There were no objections.

Meeting was adjourned at 5:38 p.m.