

**CITY OF ST. LOUIS HEADING  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
November 22, 2021**

**Board Members Present:**

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

**Cultural Resources Office Staff present:**

Meg Lousteau, Director  
Jan Cameron, Preservation Administrator  
Andrea Gagen, Preservation Planner

**Legal Counsel**

Barbara Birkicht

The meeting was called to order by Chairman Callow at 4:00 p.m.

The Cultural Resource director reminded the Board that it needed to consider the December meeting date, as a housekeeping matter.

Commissioner Killeen moved to approve the minutes from the August, September and October meetings. Commissioner Richardson noted two errors on the August minutes: the header read “July 26,” and Commissioner Richardson had not been at the August meeting. Commissioner Killeen amended his motion to approve with those corrections. Commissioner Weber seconded. Commissioners Richardson, Killeen, Weber, Allen, Robinson and Callow voted in favor.

Chairman Callow stated that there would be a roll call vote on each item.

Meg Lousteau, Director, noted that the meeting was being recorded. She advised that anyone wishing to speak should put their name and the agenda item in the chat box, and that all comments must be made orally.

**A. 4261 WESTMINSTER PLACE Central West End Certified Local Historic District**

**OWNER:** 4261 WP Development, LLC

**APPLICANT:** Tyler Noblin, Obata-Noblin

**PLAN:** Preliminary Review to construct a two-story, two-family building on a vacant corner lot in the Central West End Certified Local Historic District.

**PROCEEDINGS**

On November 22, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an application for Preliminary Review of a proposal to construct a two-story two-family building, located at the northeast corner of Westminster Place and South Boyle Avenue. The site is located within the Central West End Certified Historic District.

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

Jan Cameron of the Cultural Resources Office made a presentation, stating that while the project was very contemporary in design, it complied with all the requirements of the Central West End Standards for New Construction. She noted that the designers had revised their initial proposal a number of times in response to concerns of the Cultural Resources office.

Ms. Cameron then showed elevations of the proposed building and a streetscape provided by the applicant showing it in context with adjacent buildings. She then exhibited photographs of the context along Westminster Place, noting that there was some variation, particularly at the east end of the block, where a number of infill buildings had been constructed.

She summarized a letter from J. Dwyer, Chair of the Design and Development Committee of the Central West End Association. The letter, she testified, had been provided to all Board members earlier in that day, and said that while the Committee concurred with the determination of the CRO staff that the design complied with the Central West End Standards, they also had concerns about the maintenance of several design elements. Ms Cameron concluded with a recommendation that the Board grant preliminary approval to the design.

The applicants, Tyler Noblin and Matt Obata of Obata-Noblin, the project architects, spoke on behalf of the proposal. They did not make a formal presentation, but in response to a question from Board Member Killeen regarding the concerns repressed by the CWE Association, stated that they had not yet completed details but were aware of the possible issues and were working with masonry suppliers. In response to Board member Allen's question concerning an architectural precedent for the design of the window and door enframements, they said they had taken inspiration from several historic buildings on the block that presented decorative framing around front windows, but had simplified that detail in their final design.

In response to a question from Board Member Allen regarding the staff's opinion of the window detailing, Ms. Cameron said that the CWE standards did not address this detail; and in response to a question from Mr. Killeen, she said that the Cultural Resources Office had not heard from the Alderman in regards to the project.

**FINDINGS OF FACT:**

- The proposed site for construction, 4261 Westminster Place, is located in the Central West End Local Historic District.
- The original submission has been revised several times to respond to the suggestions of the Cultural Resources Office and now complies with the required Standards for new construction.

**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 grant preliminary approval to the new construction with the condition that final plans, details and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Richardson, and was seconded by Board Member Weber. The motion passed, with Board members Allen, Killeen, Richardson, Robinson and Weber voting in favor, and Chairman Callow abstaining.

By Order of the Preservation Board  
Cultural Resources Office

**B. 4145 LAFAYETTE AVENUE North I-44 Local Historic District**

**OWNER:** McRee Garden Apartments Three, LLC

**APPLICANT:** U.I.C./Brent Crit

**PLAN:** New Application for Preliminary Review of a proposal to construct a two-story, single-family house after demolition of existing unsound four-family building, previously approved for demolition by the Preservation Board in 2017.

**PROCEEDINGS**

On November 22, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an application to construct a two-story, single-family house after demolition of the existing deteriorated two-story, four-family building 4145 Lafayette Avenue, in the North I-44 Local Historic District.

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

Jan Cameron of the Cultural Resources Office made a presentation, stating that at its April 2017 meeting, the Preservation Board had approved demolition of six buildings in the North I-44 Local District for the construction of new single-family houses, and that 4145 was the last of those properties. She testified that the demolition of the existing building had been approved by the Director based upon the previous Board decision. However, Ms. Cameron noted that the current design is not what was proposed for the site in 2017, and therefore the Cultural Resources staff was submitting it for Preservation Board review.

Ms. Cameron then showed elevations of the proposed building. She stated that although this design had not been approved by the Board, it had been approved by the previous Cultural Resources Director for another site a few doors to the east, at 4133 Lafayette. Ms. Cameron testified that the North I-44 historic district standards for new construction are not extensive and that this design was in compliance with the partial exception of exterior materials. She noted that, although the front facade would be brick, there

would be only a small brick return on the west elevation and none at all on the east. She said the standards required that new construction should be of similar exterior materials to those on the street—in this case, brick. She then exhibited photographs of the context along Lafayette Avenue, noting the consistency of brick construction and then showed a current photo of 4133 Lafayette, pointing out the visibility of its sided east wall.

Ms. Cameron then recommended that the Preservation Board grant preliminary approval with the stipulation that the brick returns on both side elevations be increased to at least the distance between the new building and adjacent structures; and with the condition that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.

#### **FINDINGS OF FACT**

The Preservation Board finds that:

- The construction site, 4145 Lafayette, is located in the North I-44 Local Historic District.
- The proposed design complies with many of the requirements for new construction in the historic district standards, but partly deviates from them in exterior materials, architectural details and window sizes and patterns.
- The design has not been previously approved by the Preservation Board, although it has been approved for another site by the previous Cultural Resources Director.

#### **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 grant approval to the new construction with the condition that brick returns be added to both the east and west facades the same distance as the distance between the new building and the adjacent buildings; and that final plans, details and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Killeen, and was seconded by Board Member Weber. The motion passed, with Board members Allen, Killeen, Richardson, Robinson and Weber voting in favor, and Chairman Callow abstaining.

By Order of the Preservation Board  
Cultural Resource Office

#### **C. 1118 DESTREHAN STREET Hyde Park Certified Local Historic District**

**OWNER:** Barakat Investments LLC/Roeschlle Mu'min

**APPLICANT:** Same

**PLAN:** Appeal of Preservation Board's Denial of the installation of five (5) windows on the front facade.

#### **PROCEEDINGS**

On November 22, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Preservation Board's Denial to install five (5) windows on the front façade at 1118 Destrehan Street, in the Hyde Park Certified 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.

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925; Ordinance 57484, as amended by Ordinance 70281, which sets forth the standards for the Hyde Park Certified Local Historic District, and in particular the sections that pertain to windows; the agenda; the appeal letter; the PowerPoint; and her presentation.

Ms. Gagen provided an older photo of the building showing the segmental arch windows on the front façade. She stated that the building had a fire and all of the windows were destroyed, as well as damaged the interior of the building. She stated that Ms. Mu'min's appeal letter stated that the insurance was not adequate to cover everything, and that the arched wood windows would cost \$932 each plus tax and installation which would total about \$1,200 per window.

Ms. Gagen stated that Ms. Mu'min had talked about two options for replacement. One was a vinyl window which in addition to being the right shape, is not made of an approved material under the Hyde Park Historic District standards. The other option was a wood window with a square head which still doesn't meet the historic district standards as far as the shape of the window, but does in material. She showed some context of the area adjacent to 1118 Destrehan. When questioned by Board Member Killeen, Ms. Gagen stated that the square head wood windows would be the lesser of two evils when compared with the proposed vinyl windows.

The owner, Roeshelle Mu'min, testified on her own behalf. Ms. Mumin stated that the windows were more expensive than what she had originally thought. The historic double-hung arch windows are \$931 not including installation and tax. The installation would be \$400-500 per window. The other wood windows are \$532 not including installation and tax. The installation would be \$400-500 per window. The vinyl windows are \$300 each with installation. She said that per window that would be approximately \$1,431 (\$1,600 w/tax) for the arch window vs. \$300 for the vinyl. Total that would be about \$7,500 vs. \$1,500.

Ms. Mu'min stated that it was a financial hardship as the building was burned and she is trying to put it back. She said that she didn't have enough money to do everything that needed to be done in the building. She stated that if she spends \$7,000 on windows, she has windows, but she doesn't have walls, or floors, or doors. She stated there was an insurance settlement but that it did not cover everything that needs to be fixed, and that she had to spend some of the money just to live during COVID. Ms. Mu'min stated that there are not a lot of houses in the area, including no houses on either side of her building or across the street. She said that it is a rather derelict area and that she is trying to put the house back so that they can keep the neighborhood nice.

When questioned, Ms. Mu'min stated that she did not have an estimate for the total project cost as it was ongoing and she was going to have to do it little by little. She said this was her first time dealing with a fire-damaged building. She said she could show her taxes but she wasn't sure that would show

whether she could afford \$7,500 worth of windows. She stated that before the fire, the building was appraised for \$18,000. After the fire, someone offered her \$15,000 for the building, but she cares about the building and doesn't plan on selling. She said once she puts all the money into the building she will definitely be upside down. She said there are only three houses and a bar on the street. Ms. Mu'min stated that she had done rehabs in the past, but had never done a fire-damaged house. When questioned by Board Member Killeen, the owner stated that the square top wood windows would be the lesser of two evils when compared to the arch top wood windows.

**FINDINGS OF FACT:**

- 1118 Destrehan Street is located in the Hyde Park Local Historic District.
- The original windows on the front façade had segmental arched heads, while the proposed replacement windows have flat heads.
- The proposed vinyl windows are not an allowed material under the Hyde Park Historic District standards and do not replicate historic windows.
- The owner has a financial hardship in regard to the arch top wood windows.

**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 Preservation Board's Denial and directed the owner to work on reviewing suitable vinyl or wood windows with staff. The motion was made by Board Member Allen and seconded by Board Member Killeen. The motion passed 4-1, with Board Members Killeen, Richardson, Allen, and Robinson in favor of the motion, and Board Member Weber in opposition. There was one abstention from Chairman Callow.

By Order of the Preservation Board  
Cultural Resources Office

**D. 5802 WATERMAN BOULEVARD Skinker-DeBaliviere-Catlin Tract- Parkview Certified Local Historic District**

**OWNER:** Victoria Nicole Neel

**APPLICANT:** Same

**PLAN:** Appeal of staff denial to retain wrapping on front windows completed without a permit.

**PROCEEDINGS**

On November 22, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the staff's denial to retain wrapping on front windows completed without a permit at 5802 Waterman Boulevard, in the Skinker/DeBaliviere/Catlin Tract/Parkview Certified Local Historic District. The item had been deferred from the October 25, 2021 meeting.

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.

Andrea Gagen 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 windows; the agenda; the PowerPoint; and her presentation.

Ms. Gagen also entered into the record an email from the Skinker DeBaliviere Community Council's Historic District Committee and seven letters from neighbors of 5802 Waterman, all in support of Ms. Neal's project.

The owner, Victoria Neel, testified on her own behalf. Ms. Neel spoke about the email from the neighborhood group and the letters she obtained from the neighbors. When questioned, she said she had not contacted the Alderperson.

**FINDINGS OF FACT:**

- 5802 Waterman Boulevard is located in the Skinker-DeBaliviere/Catlin Track/Parkview Certified Local Historic District.
- The aluminum coil stock on the front windows was installed without a permit.
- The coil stock conceals the profiles of the brickmold and the mullions between the windows.
- The windows were previously wrapped.
- The owner wishes to keep the coil stock wrapping due to the cost of removing the wrapping and repairing/replacing the brickmold.

**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 Staff Denial and grant a variance to allow the window wrapping. The motion was made by Board Member Richardson and seconded by Board Member Killeen. The motion passed with Board Members Killeen, Richardson, Allen, Robinson, and Weber in favor of the motion. There was one abstention from Chairman Callow.

By Order of the Preservation Board  
Cultural Resources Office

**E. 4069 FLAD AVENUE Shaw Certified Local Historic District**

**OWNER:** Scott & Erin Mitchell

**APPLICANT:** Scott Mitchell

**PLAN:** Appeal of Director's Denial to retain/construct an eight (8) foot privacy fence.

## **PROCEEDINGS**

On November 22, 2021 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of a Director's Denial to retain/construct an eight (8) foot privacy fence at 4069 Flad Avenue, located within the boundaries of the Shaw Neighborhood Historic District.

Board members Richard Callow (Chair), Mike Killeen, Anthony Robinson, Michael Allen, David Weber, and David Richardson 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 57688, as amended by Ordinance #59400, which sets forth the standards for the Shaw Neighborhood Local Historic District, and in particular the sections that pertain to Structures; the agenda; the PowerPoint; and her presentation.

Ms. Gagen stated that the eight (8) foot horizontal fence on the east property line had been erected without a permit. She stated that the problem with the fences which are the subject of this appeal is that they are eight (8) feet tall, and the Shaw standards only allow six (6) foot fences. Ms. Gagen also pointed out that the handrail on the existing porch would be of the same fencing material which was not in keeping with the historic district standards. The fencing would extend across the deck that the owners plan to build at a later date. She stated that the porch drawing was somewhat misleading as there was more enclosure under the porch roof than indicated on the drawing, and that there wouldn't be a huge amount of clear space between that enclosure and the handrail.

Ms. Gagen stated that the wall on the west property line would sit atop an approximately four (4) foot retaining wall painted black, and with an eight (8) foot fence on top it would create a giant twelve (12) foot black wall at the street which wasn't compatible with the historic district. When questioned by Board Member Richardson, Ms. Gagen stated that there wasn't anything specifically in the standards that prohibited a six (6) foot fence atop a four (4) foot wall. She said that if it wasn't directly on top of the wall, or wasn't going to be painted black, it would be more compatible with the historic district. When asked whether there were other places in Shaw with six (6) foot fences atop retaining walls, Ms. Gagen responded that there are but they are normally not painted all the same color and in some cases they were moved so that they were not directly on the wall. When asked if she had asked these owners if they would move the wall, she responded that she hadn't because in this case it would be difficult to move it as they are proposing to use part of the fence as a handrail for their porch, and their plans to build a deck also complicate it.

Scott Mitchell and Erin Curran, owners, testified on their own behalf. Mr. Mitchell apologized and said it was simply his ignorance that the first fence was built without a permit. He stated that he had done some preliminary looking at the ordinances a year or two ago when he started planning this. He saw the St. Louis City rules allow for a backyard fence of eight (8) feet and didn't see anything about getting a permit. He said he was replacing an existing fence, so it didn't occur to him. He started building the fence and it got noticed. Mr. Mitchell moved on to why a six (6) foot fence would be inadequate. He stated

that the drawings he submitted show the eight (8) fence, and he testified that they do intend to build a deck. Ms. Curran corrected that they were replacing a deck in the same location. Mr. Mitchell stated that they would adhere to any rules about the handrail on the interior of the yard, but because of the height if the fence is only six (6) feet tall, the deck and a small portion of the handrail will be visible over the fence. He said that it will look odd and would result in a “not cohesive” look. He stated that at 6 feet, the fence would not be as cohesive, finished or upscale as they would like to contribute to the Shaw neighborhood. Additionally, he stated that a privacy fence is supposed to provide privacy and that a six (6) foot fence would only be about two (2) feet higher than their feet when standing on the proposed deck, so a six foot fence would not serve its purpose.

Ms. Curran stated that they have dogs and that they want to be good neighbors. She said that they want to keep them from seeing all of the passersby and their dog barking and attacking them. Mr. Mitchell said that she made a good point. He stated that their Boston Terrier would stick his head over the fence, through the handrails and bark his head off at everyone who walked by, not to mention the possibility of falling through and being harmed. He also stated that there was an eight (8) foot fence on a corner two blocks from them at 4100 Russell, two blocks to the north. She said they liked the height of that fence, and that they had made some mistakes and they apologized.

When questioned by Board Member Allen, Mr. Mitchell said he was aware that he lived in a historic district, but didn't realize the height requirements would be different from the St. Louis City Building Code.

#### **FINDINGS OF FACT:**

- The proposed site for the fencing, 4069 Flad Avenue, is located in the Shaw Local Historic District.
- The existing/proposed height of the fencing is eight feet, which exceeds the height allowed under the Shaw Neighborhood Historic District standards.
- The extension of the fence to serve as a handrail for the rear porch as a handrail is not appropriate for the historic district.
- The proposed 8-foot fence along Thurman, placed on the existing 3 to 4-foot retaining wall, will create a barrier at the sidewalk.

#### **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 the eight (8) foot fence on the east side to remain, to allow up to a six (6) foot fence on the west side, and directed the appellant to work with staff on acceptable design details including setback, to be approved by staff. Board Member Richardson made the motion, which was seconded by Board Member Allen. The motion passed 3-2 with Board Members Richardson, Allen and Robinson in support, and Board Members Killeen and Weber in opposition. Chairman Callow abstained from voting.

By Order of the Preservation Board  
Cultural Resources Office

Commissioner Weber moved to adjourn the meeting. Commissioner Robinson seconded the motion. Board members Weber, Robinson, Richardson, Allen, Killeen and Callow voted in favor. The meeting adjourned at 5:19 p.m.