



**Historic Preservation Commission**

6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

MEETING OF THE HISTORIC PRESERVATION COMMISSION  
**VIA VIDEOCONFERENCE**  
Thursday, April 27, 2023  
5:30 p.m.

**IMPORTANT NOTICE REGARDING**  
**PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION**  
**HPC will Meet Electronically on April 27, 2023**

**Observe and/or Listen to the Meeting** (your options to joint the meeting are below):

**Webinar** via the link below:

<https://us02web.zoom.us/j/84911309899?pwd=UHISZ2x2ZUkrWVBpYkQzZUxCaUEwZz09>

Passcode: 406520

Or One tap mobile : +19292056099,,84911309899#,,,,\*406520# US (New York)  
+13017158592,,84911309899#,,,,\*406520# US (Washington DC)

Or Telephone: Dial(for higher quality, dial a number based on your current location):

+1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US,  
+1 309 205 3325 US +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 346 248 7799  
US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217  
2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US+1 719  
359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma)

Webinar ID: 849 1130 9899

Passcode: 406520

International numbers available: <https://us02web.zoom.us/j/84911309899>

**Citizen Participation**

Those who wish to provide a comment during the “Public Comment” portion of the agenda may provide written comments or request video participation invites to the Director of Planning and Development ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention John Wagner, Director of Planning and Development. Such comments will be provided to the Historic Preservation Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

# AGENDA

## HISTORIC PRESERVATION COMMISSION

1. Roll Call
2. Approval of Minutes – NA
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

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### 4. Old Business

- a. None

### 5. New Business

- a. **File Number:** HPC 23-03  
**Address:** 6350 Pershing Avenue  
**Applicant:** Paul R. Schimmele and Jill Ellen Carnaghi  
**Property Owner:** Paul R. Schimmele and Jill Ellen Carnaghi  
**Request:** Parkview: Design Review for Conformance with District Standards.  
**VOTE REQUIRED**

### 6. Other Business

- a. Election of Commission officers

### 7. Reports

- a. Council Liaison Report

### 8. Adjournment



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**HISTORIC PRESERVATION COMMISSION MEETING**

**STAFF COVER SHEET – HPC 23-03**

MEETING DATE: April 27, 2023

APPLICATION TYPE: Design Review for Conformance with District Standards

LOCATION: 6350 Pershing Avenue

HISTORIC DISTRICT: Parkview Historic District (Local Historic District)

PROJECT DESCRIPTION: Construction of a new detached garage

APPLICANT: Paul R. Schimmele and Jill Ellen Carnaghi

PROPERTY OWNER: Paul R. Schimmele and Jill Ellen Carnaghi

COUNCIL WARD: 1

EXISTING ZONING: SR – Single Family Residential

EXISTING LAND USE: Single Family Residential

**SURROUNDING ZONING AND LAND USE**

North:	SR-Single Family Residential District	Single Family Residential
East:	SR-Single Family Residential District	Single Family Residential
South:	Forest Park Parkway	N/A
West:	SR-Single Family Residential District	Single Family Residential

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**ZONING ORDINANCE CONFORMANCE**

Yes     No     No reference

PERTINENT CODE                    §400.1860 Parkview Historic District.

SECTION(S):                    §400.1870(A)(5): *Roofing replacement, including shingles or other roofing material, if replacement material is of a different type or color than that of the existing roof.*

Prepared by: John Wagner, Ph.D., Director of Planning and Development

# HISTORIC PRESERVATION COMMISSION OF UNIVERSITY CITY

## APPLICATION FOR REVIEW

In University City Historic Districts, and for University City Landmarks, a review is required for new construction and for certain alterations which are specified in the regulations for the district or landmark. A Review shall not be required for ordinary maintenance or repairs when materials to be used are similar to or compatible with those originally used when the buildings within the historic district were built. The materials submitted with this application will be reviewed by the Historic Preservation Commission for compliance with the standards for each historic district or landmark.

The Historic Preservation Commission encourages property owners to seek preliminary guidance of the Commission at the beginning of any renovation project to avert unnecessary expense and scheduling problems that might surface at the end of the review process. Please call the Planner at 314-505-8501 for meeting times of the Commission and to be placed on the agenda.

In addition to this review, Building Permits are required for new construction, structural changes, fences and certain other activities. Property owners are advised to check with the Building Commissioner's Office to determine if a Building Permit is needed.

ADDRESS OF PROPERTY 6350 Pershing Avenue

NAME OF HISTORIC DISTRICT Parkview Historic District

### GENERAL INFORMATION

Owner Paul R Schimmele & Jill Ellen Carnaghi Phone 314-623-5391

Address (if different) \_\_\_\_\_

Applicant Paul R Schimmele Phone 314-623-5391

Address \_\_\_\_\_

Signature of applicant Paul R Schimmele Date 3-17-2023

### TYPE OF REVIEW REQUESTED

Design Review for Conformance with District Standards

Preliminary Review/Consultation

Permit to Demolish

Designation of Historic Landmark or District

Other: \_\_\_\_\_

**DESCRIPTION OF PROPOSED PROJECT:** Please include or attach sufficient information for the Commission to judge your proposed work; insufficient information may cause a delay in approval. Also, please include a brief explanation of the reason for the proposed change and a specific list of the exact proposed changes in detail on the following page.

List of Proposed Changes:

1. Replace slate roof with asphalt shingles
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**SUBMITTAL REQUIREMENTS:** Submit at least 21 days prior to regularly scheduled meeting. Required: Photographs of the area, building or buildings to be affected by your project.

Submit, as appropriate, 12 copies of:

- |   |  |                                     |
|---|--|-------------------------------------|
| <input type="checkbox"/> Plans                            | <input type="checkbox"/> Specifications            | <input type="checkbox"/> Site Plans |
| <input type="checkbox"/> Materials Samples                | <input type="checkbox"/> Manufacturer's Literature | <input type="checkbox"/> Other      |
| <input type="checkbox"/> Drawings of installation details |  |                                     |

Photocopies and reductions are acceptable.

SUBMIT TO: Department of Community Development, 4TH Floor  
 6801 Delmar Blvd.  
 University City, MO 63130  
 (314) 862-3168 (FAX)

**FOR FURTHER ASSISTANCE CALL:** Zach Greatens, Planner (314) 505-8501

COMMENTS: \_\_\_\_\_

Please note: This application form must be submitted with the plans for the building permit application.



**6350 Pershing Avenue  
North facing roof**

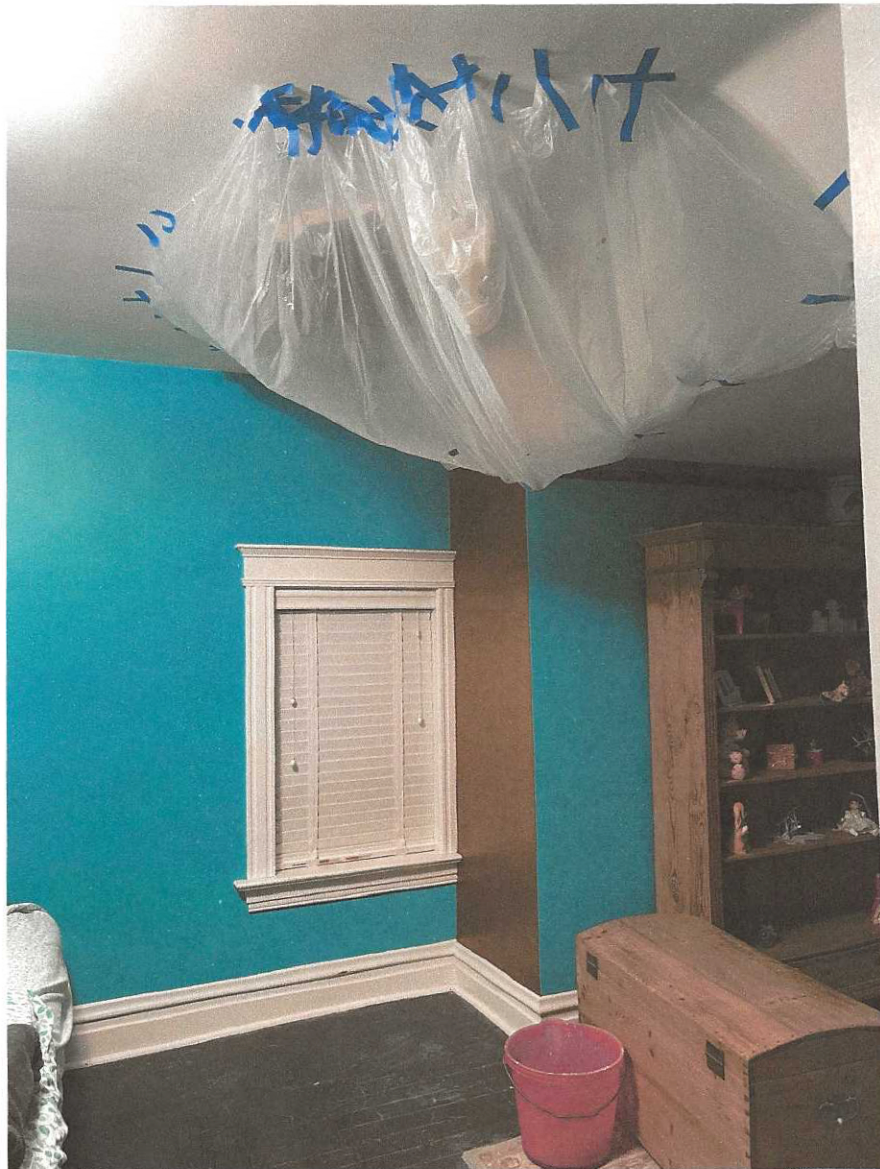
Since the storm last summer, we get rain water through our third floor ceiling. Our insurance company won't cover damage any longer explaining the slate roof is not insurable as it is over one hundred years old. Last August we replaced the roof on the back of the house (south



facing) with asphalt shingles with the hope that would help with the leakage. It didn't help. We continue to have a major leak due to the slate on the front. (Third floor bedroom.)

St. Louis Slate and Tile have regularly serviced the roof since we moved here in 1997. I have asked St. Louis Slate and Tile for an estimate of roof replacement. They can't even replace the roof as they don't have the journeymen to complete the project. See attached.

We have secured an estimate from Platinum Roofing. They did a great job on the backside of the house. See attached.





**Platinum Roofing**  
3800 McKelvey Rd. ,  
Bridgeton , MO 63044  
Phone: 314-862-2000  
Fax: 636-686-7241

02/14/2023

**Paul Schimmele**  
6350 Pershing Avenue  
University City, MO 63130  
(314) 623-5391

Job: 3375: Paul Schimmele

### **Back Half Of Roof Only**

We will Tear Off All Layers Of Existing Roof  
We will Replace Any Rotten Wood, At No Additional Cost Up To 5 Sheets  
We will install new Pipe Boot Flashing  
We will install new Flashing & Chimney Flashing  
We will install RhinoRoof Synthetic Felt Underlayment  
-12x Stronger than 15lb Felt  
-Can Be Left Exposed For 60 Days  
We will install new Drip Edge around eaves  
We will install Ice & Water shield in all the Valleys, At Addition Intersection and Around Dormers  
We will install New Shingle Starter  
We will install a New 50 year Architectural Roof  
-130MPH Wind Warranty  
-6 Nails Per Shingle  
Total Job Cleanup  
Haul & Dispose Of All Debris  
Pickup All Nails With Magnet Sweeper

#### Materials

Owens Corning TruDefinition Duration  
Owens Corning ProEdge (33')  
Owens Corning Starter Strip Plus - 7 3/4" (105')  
Interwrap Rhinorooft UDL Synthetic Underlayment (10 SQ)  
Resisto Economy Ice and Water Shield - Unboxed (2 sq)  
ACM Standard Aluminum Drip Edge - 1.85" (10')  
Stainless Steel Staples - 3/8" (5000 Cnt)  
Roofing Coil Nails - 1 1/4" - Distributor Specific (7200 Cnt)  
Galvanized Steel Prebent Step Flashing - 8"x8" (50 PC/BD) - Mill  
Steep Slope - Install Laminated Shingles  
Install Starter  
Install Hip & Ridge

**TOTAL**

**\$7,800.00**



3-10-2023

Established 1985

314-739-4040

## ST. LOUIS SLATE & TILE ROOFING

8437 MADELINE DR. ST. LOUIS, MO. 63114

Mr. Schimmele  
6350 Pershing  
St. Louis Mo. 63130

Paul,

I wanted to thank you for the opportunity to bid on replacing the front slope of your slate roof. Regretfully we have to decline the invitation at this time.


We have had a partial turn over in our work force resulting from covid related issues. While we did not lose any journeymen, we did lose some important members that support them. *[Trainees, groundmen, apprentice, etc..]*.

This becomes a factor when attempting the removal and replacement of a slate roof as everyman's contribution is magnified. Everyone must move with military precision while maintaining disciplined safety protocols. If the support team is not up to speed it over burdens the journeymen, breaks their rhythm and complicates the entire project.

It pains me to decline any opportunity. Especially one from a good customer. I could not in good conscious submit a bid that did not also reflect my total confidence that every person assigned to this project was ready and able. I feel a little like the St. Louis Blues who through no choice of their own must call up some rookies and get busy rebuilding.

Feel free to call us if we can be of any other service. We still have some of the finest slate roofers in town even if the rookies are not quite ready.

Sincerely,



Mark Barnstead  
St. Louis Slate & Tile Roofing