

Historic Preservation Commission
March 15, 2018 Meeting Minutes
Approved 5-17-18

The Historic Preservation Commission (HPC) held a meeting in the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on Thursday, March 15, 2018. The meeting commenced at 6:30 pm.

1. Roll Call

Voting Members Present

Donna Marin, Chairperson
Donna Leach
Bill Chilton
Sandy Jacobson
Robert Klahr

Voting Members Absent (excused)

Esley Hamilton, Vice-Chairperson
Mark Critchfield

Non-Voting Members Present

Michael Glickert, Council Liaison

Staff Present

Rosalind Williams, Acting Director of Community Development
Andrew Stanislav, Planner

2. Approval of Minutes

2.a. November 16, 2017 Historic Preservation Commission meeting minutes

A motion was made by Ms. Leach to approve the November 16, 2017 meeting minutes as written. The motion was seconded by Mr. Chilton and carried unanimously.

3. Old Business – None

4. New Business

4.a. File Number: HPC 18-01 – 560 Trinity Avenue – Design review for conformance with district standards (University City Civic Complex Local Historic District) for the proposed traffic-rated pedestrian walkway between Washington Avenue and Delmar Boulevard

Mr. Stanislav explained the proposal and provided background and contextual information. He explained that the subject was a complimentary project to the 560 Trinity Avenue parking structure currently under construction as well as the recently approved expansion and renovation project for COCA (Center of Creative Arts). He stated that this project is seeking Site Plan Approval from City Council and provided comments received from other City Departments, and he further stated that this project is to be considered by the Traffic Commission at the April 11, 2018 meeting.

Applicant Greg Trost with The Lawrence Group was present to explain the proposal on behalf of Washington University and provided a background of the project. He stated that this project was a result of a few items in the planning phase of the 560 Trinity parking garage currently under construction, including the relocation of the dumpsters and transformers in this area. He stated that this project is intended to activate this area for

connections of existing and future projects related to this part of the City, including the recently approved COCA expansion, the Castlereagh Building renovation, and the Lewis Center as a method of establishing an “arts district” that can be connected via this arterial corridor. In regards to the dumpsters, Mr. Trost stated that this area currently serves as a service access drive for the dumpsters and other utilities, and the remaining three faces of the 560 Music Center directly west are along street frontage of this historic district which would not be desirable for dumpster relocation. He further stated as the only viable location for the dumpsters, the proposed corridor would serve as a service drive only for north bound vehicles to connect to Delmar given the difficulty of trucks turning around in a six to seven point turn as well as the inability to back onto Washington Avenue. Mr. Trost stated that he is working with Public Works to ensure that this service drive is used on a limited basis, and a traffic study has been conducted by CBB.

Questions / Comments and Discussion by Historic Preservation Commission

- The Commission questioned the clash between service vehicles and pedestrian use along the corridor. Mr. Trost stated that their goal is to enforce certain hours for the service use through contracts with their vendors as they are not serviced by University City.
- How will drainage be handled, and what is the proposed material of the drive? Mr. Trost stated that they intend to fully comply with the City’s standards and realize the difference of this corridor as pedestrian versus solely a service drive. He further stated that the material is proposed to be poured concrete with a tint. It was also discussed that a civil engineer will be engaged to focus on trench drains and water collection so as not to direct the full shed down the corridor aisle, and drains and greenscape will be incorporated along the corridor as well.
- Mr. Trost noted that their goal is to have ADA accessibility in this connection along the parking garage and path up to the crosswalk near the round-a-bout. He also recognized that this project allows the property to address collapsed piping discovered underground which will now be prepared to accommodate separate storm and sewer in anticipation of future MSD requirements in the area.
- Proposed plantings were discussed to introduce those with more structure to better handle the changing seasons and provide interest year round.
- The Commission was interested in the proposed lighting on the site, also in regards to safety measures. Mr. Trost explained the lighting plan, including its cohesive approach to other lighting project in the area by Washington University. He further stated that two security cameras are on the east side of the building and another may be added along the pathway. He also mentioned a few blue lights are on the property as well. It was clarified that only lighting on the property and pathway were proposed as opposed to street lighting with this project.
- What will deter traffic from using the drive? Mr. Trost stated that they are currently designing the Delmar Boulevard side not as a curb cut but rather as a mountable curb that is right-turn only. He stated that there will be signage near the existing signaled light on Delmar Boulevard that prevents traffic from entering from Delmar Boulevard. The mountable curb was also detailed, mentioning that it is intended for trucks with large tires and not standard vehicles. The Washington Avenue side of the drive was also discussed, and Mr. Trost explained that signage would be at that end as well.
- The location of the transformers on the proposed plans was confirmed as well as the crosswalks and current conditions along Delmar Boulevard. Mr. Trost also stated that the traffic report recommended a painted stop bar as opposed to a crosswalk at the signaled light where the drive will intersect with Delmar Boulevard.

- Utility easements on the property were discussed, and Mr. Trost stated that they will be adjusted as accordingly if necessary.
- The Commission also questioned the use of the service drive by catering services and noted the potential difficulty or challenge in restricting this use.

David Baca, Project Manager with Washington University, was present to provide additional information to the Commission. He assured the Commission of the mountable curb serving as a strong deterrent to non-service traffic entering the drive from Delmar Boulevard, and stated that there will be no visual connection between Washington Avenue and Delmar Boulevard. He stated that trash service vehicles make six trips per week to this area, and also affirmed that the drainage will not be changing on the area of the existing drive from its current condition. He stated that given the large project next door that MSD is reviewing their plans and it has been conceptually approved.

Public Comments – None.

A motion was made by Mr. Chilton to approve the plans as presented with the condition that the Commission receives a copy of documents depicting the final trees, landscaping, and color of the proposed walkway decided upon for informational purposes. The motion was seconded by Ms. Jacobson and carried unanimously.

4.b. File Number: HPC 18-02 – 7531 Kingsbury Boulevard – Preliminary Review/Consultation for the proposed addition to the existing home and demolition of the existing detached garage in the Linden-Kingsbury Local Historic District

Mr. Stanislav explained the proposal and provided background and contextual information. He explained that the applicant was seeking preliminary feedback and comments for their proposed project and will return to the Commission at a later date for Design Review for Conformance with District Standards, which would require a vote at that time.

Daniel Fort, husband of applicant Caroline Fort (aka Caroline Wefel), introduced the proposed project and explained their intentions for the addition and the attention to detail architecturally with the home and surrounding neighborhood. Mr. Fort noted other homes in the district that have had additions and other projects considered by the Commission.

Randall Comfort, architect of the project, explained his design for the addition to maintain the integrity of the existing home and utilization of similar materials throughout the proposed project. He stated that the majority of the addition is proposed behind the existing home and the garage portion would be moved toward the house, which may reduce the impervious services by shorten the driveway and removing other patios on the property. H also stated that the design is not yet finalized as they wanted the Commission's input before drafting the construction drawings.

Questions / Comments and Discussion by Historic Preservation Commission

- The proposed demolition of the existing detached garage was questioned in regards to the regulation in the Zoning Code for this district that requires the structure to be unsound or of other qualifying factors relating to its deteriorated state. Mr. Comfort stated that he was not retained by his client to make that assessment and would require a more thorough review by himself. Mr. Fort referenced the images he included that depict some of the issues with the current structure.

- The Commission discussed the Zoning Code regulation pertaining to the demolition of the garage and what would be required to prove compliance. It was noted that the garage could be structurally unsound, which could be determined by an engineer, or impractical to repair. It was decided that further documentation would be required to prove that the demolition of this garage would satisfy the Zoning Code requirement. The Commission also recommended providing an estimate of the cost to repairing the existing garage.
- The applicant discussed the possibility of seeking a Variance to remove the garage, although this would not be feasible as described by Ms. Williams. It was discussed that Mr. Comfort would take a closer look at the garage to study its condition.
- The guidelines as set forth in the Zoning Code for this district were discussed in relation to the massing and space of the proposed addition. It was noted that this residence is located in the densest portion of the district and is difficult to analyze in relation to other homes in the district along Linden Avenue where these concerns are more easily recognized or identified. Mr. Fort noted that the neighboring property is not in compliance with the current Zoning Code regulations and encroach on their property. The Commission noted that this unfortunately made the situation more difficult as to design the proposed addition to not increase the density between the two homes. Tuck under garage were discussed as a method of not increasing the density, and Mr. Fort stated that they will do their best to revise the design as per the Commissions comments.
- The conditions of Kingsbury Boulevard in relation to Linden Avenue were further discussed as to whether the lots of each portion of the district were fundamentally different in what is considered to be this space issue.

5. Other Business

5.a. Public Comments

There were no further public comments.

5.b. Historic Preservation Commission Training Opportunities Discussion

Mr. Stanislav provided an update on the training opportunities for the Commission members following an initial discussion at a previous meeting in 2017. Mr. Stanislav provided the Commission members with folders including a CD of presentation materials from the 2018 Missouri CLG Forum he attended in Jefferson City this past February, a copy of the City's CLG Agreement, and an acknowledgement form to keep on file for tracking member training opportunities.

6. Reports

6.a. Council Liaison Report

Mr. Glickert updated the Commission on various project in or near University City, including the development at Skinker Boulevard and Delmar Boulevard in St. Louis City by Pace Properties, as well as a greenway and bridge agreement with Washington University for pedestrian and bike traffic in the southeast portion of University City. Mr. Glickert also provided an update on the City's second canine dog and the success of the City's winter recreation programs.

6.b. Department Report: Update from staff

None

7. Adjournment

There being no further business, the meeting adjourned at 8:00 pm.