



## Historic Preservation Commission

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### MINUTES

## HISTORIC PRESERVATION COMMISSION MEETING

Heman Park Community Center

975 Pennsylvania Avenue, University City, MO 63130

6:30 pm; Thursday, August 16, 2018

#### **Present:**

Donna Marin, Chairperson  
Esley Hamilton, Vice-Chairperson  
Bill Chilton  
Christine Mackey-Ross  
Sandy Jacobson  
Robert Klahr

#### **Absent:**

Donna Leach

#### **1. Approval of Minutes**

- a. The July 19, 2018 was approved with the following correction. The sign was up-lite, the cross was internally lighted. The May 17, 2018 minutes were approved without comment. The Commission request the minutes for June and May be placed on the agenda at the next meeting.

#### **2. Old Business - None**

#### **3. New Business**

- a. **File Number:** HPC 18-0816  
**Address:** 901, 905, 909, 915 Eastgate Ave., and 708, 720, 738, 744 Interdrive Ave., and 710, 715 Limit Ave., University City, MO 63130  
**Applicant:** The Lawrence Group c/o Gregory C. Trost  
**Property Owner:** The Washington University  
**Request:** Design Review for Conformance with District Standards (Parkview Gardens Historic District) for the proposed deck and fire escape adjustments and renovations.

Staff provided a brief introduction to the request by the Lawrence Group. They are seeking approval for compliance with the Parkview Gardens the design guidelines. They are seeking historic tax credits for the renovation of nine apartment buildings shown in the slides.

Mr. Trost from the Lawrence Group, architects on the project and Steve Condren, Washington University, introduced themselves to the Commission. Mr. Trost explained what the architects planned to do on each of the nine apartment projects. All of the buildings primarily have the same architectural style. Most of the improvements involved aluminum window replacement or wood window repair or replacement; maintaining fire escapes or replacing them with balconies; and modest landscaping in the front. There will be no loss of parking and among the nine properties, nine new parking spaces will be created.

Commissioner Chilton made numerous comments and suggestions throughout the preservation. He suggested that the soffit with the siding on one of the building be removed and replaced with stucco similar to the other buildings. He commented that he disliked the artificial mutton with the entrance door and that the layers of paint on the little amount of wood on the apartment building be removed and repainted. He also encourages the architects to liven up the entrances to each building by painting them white.

Other Commissioners were concerned about the balconies that would replace the fire escapes. Mr. Hamilton suggested that the fire escapes originally were meant to provide convenient access for carrying up your groceries

to the apartment. Mr. Trost said that sprinkler systems will be installed within the buildings and internal stairs will serve as exits. Mr. Hamilton questioned the consistence of the treatment of windows and colors. One of the buildings in the rear has panels that will be painted a color close to the color of the building. They cannot be replaced with windows because of the internal layout of the interior.

At the end of the presentation, Commissioner Klahr moved and Commissioner Mackey-Ross seconded the motion to approve that the plans for the project met the design standards of the Parkview Gardens Historic District. The motion was approved four to two.

- b. **File Number:** 13-02841  
**Address:** 7315 Olive, University City, MO 63130  
**Applicant:** City of University City  
**Property Owner:** City of University City  
**Request:** Demolition Request

Staff informed the Historic Preservation Commission that the city will demolish the old Gable's Tea House. The tea house is not a local landmark and is only adjacent to the Olive Boulevard Historic District, which consist of only the right-of- way. Therefore, the project is being presented to the Commission as a courtesy and for comments on the proposed demolition.

Sinan Alpaslan, Public Works Director, represented the demolition of the Tea Room at 7315 Olive Blvd. at the Historic Preservation Commission (HPC) meeting. The presentation focused on the city's request, as well as, a request for ideas from the Commission on how the art pieces on the land could be handled. The Commission asserted the historical significance of the building, but recognized its current dilapidated condition that would also be unsafe for its surroundings. Another focus area was what economic development opportunity the property would provide. Rosalind Williams helped with explaining that sound, walkable, livable redevelopment proposals would be best fit for the Olive Blvd. Corridor. The latest proposed for the site would have eliminated the Tea House, which demonstrates a fair representation of the need to demolish the building to also spur a new dynamic for redevelopment. Although the Commission heard that the staff's proposal was to clear the building, as well as the art installations in the adjacent lot, the review of the Commission mostly focused on the building.

One Commissioner asked staff to do an interior structural evaluation of the building. The Public Works Director raised the point that from an exterior examination of the building it could be determined with certain confidence that the building condition is rapidly getting out of the range of feasibility for historic rehabilitation/remodeling, if not already infeasible. The Commissioner continued by stating that the City needed to put a tarp over the building structure to prevent further deterioration.

Travis Gude, an attendee, who said that he was also present at the Monday's Council meeting, put forward an idea and showed the Commissioners a picture of it on his smartphone for rehabilitation of the building to serve a particular community purpose. A resident of Purdue Ave. in University City spoke about his support for the demolition of the building, which could enable consideration of the cleared land for other uses, one of which, in his opinion, as a new police precinct. Another resident spoke against the demolition of the building and in favor of preserving it.

The Commission moved to advise postponement of the demolition project for 90 days to determine if a feasible redevelopment proposal of keeping the building to fit within walkable, livable neighborhood standards along Olive Blvd. would be submitted for consideration and in the meantime post reasonable notice that unless the redevelopment proposal is submitted in 90 days, the building will be slated for demolition at the end of that time period. The motion carried unanimously.

#### 4. Other business

#### 5. Reports

- a. Council Liaison Report – Councilman Cusick gave an update of the TIF upcoming meetings.
- b. Department Report: None.

#### 6. Adjournment