



## **Historic Preservation Commission**

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

# AGENDA

## HISTORIC PRESERVATION COMMISSION MEETING

Heman Park Community Center  
975 Pennsylvania Avenue, University City, MO 63130  
6:30 pm; Thursday, August 15, 2019

1. **Roll Call**
2. **Approval of Minutes**  
Minutes for April 18, 2019
3. **Old Business**
4. **New Business**
  - a. **File Number:** 19-02670  
**Address:** 6701 Delmar Blvd., University City, MO  
**Applicant:** University City Planning Department / Bond Architects  
**Property Owner:** City of University City  
**Request:** Design Review for Window Replacement For Public Library
5. **Other business**
  - a. Public Comments (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations)
6. **Reports**
  - a. Council Liaison Report
7. **Adjournment**



## Department of Planning and Development

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

### MINUTES

HISTORIC PRESERVATION COMMISSION MEETING  
Heman Park Community Center  
975 Pennsylvania Avenue, University City, MO 63130  
6:30 pm; Thursday April 18, 2019

#### **Present:**

Donna Leach  
Esley Hamilton  
Donna Marin  
Christine Mackey Ross  
Sandy Jacobsen

#### **Absent:**

Bill Chilton

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

- a. The November 29, 2018 minutes were approved without changes. Donna Leach moved to approve the minutes. Christine Mackey Ross seconded. Minutes from November 29<sup>th</sup> meeting passed unanimously.

#### **2. Old Business**

- a. None

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

- a. **File Number:** HPC 19-01  
**Address:** 6820 Delmar Blvd, University City, MO  
**Applicant:** University City Planning Department  
**Property Owner:** Quadrangle Management  
**Request:** Design review of small wireless facility and pole

Staff provided a summary of the Sprint / Trileaf project at the property commonly known as 6820 Delmar Boulevard. Staff indicated the project scope identified the replacement of 3 co-locate wireless communication antennas and associated equipment that would go in place of three existing antennas. Staff further indicated that Trileaf was in the process of completing a Section 106 Review which requires a 30 comment period for a consulting party. Staff indicated that University City is considered a consulting party and the project was brought to the Historic Preservation Commission to identify any potential concerns associated with the project.

Staff further identified the pertinent code that applied to this specific request. Specifically, staff indicated that Article 6 – (Historic Landmarks and Districts), Division 4 addressed the building permit process. Additionally, staff indicated that Section 400.1630 of the zoning code addressed the building permit application review process that would be utilized as part of this project. Furthermore, staff explained that any application, within a historic district, required a review and determination that the historical or architectural character of an existing building or structure is preserved during the permitting process. Staff indicated the co-locate of the replacement antennas would not deviate from what was already there and would not change the current architectural character of the structure.

After the staff summary the commission had general discussion pertaining to the request. A specific question, which was directed to staff, was as to whether or not additional equipment would be added to the site. Staff indicated that no additional equipment or poles would be added and the job scope would only include the replacement of 3 antennas with 3 duplicate antennas. Staff provided a picture of the proposed antenna design and further indicated, if anything, the replacement would be smaller and less noticeable than the current structures. Staff also indicated that they would encourage the applicant to utilize a color that would blend in with the building façade.

After general discussion there were no identified concerns with the project and staff indicated they would administratively approve the permit upon request of the applicant.

#### **b. Prospective Subdivision Reviews**

Staff provided an update to the commission concerning their discussions with the various private subdivision trustees throughout University City. Specifically, staff indicated that many of the subdivisions were requesting trustee sign off's prior to the issuance of building permits. Staff indicated that unfortunately the City cannot deny building permits based upon private subdivision indentures unless they are recorded as part of a Planned Unit Development or subdivision process. As a result, staff indicated they are evaluating options to assist in indenture enforcement within our regulatory authority.

Staff indicated that the establishment of an architectural review board was an option or utilization of the Historic Preservation Commission was a potential option. However, this would only be possible upon the development of specific architectural guidelines and support of an overlay district by the members of the various HOA's. Staff also indicated the creation of an overlay district would require an official zoning action.

In the interim, staff indicated that they were identifying the existence of private subdivisions, on the permits, and further indicating that a note is being included to remind applicants that potential indentures and trustee approval could be applicable.

#### **4. Council Liaison Report**

Council Member Cusick informed the commission that the U. City in Bloom's Annual Plant Sale would start on Friday, April 26<sup>th</sup> at 5:00 p.m., and would continue through the following Sunday. He further advised the \$25.00 admission price for their opening night which would help to support the organizations efforts to beautify University City.

#### **5. Adjournment**

DRAFT



**Department of Community Development**

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**HISTORIC PRESERVATION COMMISSION MEETING  
STAFF COVER SHEET**

MEETING DATE: August 15, 2019  
APPLICATION TYPE: Design Review for Comment (HPC 19-02)  
LOCATION: 6701 Delmar Blvd. (University City Library)  
HISTORIC DISTRICT: University City Civic Complex (Local Historic District)  
PROJECT DESCRIPTION: Window Replacements  
APPLICANT: University City Planning Department / Bond Architects  
PROPERTY OWNER: City of University City  
COUNCIL DISTRICT: 2  
EXISTING ZONING: Public Activity (PA)  
EXISTING LAND USE: Public Library

**SURROUNDING ZONING AND LAND USE**

North:	Public Activity (PA)	School
East:	Public Activity (PA)	Commercial
South:	Public Activity (PA)	Governmental/University/Housing
West:	Public Activity (PA)	Governmental

**PERTINENT CODE  
SECTION(S):**

Article 6 – Historic Landmarks and Districts  
- Division 4 Building Permit  
400.1630 Review of Building Permit Application

- B. Enlargements, Alterations Or Repairs To The Existing Structures At A Historic Landmark Or Within A Historic District.* In reviewing an application for a building permit subject to this Subsection, a determination shall be made as to whether or not the historical or architectural character of the existing building, structure, humanly constructed object or environmental feature will be preserved, and whether the proposed enlargement, alteration or repair is compatible with other buildings, structures, humanly constructed objects or environmental features within the district, and with open spaces to which it may be visually related. This determination shall be made on the basis of standards set forth in the Section of the Zoning Code which establishes the historic landmark or district.

**Article 6 – Historic Landmarks and Districts**  
**- Division 7 University City Civic Complex Historic District**  
**400.400.1750 District Regulations**

No major change in landscaping or construction, placement, demolition, removal or substantial exterior alterations of any structure shall take place; nor shall any exterior installation of electrical, mechanical or utility devices, such as cooling towers, meters, transformers or poles, take place; nor shall any change or installation of street furniture take place; nor shall any changes be made to the interior center hall and staircase, nor to the former E. G. Lewis office, nor to the fifth (5th) floor in the City Hall; nor shall any changes be made to the first (1st) and second (2nd) floor lobbies, hall and stairways, third (3rd) floor former studio space and the auditorium of the Ward Building; nor shall any permits be issued by the City for any such work without first referring the matter to the Historic Preservation Commission for review of the proposed construction, placement, demolition, removal or alterations to determine conformity with the standards established for this district. To reach its determination, the Commission shall require the submission of plans and specifications necessary to a decision concerning the appropriateness of the proposed undertaking.

**Article 6 – Historic Landmarks and Districts**  
**- Division 7 University City Civic Complex Historic District**  
**400.400.1760 District Standards**

In reviewing applications within this district, the Historic Preservation Commission shall be guided by the following standards:

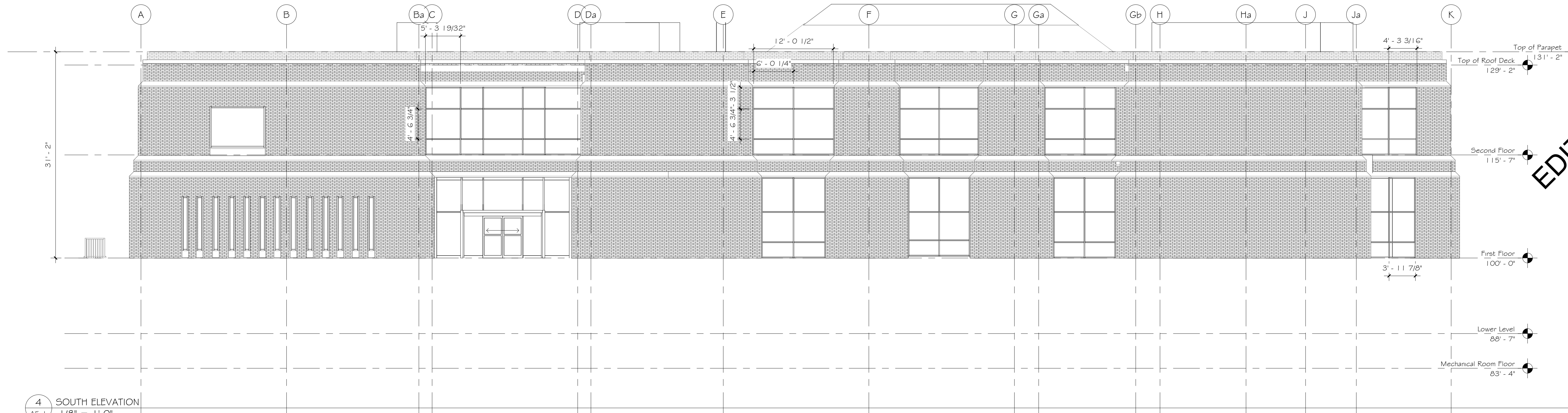
1. In reviewing an application for a proposed undertaking that involves a color change or alteration that affects the external appearance of any building, structure or part thereof or any appurtenance related thereto or that affects the interior spaces designated above, the Commission shall approve such proposed undertaking only if it is satisfied that the historical and general architectural character of the building, structure or appurtenance will be properly preserved.
2. No specific architectural style shall be required for the construction of a new building, building addition or other structure; but the Commission shall not approve such proposed undertaking unless it makes a determination that it is compatible with other buildings and structures in the district, and with open spaces to which it may be visually related in terms of form, proportion, scale, configuration, arrangement of openings, rhythm of elements, architectural details, building materials, texture, color and location on the lot.
3. The Historic Preservation Commission may prepare and recommend to the City Council, with review opportunity to the Plan Commission and general public, a plan for the future development of this district, which, following adoption, shall be utilized in the review of any proposed development as well as in the proposing of development by the Commission.

Prepared by: Clifford Cross, Director of Planning and Development

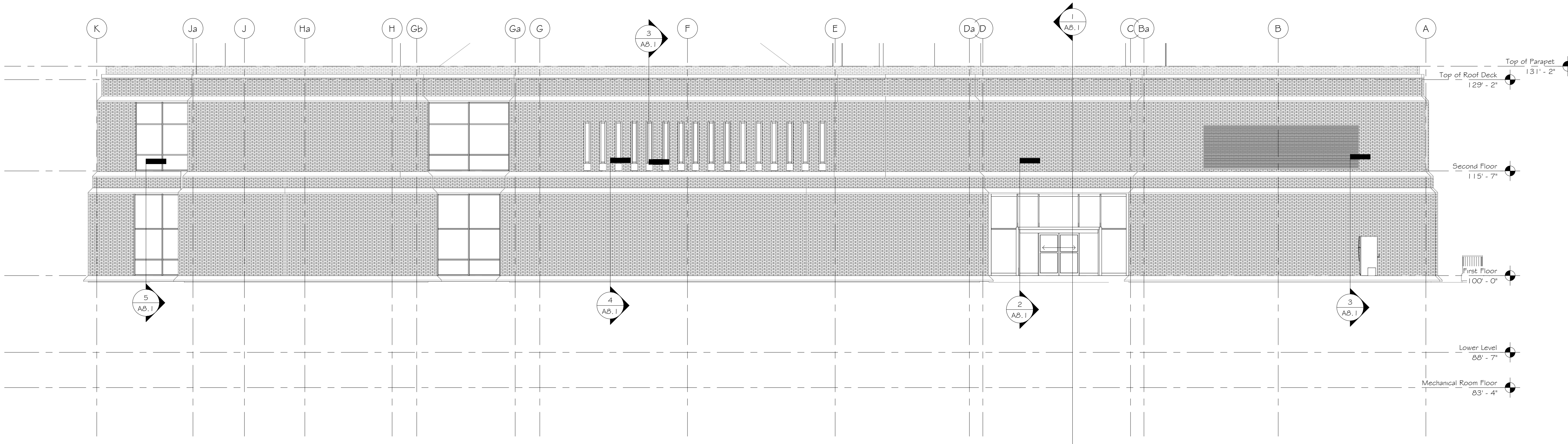
**ELEVATION GENERAL NOTES**

1. REPOINT AS INDICATED ON DRAWINGS.
2. REMOVE ALL ABANDONED DEVICES. PATCH AND REPAIR AS REQUIRED TO MATCH RESTORED FINISH MATERIAL.
3. ALL NEW BRICK SHALL MATCH EXISTING IN COLOR, TEXTURE, FINISH, SIZE AND PROFILE UNLESS OTHERWISE NOTED. ALL NEW MASONRY JOINTS SHALL MATCH ORIGINAL IN COLOR, STRENGTH, COMPOSITION AND TOOLING PROFILE.
4. SALVAGE EXISTING, NON-DEFECTIVE BRICK MATERIALS REMOVED DURING DEMOLITION FOR REUSE AT AREAS TO BE INFILLED.
5. CLEAN MASONRY TO REMOVE EFFLORESCENCE AND STAINING.
6. REPLACE ALL EXTERIOR CAULK JOINTS, TYPICAL.
7. REMOVE RUST AND RE-COAT EXISTING ANGLE AS REQUIRED. DO NOT "SPOT" CLEAN. IF EFF OR STAINING IS EVIDENT, CLEAN ENTIRE PLANE OF WALL. CONTRACTOR TO VERIFY EXISTING CONDITION.
8. EXTERIOR STOREFRONT FINISH TO MATCH EXISTING FINISH, UNO.
9. VERTICAL MULLIONS IN EXTERIOR STOREFRONT TO BE SPACED EQUALLY, U.N.O.
10. EXTERIOR STOREFRONT GLASS TYPE TO BE G2 U.N.O., SEE SPECS.
11. MINIMUM GLASS THICKNESSES TO MEET GANA PUBLICATION: "LAMINATED GLAZING REFERENCE MANUAL" AND "GLAZING MANUAL" AND IGMA PUBLICATION FOR INSULATING GLASS: "SIGMA T4-3000", "NORTH AMERICAN GLAZING GUIDELINES FOR SEALED INSULATING GLASS UNITS FOR COMMERCIAL AND RESIDENTIAL USE."

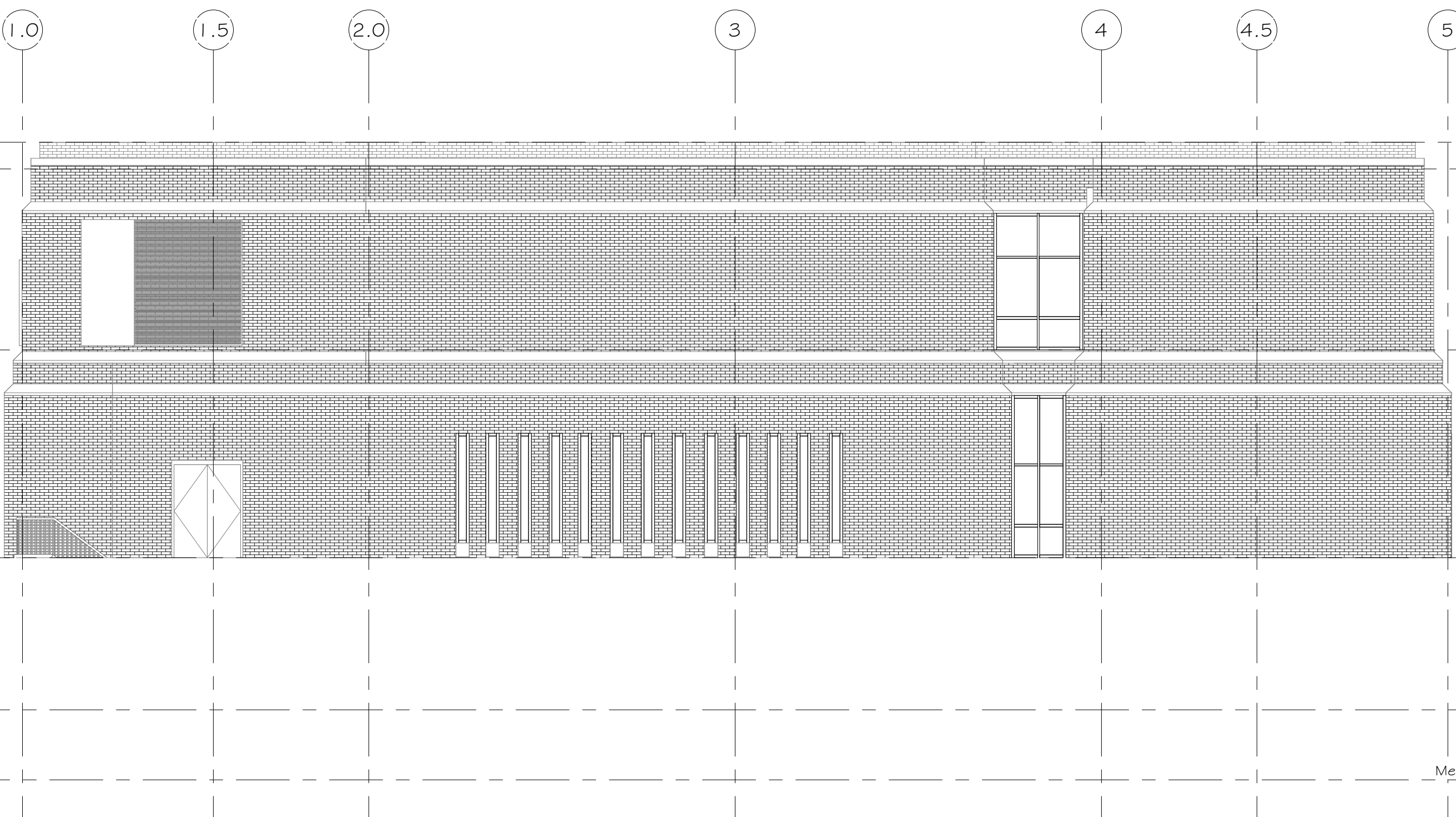
EDIT



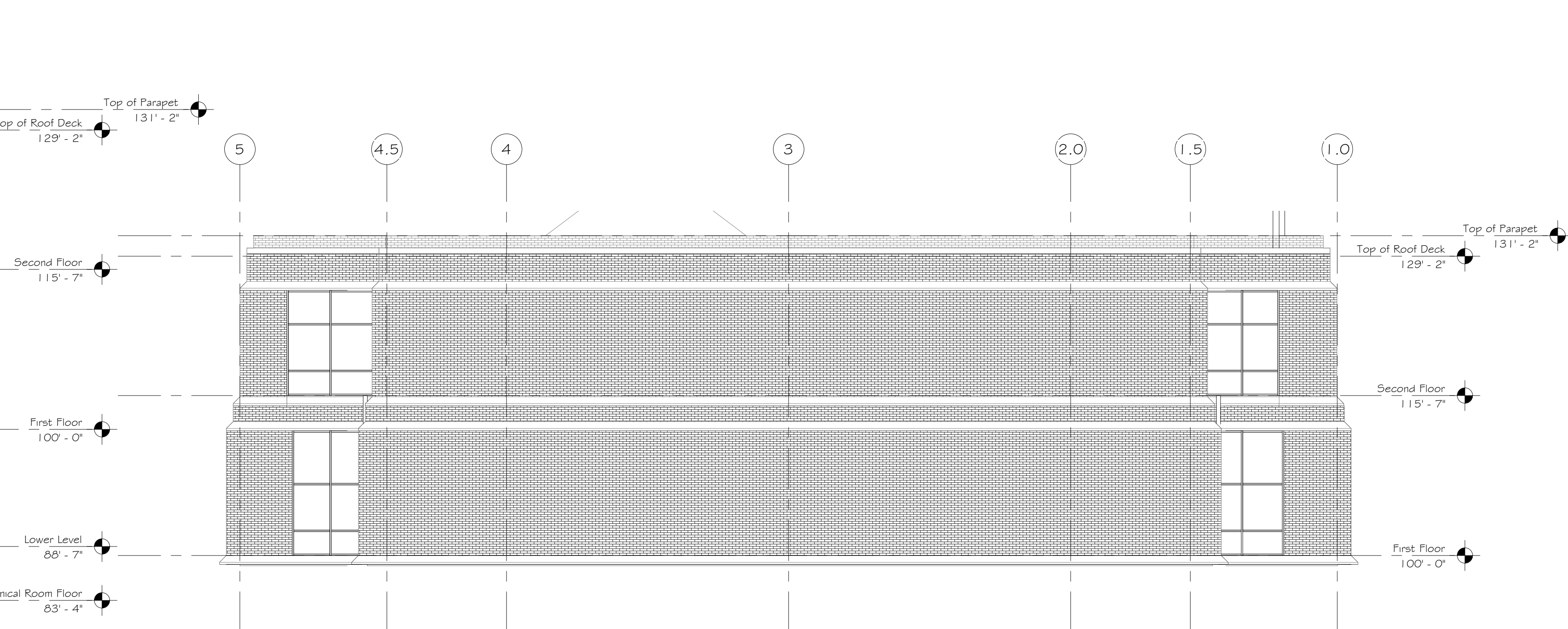
4 SOUTH ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"

University City Public Library  
Enter project address here

University City Public Library  
4401 Delmar Blvd. University City, MO 63130

Project No: Project Number

Revisions	
Description	Date

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DATE: 09/01/16

EXTERIOR ELEVATIONS

A5.1



EAST ELEVATION - EXISTING



EAST ELEVATION - NEW

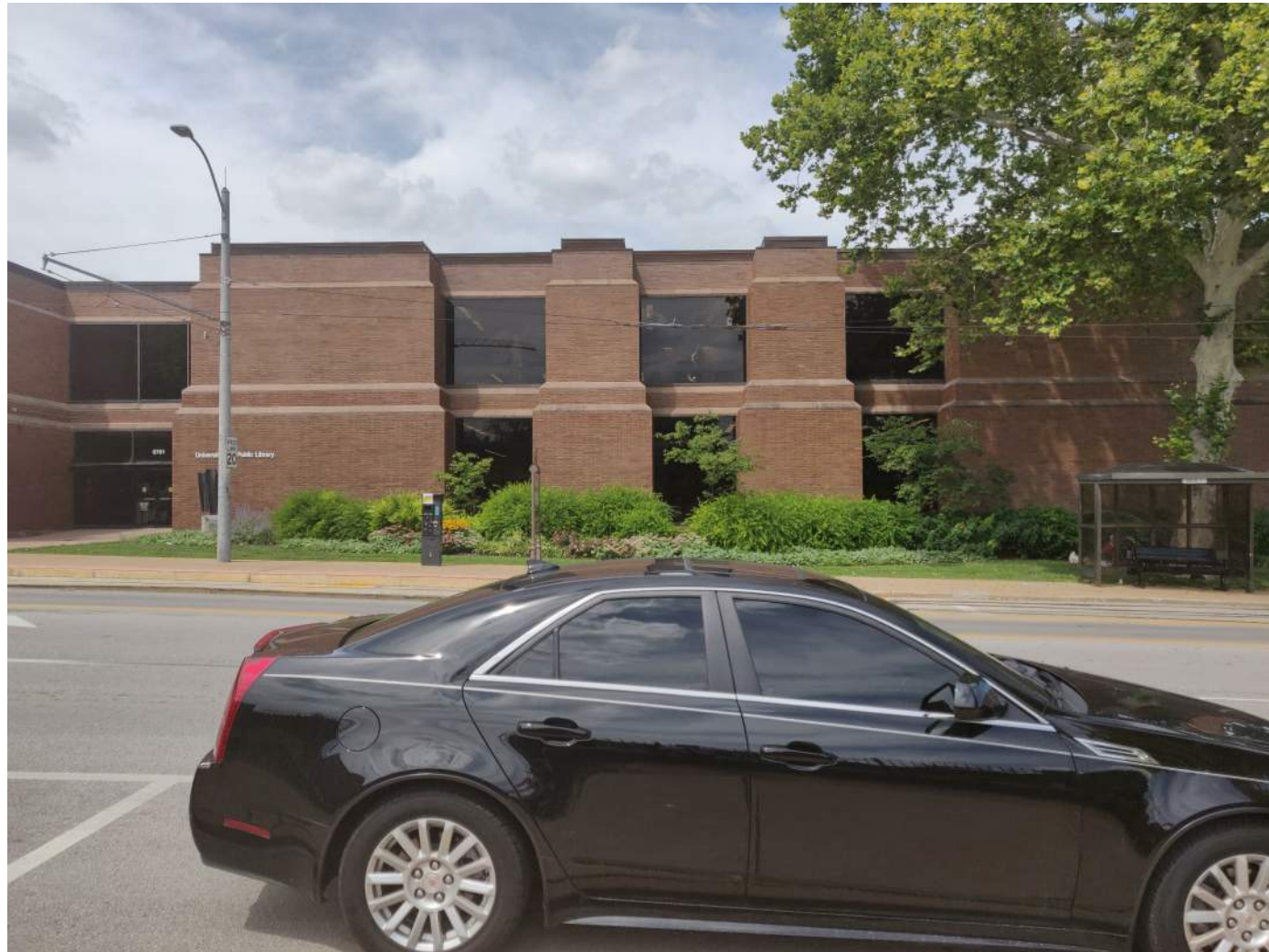




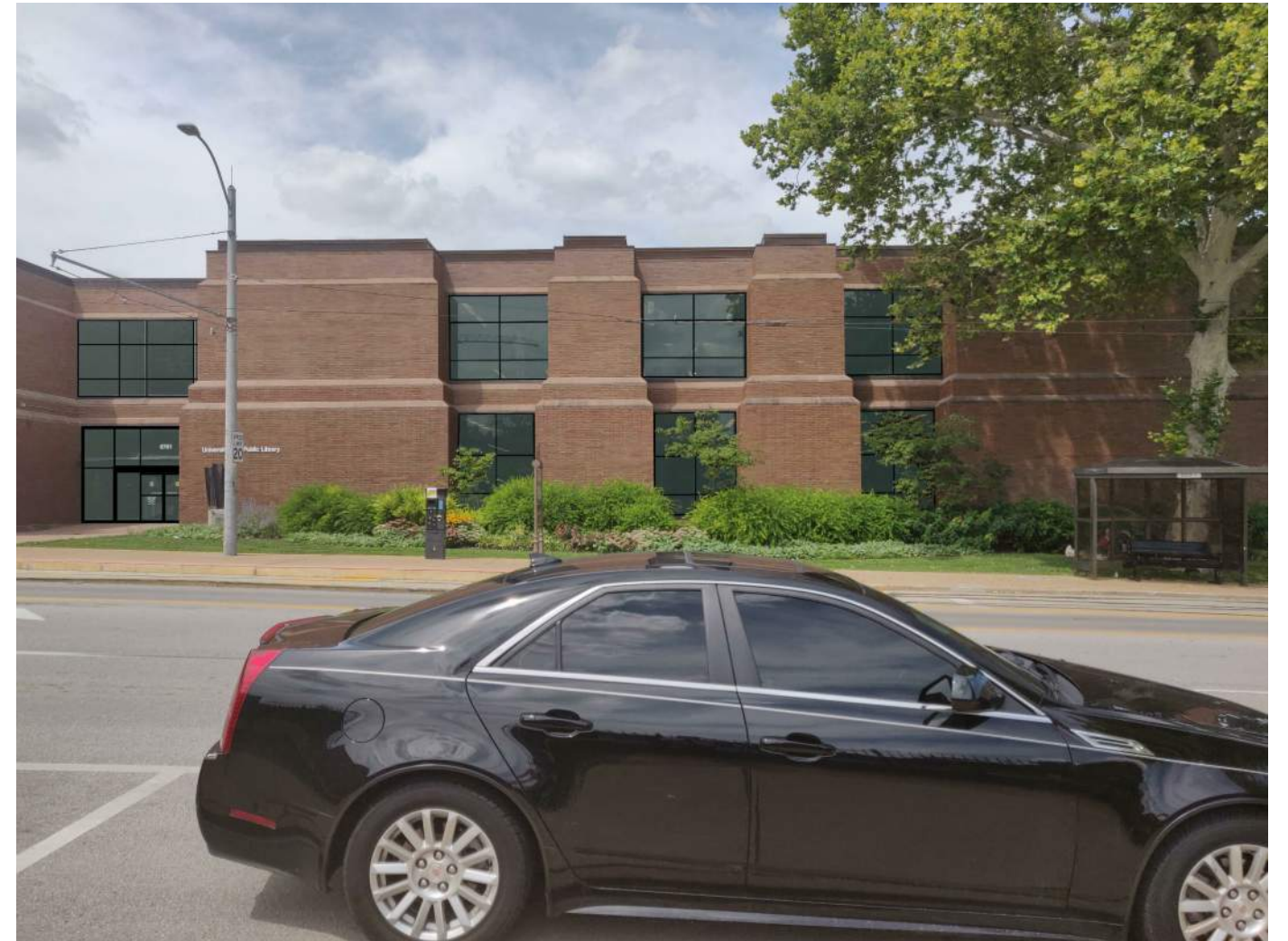
NORTH ELEVATION - EXISTING



NORTH ELEVATION - NEW



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - NEW



WEST ELEVATION - EXISTING



WEST ELEVATION - NEW



bond  
architects

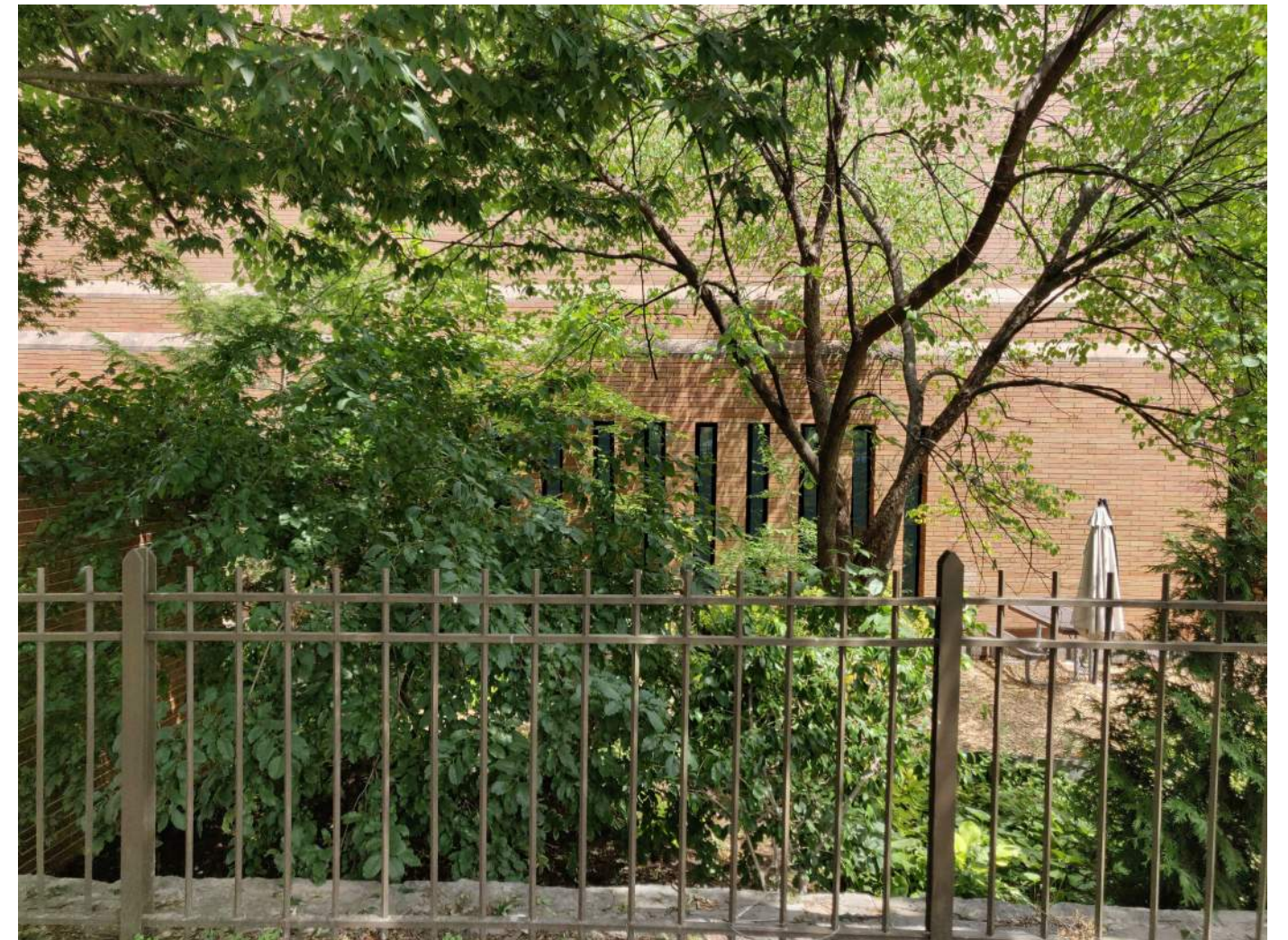
## University City Public Library

6701 Delmar Blvd., University City, MO 63130

08/07/19



WEST ELEVATION - EXISTING



WEST ELEVATION - NEW



bond  
architects

## University City Public Library

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08/07/19