



## 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, October 17, 2019

### 1. Roll Call

### 2. Approval of Minutes

Minutes for August 15, 2019

### 3. Old 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

### 4. New Business

#### a. File Number: 19-06323

**Address:** 6323 Westminster Place, University City, MO

**Applicant:** Stephen & Sabrine Rhodes

**Property Owner:** Same as Applicant

**Request:** Design Review for Conformance w/ District Standards

### 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 August 15, 2019

**Present:**

Donna Leach  
Esley Hamilton  
Donna Marin  
Bill Chilton  
Christine Mackey Ross  
Sandy Jacobsen  
Clifford Cross, Planning Director  
Council Liaison, Tim Cusick

**Absent:**

**1. Approval of Minutes**

- a. The April 18, 2019 minutes were approved without changes. Sandy Jacobson moved to approve the minutes. William Chilton seconded. Minutes from April 18th meeting passed unanimously.

**2. Old Business**

- a. None

**3. New Business**

- a. **File Number:** HPC 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

Staff provided a brief summary of the project and introduced Ms. Sue Pruchnicki who was representing Bond Architects. Ms. Pruchnicki explained that Bond Architects is working with the library to develop a job scope that would result in the replacement of windows throughout the library. Ms. Pruchnicki provided a brief PowerPoint that illustrated and explained the specifics associated with the scope that is being considered to replace the windows.

After the presentation the commission had general discussion pertaining to the request. The primary concerns that arose, during the discussion, was how the window mullions and clear glass would affect not only the exterior look, of the building, but how it would affect the natural lighting and look associated with the interior of the building. As a result, it was requested that further information be provided to address those concerns.

In response to the concerns, Library Director Patrick Wall and Ms. Pruchnicki explained that they would further evaluate and discuss future options. However, they noted that the replacement of these windows, to the newly considered windows, was based upon various factors that included safety, costs, efficiency, maintenance, etc.

At the completion of the discussion it was recommended that the commission visit the site, prior to the next meeting, to view the potential interior and exterior look of the prospective window mullions. Library Director Wall indicated his staff would be happy to complete a mockup, of the potential look of the windows, and provide the commission an opportunity to come and view this mockup on site. Staff was directed to coordinate this effort.

At the completion of the discussion the item was tabled upon further review and would be brought back to the commission at a future date.

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

None

#### **5. 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**

MEETING DATE: October 17, 2019

APPLICATION TYPE: Design Review for Conformance w/ District Standards (HPC 19-03)

LOCATION: 6323 Westminster Place

HISTORIC DISTRICT: Parkview Historic District (Local Historic District)

PROJECT DESCRIPTION: Paint Exterior of Home / Replace Windows in Front of Home

APPLICANT: Stephen & Sabine Rhodes

PROPERTY OWNER: City of University City

COUNCIL DISTRICT: 1

EXISTING ZONING: Single-Family Residential (SR)

EXISTING LAND USE: Public Library

**SURROUNDING ZONING AND LAND USE**

North:	SR-Single Family Residential District	Single-family residential
East:	SR-Single Family Residential District	Single-family residential
South:	SR-Single Family Residential District	Single-family residential
West:	SR-Single Family Residential District	Single-family residential

**PERTINENT CODE  
SECTION(S):**

Article 6 – Historic Landmarks and Districts  
- Division 11 Parkview Historic District  
400.1860 Historic District Established  
400.1870 District Regulations  
400.1880 District Standards

Section 400.1870 District Regulations.

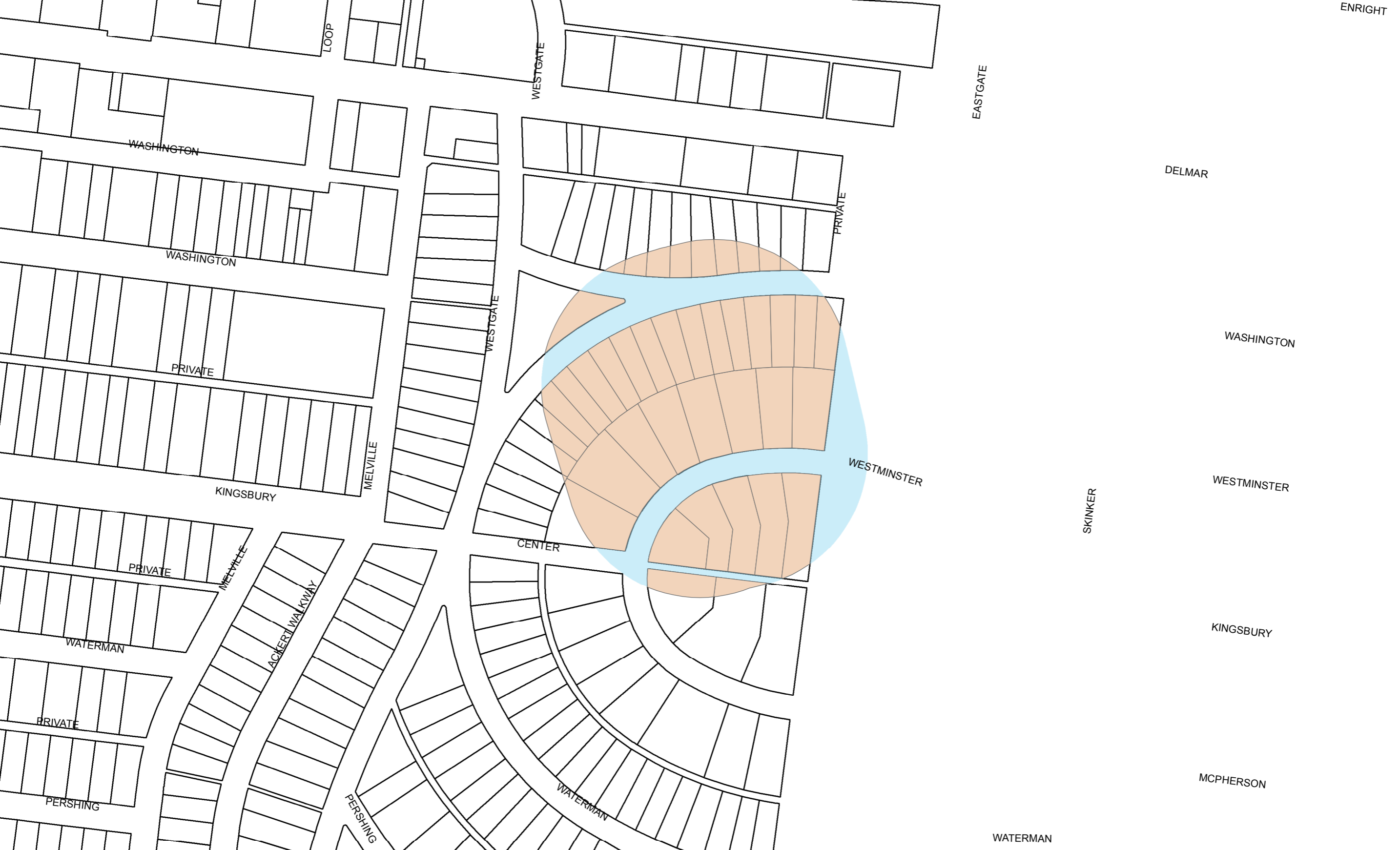
[R.O. 2011 §34-86.2; Ord. No. 6139 §1(Exh. A (part)), 1997]

- A.** No new structures shall be erected within this district and where visible from the street, none of the activities listed below shall be carried out without first being referred to the Historic Preservation Commission for review to determine conformity with the appearance standards of this district. A building permit is required for items numbered 1 through 4. Historic Preservation Commission approval is required for items 5 through 11 which are exempted from building permit requirements
- 6.** The replacement of doors, door frames, windows or window frames; and installation or replacement of storm windows and storm doors, when the openings are in facades facing a street;
  - 8.** Painting of previously unpainted masonry surfaces;

Section 400.1880 **District Standards.**

[R.O. 2011 §34-86.3; Ord. No. 6139 §1(Exh. A (part)), 1997]

- D.** In the event an element of these proposed use, construction and restoration standards is not consistent with other City codes or ordinances, the most restrictive shall apply. The Building Commissioner shall inform the Historic Preservation Commission in the event other City codes or City ordinances are found to be more restrictive than the provisions of this Article
- c.** *Exterior materials.* Exterior materials when visible from the street should be of the type originally used when the buildings within the historic district were built: brick, stone, stucco, wood, and wrought and cast iron. Artificial siding or facing materials are not, in general, compatible. The Historic Preservation Commission may be consulted for a list of current, compatible materials and their costs for use by property owners wishing to improve their buildings. Artificial materials may be acceptable for soffits if designed to replicate natural materials, if properly vented for circulation of air, and if installable without damage to significant architectural features. Unpainted masonry surfaces should not, in general, be painted.
  - d.** *Details.* Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows, should be maintained in their original form if at all possible. Renovations involving changes to window or door openings require a building permit and thus must be reviewed by the Historic Preservation Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials



LOOP

WESTGATE

EASTGATE

WASHINGTON

DELMAR

WASHINGTON

PRIVATE

PRIVATE

WESTGATE

WASHINGTON

KINGSBURY

MELVILLE

WESTMINSTER

WESTMINSTER

SKINKER

PRIVATE

CENTER

MELVILLE

KINGSBURY

WATERMAN

LACKETT WALKWAY

PRIVATE

PERSHING

WATERMAN

MCPHERSON

PERSHING

WATERMAN

HISTORIC PRESERVATION COMMISSION  
OF UNIVERSITY CITY

APPLICATION FOR REVIEW

Received  
SEP 30 2019  
Department of Community Development  
City of University City  
6801 Delmar  
University City MO 63130  
19-08301

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 6323 Westminster Place 63130

NAME OF HISTORIC DISTRICT Parkview

GENERAL INFORMATION

Owner Stephen & Sabine Rhodes Phone 314-680-8595

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

Applicant Same as above Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature of applicant  Date September 27, 2019

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.  Paint Exterior of home \_\_\_\_\_
2.  Replace windows on the front of the home with custom windows designed to appear identical to the existing windows \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

**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:** Clifford Cross, Director of Planning (314) 505-8516

**Rational for changes:**

Seeing the beautiful examples of other painted homes in Parkview, we started the process of having our newly purchased home professionally painted. Wanting to preserve the integrity of the home, we selected a permanent product that chemically bonds with the brick ensuring that it will last without peeling or flaking. Shortly after the project commenced we were notified that such painting required approval of the historic committee. We quickly halted the painting process and contacted city hall. As a result we now have a partially painted house (see pictures), painted with a permanent product that can not be removed. We sincerely apologize for the inconvenience and additional work we have caused the committee as this was never our intention. Additionally, we planned to replace the windows on the front of the home to improve the heating and cooling efficiency.

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



6323 WESTMINSTER PLACE

# Proposed Changes

- Replace windows on the front of the house
- Paint exterior of home

19-08301

**Received**

OCT 07 2019

Department of Community Development  
City of University City  
6801 Delmar  
University City MO 63130

Windows



Previously Replaced  
Windows

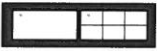


Custom Aluminum Chad  
2nd Floor Replacement



# Window Specifications

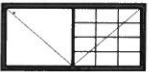
Line # 12 2nd FL - Master Bed



DH LINCOLN FIT  
S.O. 19-1/8" x 68-1/4"

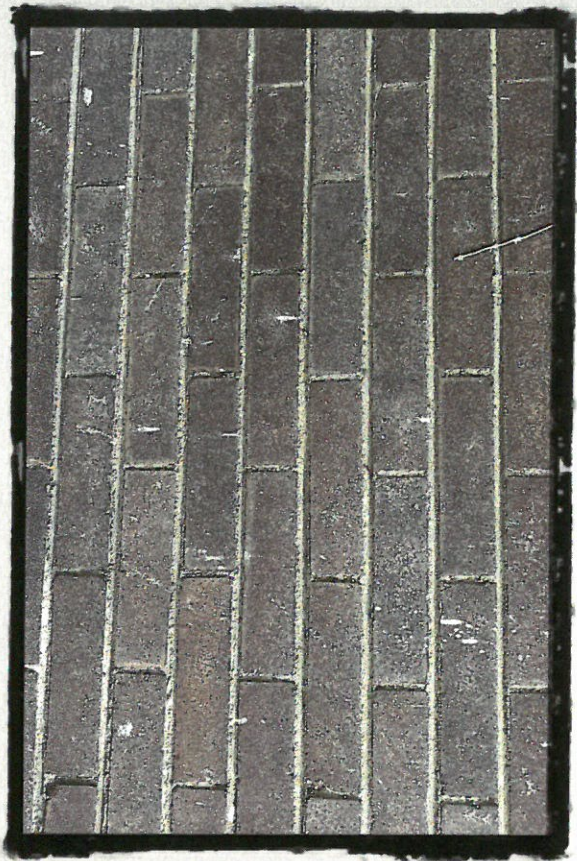
- DBLH-LINC-FIT-1: Black Alum Clad AAMA 2605; Loe-272 Sash Opening 19-1/8"x68-1/4" 1 Full Black Screen(s) Applied ULTRAVUE Mesh
- Preserve Glass (Top) N/C
- Silver Spacer 5.92
- 5/8" SDL (Top) (2W3H) Profiled Interior - With Mill Finish Internal Grids N/C
- Preserve Glass (Bot) 102.12
- Silver Spacer N/C
- 3-5/16" Jamb N/C
- White Hardware N/C
- Beige Jambliners N/C
- Pre-Finished White Interior 79.18
- Divided Lite InteriorPre-Finished White 6.66
- Wide Rail Double Hung (Glass Size 13-3/8x30-9/32) N/C
- O.A. Box Size 18-3/4"x68"

Line # 1

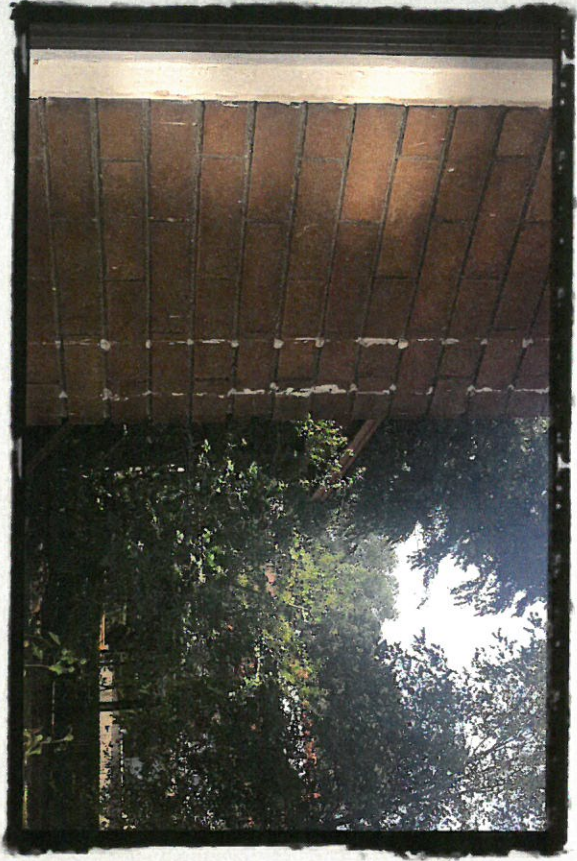
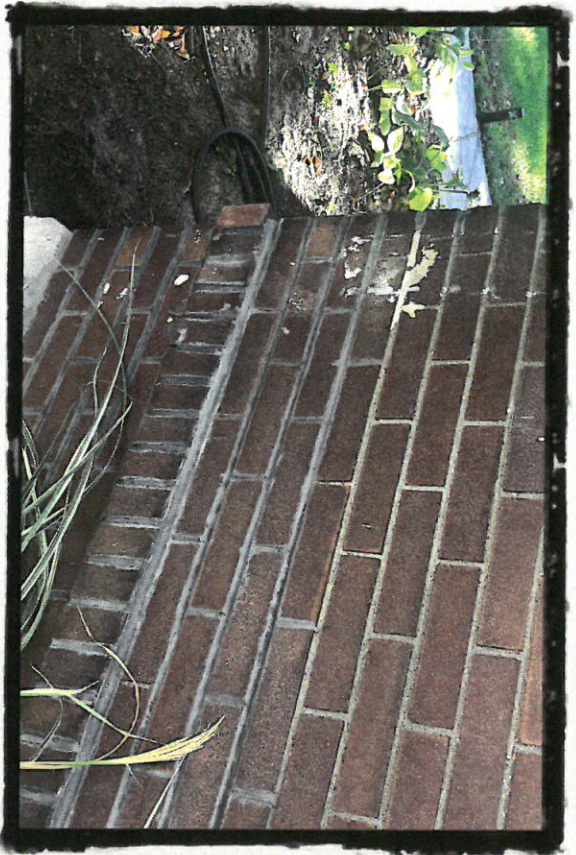


- CSMT-SASH; 27-1/2x62-1/2; R; Black Alum Clad AAMA 2605; Loe-272
- Custom Width Upcharge
- Custom Height Upcharge
- Preserve Glass
- Silver Spacer
- 5/8" SDL (29-27/32" Daylite Opening Top Tier 4W3H ) Profiled Interior - With Black Internal Grids 2" Horizontal SDL Bar
- Pre-Finished Black Interior
- Divided Lite InteriorPre-Finished Black
- Sash OSM 30-11/16x65-11/16
- Add Three Additional Weeks To Standard Lead Time For Pre-Finished Black Interior

Current Condition of Brick Exterior



Current Condition of Brick Exterior



Examples of Painted Homes In Parkview



6307 Westminster Place



6238 Westminster Place

Examples of Painted Homes In Parkview



6249 Washington



6348 Washington



Examples of Painted Homes In Parkview



6318 Pershing



Pershing

Additional Painted Homes Not Pictured

## Problems

- Current brick has white paint drips and splashes on virtually every side of the home.
- Previous brick replacements do not match home.
- Multiple mortar colors used for previous repairs do not match the original color.
- Multiple sections of brick are discolored.

## Our Solution

# ROMABIO

Changing The Way The  
World Makes Paint

• • • • •  
Beautify Masonry Surfaces Naturally

- Extremely Durable
- Natural Beauty & Finish
- Breathable & Mold-Resistant

*Painted Look For Masonry Surfaces  
Without Damaging The Surface Or  
Integrity Of The Structure*

• • • • •  
Natural Products For  
Natural Surfaces

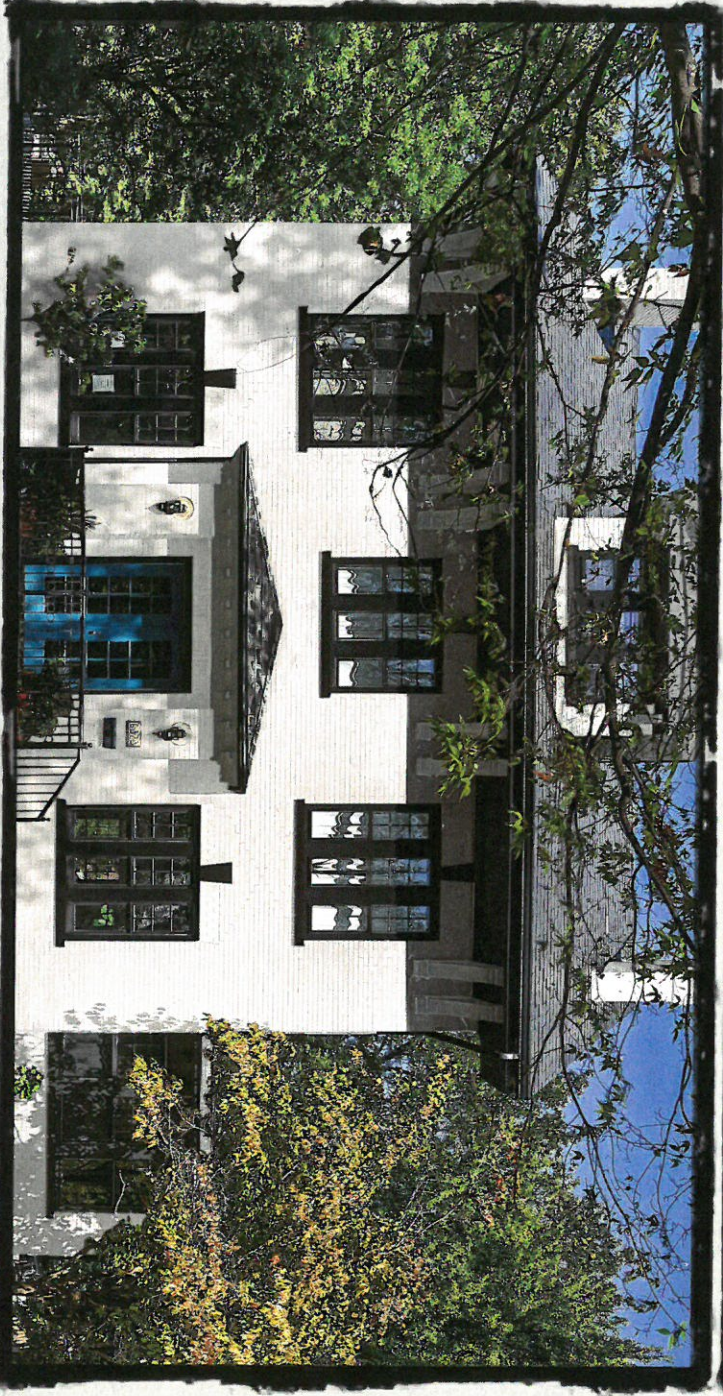
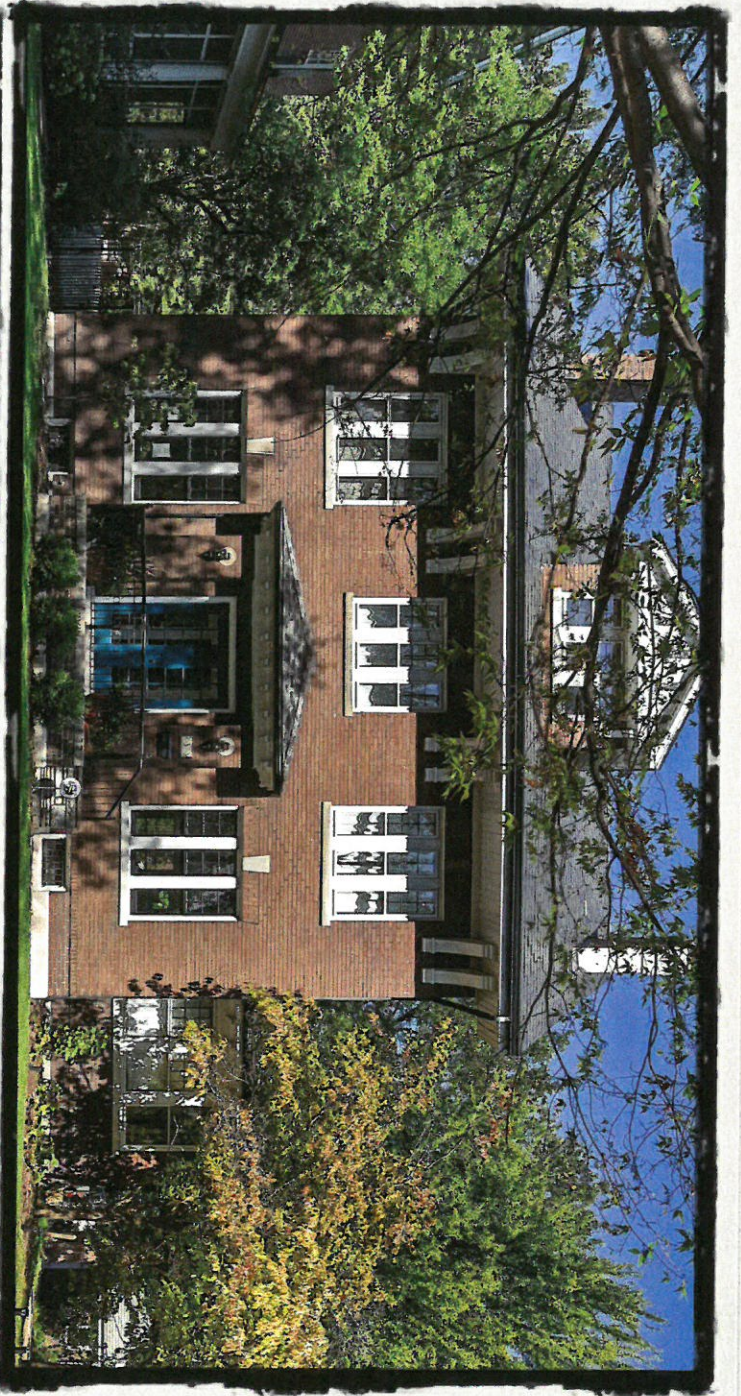
ROMABIO Mineral & Lime Paints are BIO (biological), made from nature. They are not acrylic or latex paints. They are derived from natural materials and create a natural, breathable paint. These paint products do NOT seal the brick, but rather the natural ingredients calcify to the brick. This creates a long lasting paint that is extremely durable, and won't peel or flake off.

• • • • •  
Products For Painted  
Brick, Stone, and More

Create a painted flat, solid, or chalky finish with these products:

- BIODOMUS® I** Interior/Exterior Mineral Paint with extremely flat finish
- BIODOMUS II** Interior/Exterior Mineral Paint with additional aggregate for a textured, flat finish
- BIOCALCE® A** Slow-set lime paint providing a flat, chalky and durable finish





# Current Status of 6323 Westminster Place

- We sincerely apologize as we did not ever intend to violate any ordinances with our actions. We quickly halted work once notified.
- We love our new home and neighborhood and hate that our home is partly covered with a beautiful yet permanent product designed to preserve the surface and integrity of the structure.

