



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 October 17, 2019

Present:

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

Absent:

Christine Mackey-Ross

Adam Brown, Planner
Clifford Cross, Director of Planning and Development
Council Liaison, Tim Cusick

1. Approval of Minutes

- a. The August 15, 2019 minutes were approved without changes. Ms. Leach moved to approve the minutes, Ms. Jacobsen seconded. Minutes from August 15th meeting passed unanimously.

2. Old 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. Susan Pruchnicki and Ms. Lori Everett, representing Bond Architects. Ms. Pruchnicki presented renderings of the windows as they would look once replaced, with mullions and clear glass. One of the slides demonstrated a similar building, Tegler Hall, at Saint Louis University. This was notable as the building was built by the same architects, in the same era as the University City Library, and used mullions. Ms. Pruchnicki and Ms. Everett described the necessity for mullions to support larger panel of tempered glass to meet modern building codes for health and safety. Patrick Wall, the Director of the U City Library, also spoke, describing how customers and library staff did not notice the mock-up mullions that had been placed on the windows with tape. Some commission members had a chance to view the mock-

up in a walk-through earlier in the week. He also noted that many customers have called for better lighting and more natural light in the building.

There was discussion about how the windows would affect lighting and the view from inside the library; however, Mr. Cross pointed out that the Commission has no charge or jurisdiction to regulate interior elements of historic buildings. The bulk of the discussion centered around the color of the clear glass, which commission members were concerned would appear green and significantly change the appearance and architectural intent of the building façade. The other concern was the mullions. The commission questioned whether they were necessary, and the architects explained that without the mullions, to support the size of glass panel needed, significant structural steel elements would need to be added to the windows. The commission requested that the mullions be moved as far to the top and bottom of the windows as possible. They also decided that in order to make a judgement about the color of the glass, they would need a new, bronze-colored sample ordered, and would like to visit the library and view the glass samples and mullion samples during daylight at the library, to compare to the existing windows. Mr. Cross said staff could accommodate this request and will coordinate with Bond Architects to set up another meeting as soon as possible once the new glass sample is received.

Ms. Leach moved to order darker glass, alter the renderings, and hold a meeting at the library. Mr. Klahr seconded. The motion passed unanimously.

3. New Business

a. **File Number:** HPC 19-06323

Address: 6323 Westminster Place, University City, MO

Applicant: Stephen and Sabine Rhodes

Property Owner: Same as Applicant

Request: Design Review for Conformance w/ District Standards

Mr. Rhodes made a presentation of his case – he described the context leading up the purchase of their home and their aspirations to renovate and improve the appearance of the home. He described the various features on the exterior that had been damaged or were not consistent with the original home, including damaged or replaced bricks that did not match, structures removed and leaving markings, and splattered paint on the bricks. He also showed the custom window replacements he had ordered to match first floor windows which had been replaced in the past. Mr. Rhodes then gave background on painting brick and why he had chosen the mineral paint product that he ultimately did as the best way to paint and preserve the integrity of the brick while unifying and beautifying the home. Furthermore, he showed photos of houses in the neighborhood which had already been painted.

The commission questioned Mr. Rhodes about possible remediation of the area he had already painted. A major concern raised was the potential to set an unwanted precedent in terms of painting brick homes. Several members of the public spoke:

Randy Getts, 6330 Waterman, explained that he is the president of the agents for the Parkview Neighborhood, but was speaking as a resident only. His view was that the job of the agents is to maintain the indentures of the subdivision, and his main concern was setting an unwanted precedent.

Mary Gass, 6304 Westminster, also an agent speaking as a resident, said that she felt that the status of Parkview as a neighborhood was based historically on the consistency of brick homes in the neighborhood, and she didn't believe that this home should be given an exception and painted.

Marshall Crosby, 6345 Westminster, said he did not remember receiving notice from the subdivision board when he moved in, and recommended they communicate their indentures and processes more clearly to new neighbors.

Michael Eastman, 6305 Westminster, expressed sympathy over the difficult situation and offered the support of the Rhodes' neighbors.

Mr. Cross explained that there is no permit required for painting and window replacement, so the applicants would not have been notified during a permit application process of the need to go through the Historic Preservation Commission.

Sabrina Rhodes, one of the applicants, also spoke, apologizing for their oversight, and supporting the case her husband had made in justifying their decision to paint.

Mr. Klahr suggested that this case warranted an exception to the rule which the code's language implies is allowed. He suggested that the code could be changed to require this product to be used if and when homes are painted in the neighborhood.

Mr. Chilton moved to approve installation of the replacement windows and to deny the request to paint the home. Ms. Jacobsen seconded. The motion carried 4-1 with Mr. Klahr the only dissenting vote.

After discussion with the applicants, staff proposed to meet and seek a solution to remedy the issue of the paint that has already been applied.

4. Council Liaison Report

Mr. Cusick reported on the Olive/170 development, the Stormwater Task Force, and the Loop Trolley.

5. Adjournment

Ms. Marin adjourned the meeting at 9:02pm