



## 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, December 19, 2019

### 1. Roll Call

### 2. Approval of Minutes

Minutes for November 21, 2019

### 3. Old Business

#### a. **File Number:** 19-00711

**Address:** 711 Kingsland Avenue, University City, MO

**Applicant:** Tristar Companies LLC

**Property Owner:** Tristar Companies LLC

**Request:** Demolition Permit Review

### 4. New Business

#### a. None

### 5. Other business

#### a. Re-Appointment of Members (Leach - Completed)

#### b. 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

MINUTES  
HISTORIC PRESERVATION COMMISSION MEETING  
University City Public Library  
6701 Delmar Blvd, University City, MO 63130  
6:30 pm; Thursday November 21, 2019

**Present:**

Donna Leach  
Donna Marin, Chair  
Bill Chilton  
Robert Klahr  
Sandy Jacobsen  
Christine Mackey-Ross

**Absent:**

Esley Hamilton

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

**1. Approval of Minutes**

- a. The October 17, 2019 minutes were approved with two corrections. Mr. Klahr moved to approve the minutes, Ms. Leach seconded. The motion 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

Mr. Cross introduced the case and Ms. Lori Everett from Bond Architects. Ms. Everett said her team had done a new mock-up of the lowered mullion (single horizontal), and she shared samples of the new colors of glass with photos of those samples held up next to the original windows during daylight hours. There was discussion about which sample most closely matched the original color.

There was a question as to the necessity of the vertical mullion. Ms. Everett explained that a vertical mullion is necessary. She explained they had done further research as to options for windows with sizing, and the manufacturers of the curtain walls limit their wind-load measurements at eight feet.

The vertical span will require a sealant (caulk joint) and a mullion on the inside. The horizontal needs to be confirmed as to whether the sealant is possible. The horizontal mullion will stay consistent in height for all windows. There was a question as to what the dimension of the mullions would be on the side, header, and sill. Ms. Everett said they would be about 2” and the mullion on the interior would have a depth of 6-7.” The entire mullion system would be on the inside with the depth mentioned above. All windows will have a single vertical mullion except for the one over the door with two vertical mullions. The goal of the commission is to have no mullions on the outside.

Ms. Mackey-Ross asked if there was a preference on the library’s part. Patrick Adams, Director of the University City Public Library, said that the library prefers as much light to be let into the building as possible. Ms. Marin reiterated that the clear glass would reveal the mullions more than the darker glass. The bronze would reveal more of the mullion than with the darker glass. There was further discussion about the benefits of the different shades of glass. Although the new Low E glass allows light in without damaging UV rays (harmful to the library’s collection), it still reveals the mullions from the outside. The bronze offers a darker option than clear, but the mullions would be more visible than with the dark gray glass.

Ms. Leach moved for the redoing of the windows of the library for the color of the glass to be **“grey # ¼” SN 68 /GY #2, 12.5 mil, ¼” Clear, Old Castle sample”** submitted, with **dark bronze # 740 mullion Old Castle Reliance (curtain wall product)**. There will be a horizontal mullion approximately **30”** up from the floor . There will be structural silicone glazing for the exterior. The vertical mullions will be at the midpoint in the window, except for the piece of glass over the front door, where two vertical mullions will match the door below. Photos of these specifications will be attached with the file. Mr. Cross explained that the Zoning Administrator would enforce the color choices based on this recommendation. Full drawings will be submitted to Planning and Zoning. Ms. Everett will confirm whether a mullion cap would be needed. The motion was seconded by Ms. Mackey-Ross. The motion passed unanimously.

### **3. Council Liaison Report**

Mr. Cusick updated the Commission on the Economic Development Strategic Plan, the Olive/170 development, and the Stormwater Task Force.

### **4. Adjournment**

Ms. Marin adjourned the meeting at 7:34pm



**Department of Planning and 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: December 19, 2019  
APPLICATION TYPE: Demolition Permit Review (HPC 19-04)  
LOCATION: 711 Kingsand Avenue (Delmar Harvard School)  
HISTORIC DISTRICT: University City Civic Complex (Local Historic District)  
PROJECT DESCRIPTION: Demolition of East Building  
APPLICANT: Tristar Companies LLC  
PROPERTY OWNER: Tristar Companies LLC  
COUNCIL DISTRICT: 2  
EXISTING ZONING: Public Activity (PA)  
EXISTING LAND USE: Vacant Structure – Prior Delmar-Harvard School

**SURROUNDING ZONING AND LAND USE**

North:	High Density Residential/Office (HRO)	Lewis Center
East:	Core Commercial (CC)	Parking Lot
South:	Public Activity (PA)	Governmental/Library
West:	Public Activity (PA)	Governmental

**PERTINENT CODE SECTION(S):**

Article 6 – Historic Landmarks and Districts  
- Division 5 Demolition Permits Reviewed By Commission  
400.1650 Permit Review

It shall be unlawful to demolish any building, structure or humanly constructed object anywhere in the City without first obtaining the appropriate permit in accordance with the requirements of the Building Code and complying with the procedures set forth in this Section. Historic Preservation Commission review of demolitions shall be limited to those located within established historic districts and/or at established historic landmarks as set forth in this Chapter. Demolition shall be construed to include an act or process which destroys, in part or in whole, a structure or which threatens to destroy a structure by failure to maintain it in a condition of good repair and maintenance. Nothing in this Article shall be construed so as to prohibit the Building Commissioner from acting under any emergency provisions of the Property Maintenance Code.

Article 6 – Historic Landmarks and Districts  
- Division 5 Demolition Permits Reviewed By Commission  
400.1660 Review Procedures

- A. Zoning Administrator. After examining an application for permission to demolish a building or structure and finding that the application is in proper form, contains all necessary information, and complies with all applicable provisions of City ordinances, the Zoning Administrator shall forward a copy of the application to the Historic Preservation Commission if it is determined that the application involves demolition within an established historic district or at an established historic landmark as set forth in this Chapter. If, within fifteen (15) days of the receipt of the application to demolish, the Historic Preservation Commission has not responded, the application shall be deemed approved by the Historic Preservation Commission.
  
- B. *Historic Preservation Commission.* The Commission shall review every application for a permit subject to this Section if it is determined that the application involves demolition within an established historic district or at an established historic landmark as set forth in this Chapter

Article 6 – Historic Landmarks and Districts  
- Division 5 Demolition Permits Reviewed By Commission  
400.400.1670 Standards of Review For A Permit To Demolish

- A. In reviewing an application for a permit subject to this Section, the Commission shall make a determination as to whether or not the proposed demolition is detrimental to the preservation of historic landmarks or historic districts. In making this determination, the Commission may consider the following criteria:
  - 1. The historic value of the building or structure by reason of age or association with important figures or events; or as evidence of aspects of the history of University City, the State of Missouri or the United States; or as an embodiment of the distinctive characteristics of a type, period or method of construction; or as a representation of the work of a historically notable architect, designer or craftsman;
  - 2. The visual and spatial relationship of the building or structure to designated or potential historic landmarks or historical districts;
  - 3. The state of deterioration or disrepair or structural unsoundness of the building or structure, and the practicability of rehabilitation. The Commission may require the applicant to submit documentation in a form specified by the Commission or other information necessary to determine whether the property can be rehabilitated or restored with a reasonable economic return to the owner.

# HISTORIC PRESERVATION COMMISSION OF UNIVERSITY CITY

## APPLICATION FOR REVIEW

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** 711 Kingsland Ave

**NAME OF HISTORIC DISTRICT** University City Civic Complex Historic District

### GENERAL INFORMATION

Owner Tristar Companies LLC

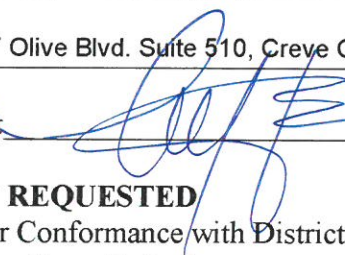
Phone 314-292-5317

Address (if different) 12647 Olive Blvd. Olive Blvd. Suite 510, Creve Coeur MO 64141

Applicant Tristar Companies LLC

Phone 314-292-5317

Address 12647 Olive Blvd. Suite 510, Creve Coeur MO 63141

Signature of applicant 

Date 11-26-19

### 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. See attached
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**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 checked="" 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:** Zach Greatens, Planner (314) 505-8501

COMMENTS: \_\_\_\_\_

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

Tristar Companies is a local development company that has done both historic renovations and ground-up institutional quality developments (see [www.tristarcompanies.net](http://www.tristarcompanies.net)). We purchased the Delmar-Harvard school buildings at 711 Kingsland Ave.

Based on our experience in historic rehabilitations and our desire to do more of them, we studied both structures and the connecting link. As a result, we intend to preserve the Harvard building and adaptively reuse the structure as newly rehabbed office space, preserving the exterior façades in their entirety where possible. The Delmar building presented extensive design and dimensional constraints renders the building functionally obsolete for adaptive reuse. Even if it were possible to work within those constraints, the potential uses would be incompatible with locational aspects of the property, including visibility from Delmar Boulevard and lack of parking. These challenges led us to conclude that a better solution is to demolish both it and the connecting link and build a new hotel that will complement the architecture of the Harvard building and the neighborhood.

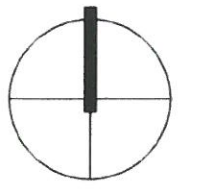
The hotel we are planning is a “Tru” by Hilton. A typical Tru hotel façade presents a contemporary facade that we believe is incompatible with the existing aesthetics of the Civic Complex. Therefore, we have included a great deal more masonry than is typical for the Hilton Tru brand. The masonry colors we’ve selected reference the buildings and materials located in the University City Civic Complex Historic District, and its surrounding area.

We propose to remove a small portion of the existing stone wall that abuts the sidewalk along Kingsland Avenue to provide pedestrian and vehicular access to the hotel. A majority of the stone wall and fence will be repaired and preserved. It is a very attractive wall and our hotel design will complement it nicely.





KINGSLAND AVENUE



SITE PLAN

Scale: 1" = 30' - 0"

TRU HOTEL

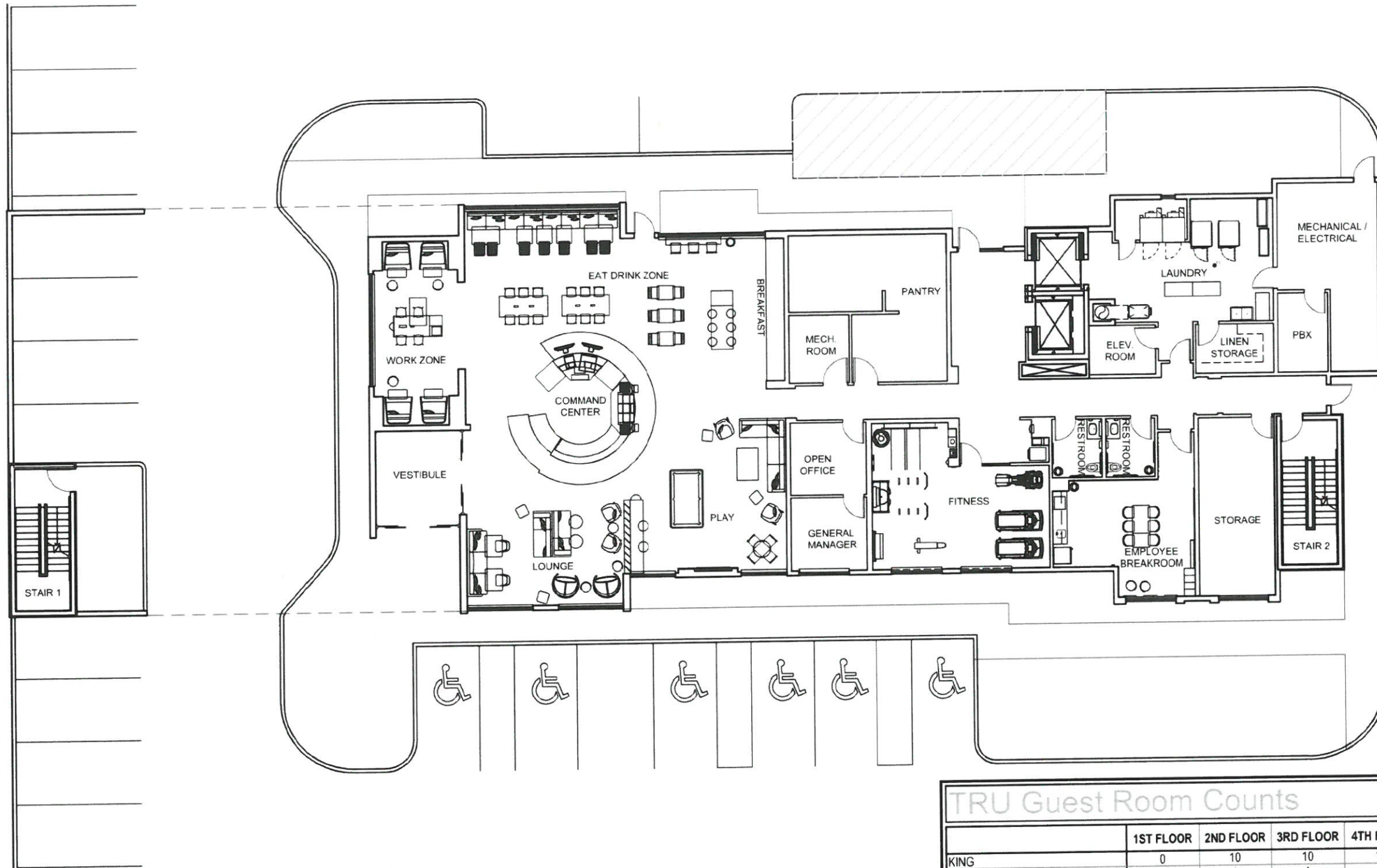
711 KINGSLAND AVE  
UNIVERSITY CITY, MISSOURI 63130



TRISTAR  
PROPERTIES

gray

119192.00  
11.18.2019



TRU Guest Room Counts						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	10	10	10	10	40
KING - ACC	0	1	1	1	1	4
DOUBLE QUEEN	0	15	15	15	15	60
DOUBLE QUEEN - ACC	0	1	1	1	1	4
AREA CALCULATION	7,645 SF	10,689 SF	10,689 SF	10,689 SF	10,689 SF	50,401 SF
<b>TOTAL</b>	<b>0</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>108 KEYS</b>
APPROX FINISHED FLOOR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	

FIRST FLOOR PLAN

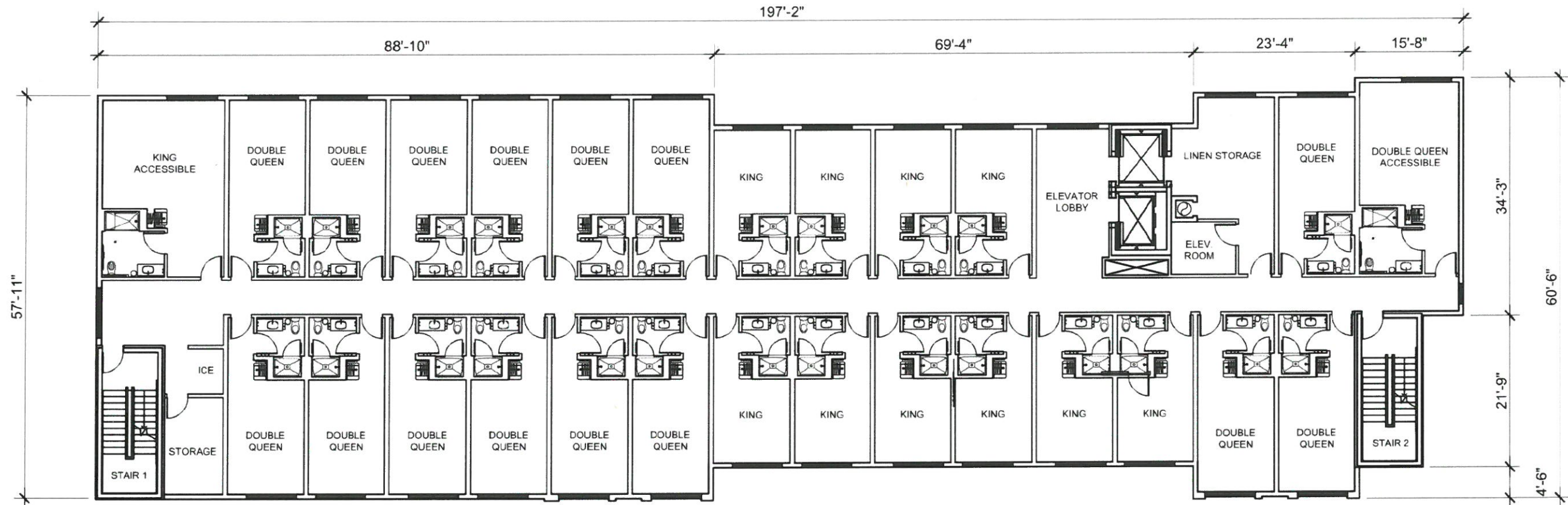
SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE  
UNIVERSITY CITY, MISSOURI 63130



119192.00  
11.18.2019



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APPROX FINISHED FLOOR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	

UPPER FLOOR PLAN

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE  
UNIVERSITY CITY, MISSOURI 63130



119192.00  
11.18.2019



EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE  
UNIVERSITY CITY, MISSOURI 63130



19192.00  
11.21.2019



EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

TRU HOTEL

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19192.00  
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EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

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19192.00  
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