

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 Wall, 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 # 1/4" SN 68 /GY #2, 12.5 mil, 1/4" 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