



## **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, January 16, 2020

### 1. Roll Call

### 2. Approval of Minutes

Minutes for November 21, 2019

### 3. Old Business

### 4. New 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 & Design Review

### 5. Other business

- a. Public Comments (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations)
- b. Commission Members Attendance/Expiration Dates
- c. Election of Officers – Nomination and election of Chairperson, Vice-Chairperson, and Designated Alternate

### 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**

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**HISTORIC PRESERVATION COMMISSION MEETING  
STAFF COVER SHEET**

MEETING DATE: January 16, 2020  
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 & Design Review  
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.

**Section 400.1750 District Regulations.**

[R.O. 2011 §34-82.2; Ord. No. 6139 §1(Exh. A (part)), 1997]

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.

**Section 400.1760 District Standards.**

[R.O. 2011 §34-82.3; Ord. No. 6139 §1(Exh. A (part)), 1997]

**A.** 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