



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

MINUTES
HISTORIC PRESERVATION COMMISSION MEETING
Via Video Conference
6:30 pm; Thursday August 20, 2020

The Meeting was called to order at approximately 6:30 PM.

Roll Call

Present:

Donna Leach, Chair
Robert Klahr
Bill Chilton
Sandy Jacobson
Christine Mackey-Ross
William Andrews

Absent:

Donna Marin

Clifford Cross, Director of Planning and Development
John Mulligan, City Attorney
Esley Hamilton, Requested Presenter
Frank Ollendorff, Requested Presenter

1. Approval of Minutes

Ms. Leach announced the consideration of the approval of the minutes from February 20, 2020. Mr. Klahr moved to approve the minutes from February 20, 2020. Ms. Mackey-Ross seconded the motion. The motion passed unanimously.

2. Public Comments

Public Comments Attached

3. Old Business

None

4. New Business

None

5. Other Business

- a. Mr. Ollendorff and Mr. Hamilton introduced discussion pertaining to the University Civic Plaza District. The discussion was completed with the directive that staff further review and research information pertaining to the Civic Plaza discussion.
- b. The Commission discussed how to move forward with term limits and expirations as it pertains to Commission members.

6. Council Liaison Report

Chairwoman Leach indicated that Council Woman Klein was the new liaison for the Commission. Mr. Mulligan mentioned that the City is considering a space needs study as it pertains to City owned buildings. Mr. Mulligan also discussed the status of the Olive and 170 Tif project. Other discussion pertained to the potential renaming of streets and parks.

7. Adjournment

The meeting was adjourned at approximately 9:08 PM.

Prepared by Clifford Cross

Clifford Cross

From: Jane & Frank Ollendorff <jane.franko@charter.net>
Sent: Thursday, August 20, 2020 11:49 AM
To: Clifford Cross
Subject: Citizen Comment 8/20/2020
Attachments: Bwayne_Commentary on the Police Station and study_8-2020.pdf

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To: Historic Preservation Commission
From: Frank Ollendorff, 8128 Cornell Court, U City, MO 63130
Agenda Item 6a: Future use and preservation of City Hall Annex

The City Council has been considering this subject in terms of Police Department location including Study Session 9/9/19, 6/22/20, and 7/13/20. Council plans to discuss and possibly decide on the future direction for this Civic Plaza restoration project at a Study Session 9/15/20. If HPC wants to advise City Council now, prior to any Council decision-making on the direction of this Civic Plaza project, I've been advised that you should request that City Council include HPC in an advisory capacity. See attached memo from Councilmember Bwayne Smotherson giving his decision to relocate the Police Department out of the Civic Plaza to Olive Blvd.

Thank you, Frank Ollendorff
314.791.6466 mobile
Jane.franko@charter.net

Plan for the future, not relive a past.

This council has been given a chance to do something different by showing vision and forward-thinking. We've been given a chance to place this city's government and police department directly in the path of growth and development that will meet new demands and challenges.

The Civic Plaza is evolving and changing.

- Lewis Place use to be Six Grade Center. Wash U is redeveloping that building into residential and office space. It will never be a school again.
- Demolition of the Delmar Building will be replaced by a hotel and the renovated Harvard building will house a conference center and business offices.

The only thing not evolving in the Civic Plaza is City Hall and the Annex. Putting the police back into the Annex will **set this city back for decades!** This closes the door for the city government and the police department to better address current issues and their future potential, for decades. This will be similar to the "Famos Barr" decision, now that was **"infamous!"**

Moving the police back into the annex is convenient, **not** forward-thinking, and is a short-term fix with long term consequences. Progress is happening all around us. An example is right in front of us, Coca's new building is progressive, built for the future. Let us continue in that vein.

City Hall is historic, however, it is not optimal as a functioning business office, and unfortunately, we're not giving this building the maintenance attention it deserves. We're using it as a workplace but should be celebrating its history. Here's the reality;

- Every department on the 3rd and 4th-floor departments of Public Works, Parks, Recreation and Forestry, and Planning Development should be moved to the Annex to better serve our citizens and municipal customers/developers/business operators.
- City Council should be using the Trinity building for Council meetings and as a Municipal Court.
- An additional use for the Trinity building should allow all of our Commissions to meet in our Government Center (Trinity building) and not in the Community Center and board room at Centennial Commons.

I know the next question is what happens with three empty floors in City Hall? One possibility to that question is simple and previously stated. Convert the 3rd and 4th floors into a “U City-centric” historical museum which it could be, making it another “destination” drawing people to appreciate the history this building represents. The 5th floor is special and should be appreciated for its view, allowing a minimum number of visitors due to the same entrance and exit. One way in, one way out. This view of how we should proceed not only keeps the door open for the future but adds to the importance of the Delmar Loop.

Here is a chance to continue that evolution.

- University City Police Department is recognized as being one of the best in St. Louis County.
- It was strongly suggested that other police departments emulate their policy and practices.
- A new police station should be a built-in appreciation for the job our police are doing and not put them back in a building not suitable but also not attractive to recruits.

If this council is serious about developing Olive, then that will put a bigger responsibility on our police. The fact that there are no police departments other than the North County Cooperative in Wellston, Vinita Park, and Hanley Hills, is currently a bigger role for our police. What will it mean when St Louis County and St Louis City finally decide to merge? What role would our police play? Remember we’re the big dog in this pond. We want to be prepared and positioned to take a leadership role.

Directly around University City is Wash U, Clayton, Ladue, Olivette, Overland, Vinita Park, Pagedale, and Wellston. If we stick our police back into the cave, we will never be able to serve a larger consolidated role for the new county organization. Those ever-expanding duties aren’t affected by the current economy or a shrinking population. Also, what role will our police play with Wash U, supporting its campus police and their expanding student population?

This issue requires strategic thinking. The University City Delmar Loop is not and should not be the consideration for the police location. It’s Olive that should determine the future location of the police station due to this city’s focus on its development.

Let's build a state-of-the-art Police Station for a deserving department and a progressive community. Plan for the future, not relive a past.

Bwayne Smotherson

3rd Ward City Councilman

University City resident for more than 50 years

Clifford Cross

From: Jane & Frank Ollendorff <jane.franko@charter.net>
Sent: Tuesday, August 18, 2020 1:43 PM
To: Clifford Cross
Subject: HPC Citizen Comment
Attachments: Index_U CITY CIVIC PLAZA MASTER PLAN_8-16-2020.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Cliff, I would like to submit this Citizen Comment for the HPC 8/20/2020 meeting.

To: HPC Members

From: Frank Ollendorff
8128 Cornell Court
U City, MO 63130

I would like to submit for your use the attached Index to the Civic Plaza Master Plan.

314.791.6466 mobile
Jane.franko@charter.net

MASTER PLAN: UNIVERSITY CITY CIVIC PLAZA HISTORIC DISTRICT– Index

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○ “The zoning affecting the District was reviewed and found to be complete, giving the Historic Preservation Commission the authority to review and approve developments within the District. It is intended that this Master Plan will provide the Commission and developers the criteria for review of proposals.”	page 34

UNIVERSITY CITY HISTORIC CIVIC PLAZA

Property	Owner	Architect
*CITY HALL	University City	Trivers
*ANNEX/POLICE AND FIRE	University City	Trivers
630 TRINITY/OLD LIBRARY	University City	Trivers
*STREETSCAPE, R-O-W	University City	
*LION GATES	University City	WUTA
D-H PLAYGROUND/TEMP POLICE	University City	Trivers
*LEWIS CENTER	Washington University	
560 MUSIC CENTER/CASA	Washington University	
CASTLEREAGH	Washington University	
PARKING STRUCTURE	Washington University & COCA	
*CENTER OF CONTEMPORARY ARTS	COCA	
TRINITY DELMAR/GREEK ORTHODOX		
UNIVERSITY UNITED METHODIST CHURCH	Church	
U.S. POST OFFICE	U.S. Postal Service	
*CHURCH OF SCIENTOLOGY/6901 DELMAR	Church	
HARVARD SCHOOL	TRISTAR/Rod	
GARDEN BUILDING	Steve Stone	