



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
6:00 pm; Wednesday November 4, 2020

The Meeting was called to order at approximately 6:00 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
Council Liaison Klein
Frank Ollendorff, Public

1. Approval of Minutes (6:02 pm)

The commission approved the August 20, 2020, September 17, 2020 minutes by a 5-0 vote. The October 22, 2020 minutes were also considered and passed by a 5-1 vote contingent upon staff adding specific topics discussed during the Council Liaison Report.

2. Public Comments (7:19 pm)

Public Comments were entered into the record and attached to the minutes.

3. Old Business (7:20 pm)

- a. Mr. Cross presented future exterior and lighting renovation proposals for the property commonly known as 608 Kingsland Avenue. Upon discussion the commission requested that the owner and architect come before them for a future review and discussion. Frank Ollendorff also participated in the discussion on behalf of Mr. Stone. Mr. Chilton made a motion to deny the request and Ms. Jacobson second the motion. The motion to deny the request failed by a vote of 2-4. However, members who did not vote for the motion expressed interest in saving the transoms.

4. New Business

- a. None

5. Other Business (8:01 pm)

- a. Mr. Cross advised that the City was working on appointments and re-appointments but had no updates.

6. Council Liaison Report (8:02 pm)

Council Liaison Klein updated the Commission on multiple items associated with the City. The two items pertained to the Avenir project rezoning and 7800 Groby.

7. Adjournment

The meeting was adjourned at approximately 8:07 PM.

Prepared by Clifford Cross

Clifford Cross

From: Jane & Frank Ollendorff <jane.franko@charter.net>
Sent: Saturday, October 31, 2020 8:36 PM
To: Clifford Cross
Subject: CITIZEN COMMENT FOR HPC NOV 5, 2020
Attachments: Civic Plaza Master Plan p.33.pdf; DelmarGardens_Condensed Review Criteria_FOllendorff_10-26-2020.docx

Follow Up Flag: Follow up
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CITIZEN COMMENT FOR HPC NOV 5, 2020 (with two attachments)
FROM: Frank Ollendorff, 8128 Cornell Court, 63130
DATE: October 31, 2020
RE: Delmar Gardens (Cicero's) Renovation Building Permit

I strongly recommend HPC immediate endorsement of Steven Stone's Renovation plan. This Plan exceeds the Civic Plaza Historic District standards in two very important ways:

- The first installation of the high quality expertly designed façade lighting system developed for key U. City Loop properties.
- Replication of the original rooftop finials. These unique architectural features contribute greatly to historic relevance.

I asked Steven to prepare a memo for HPC members explaining his and the architect's responses to the three issues I heard raised at your last meeting:

- Awnings will be removed for storefront rebuild and replaced in *accordance with 1985 Master Plan standards*. They are required to avoid intolerable summer heat.
- Transoms will be removed, replaced with the Code-compliant insulated two pane glass storefronts. Transoms are mostly hidden from public view by awnings. These window transoms add little to the architectural design quality of the storefronts. Transoms were needed for air circulation before air conditioning. Now they just contribute to air and moisture infiltration.
- Marble panels replaced by black spandrel glass in new storefronts. Marble is not suitable for storefronts in the opinions of the owner and his architect due to strength, condition and moisture infiltration. The dark green and black tone of the marble does not match any other element of this historic structure. Retention of original marble is not required by 1985 Plan standards.

This plan meets and exceeds 1985 Master Plan standards. The Plan should be approved now to permit immediate construction.

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Jane.franko@charter.net

Condensed Historic Civic Plaza Review Standards for Delmar Gardens Exterior Upgrades/Lighting

By Frank Ollendorff 10/26/20

HPC: Determine if the planned alterations and repairs preserve the historic and architectural character of the building.

This determination shall be made on the basis of U City Civic Plaza Historic District Standards:

Standard 1. Historical and general architectural character will be properly preserved.

Standard 2. Not Applicable – for new building, building addition or other structure.

Standard 3. 1985 Civic Plaza Master Plan shall be utilized in the review of any proposed developments.

DELMAR GARDEN BUILDING

SITE PLAN - SCALE: 1/4" = 1'-0"

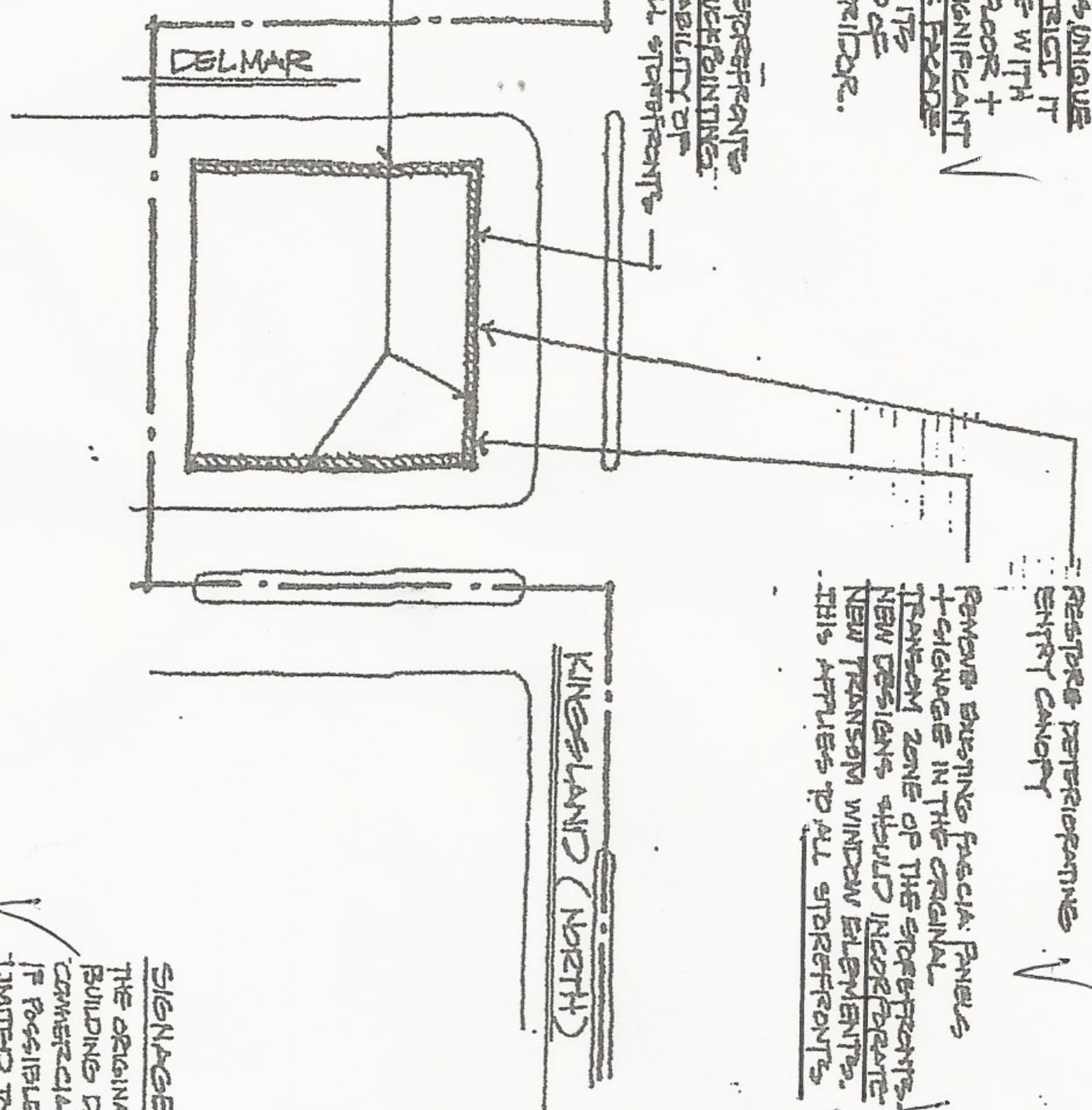
THE DELMAR GARDEN BUILDING IS UNIQUE AMONG THE BUILDINGS IN THE DISTRICT. IT IS A COMMERCIAL BUILDING TYPE WITH STOREFRONTS ON THE GROUND FLOOR + APARTMENTS ABOVE. IT IS A SIGNIFICANT BUILDING BECAUSE OF ITS BEIGE FACADE WITH TERRA COTTA DETAILS + ITS LOCATION AT THE WESTERN END OF THE DELMAR COMMERCIAL CORRIDOR.

BAND OF BEIGE ABOVE STOREFRONTS NEEDS REPAIRS + NEW TUCKPOINTING. CHECK STRUCTURAL STABILITY OF LINTEL ELEMENTS - ALL STOREFRONTS

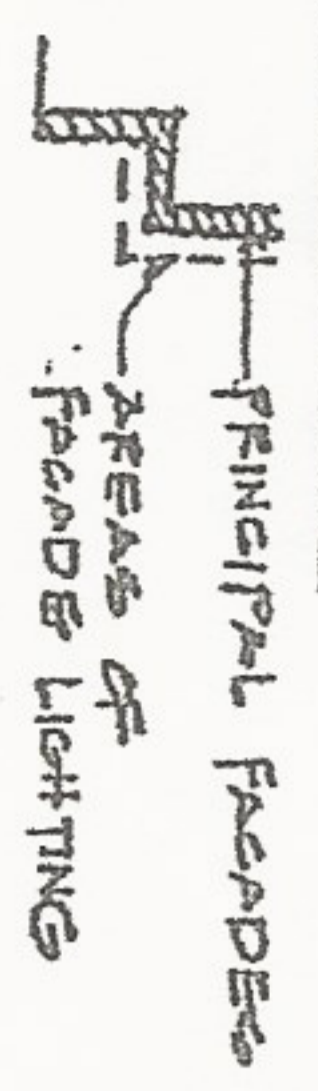
REMOVE PAINT FROM ORIGINAL STOREFRONT BEAMS + LINTEL ZONES TO EXPOSE ORIGINAL TERRA COTTA IF POSSIBLE
 OR PAINT COLORED TO MATCH UPPER FLOOR WINDOW COLORED TERRA COTTA

REMOVE PERIPIPTERINE ENTRY CANOPY

REMOVE BRASSING FACIA PANELS + CHANGE IN THE ORIGINAL TRANSOM ZONE OF THE STOREFRONTS. NEW DESIGNERS SHOULD INCORPORATE NEW TRANSOM WINDOW ELEMENTS. THIS APPLIES TO ALL STOREFRONTS



LEGEND:



SIGNAGE:

THE ORIGINAL DESIGN OF THIS BUILDING DOES NOT ACCEPT COMMERCIAL SIGNAGE GENERALLY IF POSSIBLE, SIGNAGE SHOULD BE LIMITED TO PAINTED ON GLASS WINDOW SIGNS OR SMALL WELL-DESIGNED BRACKET MOUNTED PROJECTING SIGNS (2' x 2' MAX).

PAVING:

CANVAS AWNINGS W/ SIGNS WOULD BE APPROPRIATE. VISUAL + PRACTICAL APPLICATION TO SOUTH + WEST STOREFRONTS