



Historic Preservation Commission

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

MEETING OF THE HISTORIC PRESERVATION COMMISSION
VIA VIDEOCONFERENCE
Thursday, July 28, 2022
6:30 p.m.

IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION

HPC will Meet Electronically on July 28, 2022

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the current order restricting gatherings and the ongoing efforts to limit the spread of the COVID-19 virus, the July 28, 2022 meeting will be conducted via videoconference.

Observe and/or Listen to the Meeting (your options to joint the meeting are below):

Webinar via the link below:

<https://us02web.zoom.us/j/88967943747?pwd=M2RJa1VEcHZvS3ltYkhscmdrR3ZjQT09>

Passcode: 958747

Or One tap mobile :

US:+13126266799,,88967943747#,,,,*958747# or+16469313860,,88967943747#,,,,*958747#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 889 6794 3747

Passcode: 958747

International numbers available: <https://us02web.zoom.us/j/88967943747?pwd=M2RJa1VEcHZvS3ltYkhscmdrR3ZjQT09>

Citizen Participation

Those who wish to provide a comment during the “Public Comment” portion of the agenda may provide written comments or request video participation invites to the Director of Planning and Development ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John Wagner, Director of Planning and Development. Such comments will be provided to the Historic Preservation Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

AGENDA

HISTORIC PRESERVATION COMMISSION

1. Roll Call
2. Approval of Minutes – NA
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

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*Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.*

4. Old Business

- a. None

5. New Business

- a. **File Number:** HPC 22-02
Address: 6330 Pershing Avenue
Applicant: Douglas M. and Sherida E. Tollefsen
Property Owner: Douglas M. and Sherida E. Tollefsen
Request: Parkview: Design Review for Conformance with District Standards.
VOTE REQUIRED

- b. **File Number:** HPC 22-03
Address: 6801 Delmar Boulevard
Applicant: City of University City
Property Owner: City of University City
Request: Civic Plaza: Design Review for Conformance with District Standards.
VOTE REQUIRED

6. Other Business

- a. None

7. Reports

- a. Council Liaison Report

8. Adjournment



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

HISTORIC PRESERVATION COMMISSION MEETING

STAFF COVER SHEET – HPC 22-02

MEETING DATE: July 28, 2022, 2012

APPLICATION TYPE: Design Review for Conformance with District Standards

LOCATION: 6330 Pershing Avenue

HISTORIC DISTRICT: Parkview Historic District (Local Historic District)

PROJECT DESCRIPTION: Construction of a new detached garage

APPLICANT: Douglas M. and Sherida E. Tollefsen

PROPERTY OWNER: Douglas M. and Sherida E. Tollefsen

COUNCIL WARD: 1

EXISTING ZONING: SR – Single Family Residential

EXISTING LAND USE: Single Family Residential

SURROUNDING ZONING AND LAND USE

North:	SR-Single Family Residential District	Single Family Residential
East:	SR-Single Family Residential District	Single Family Residential
South:	Forest Park Parkway	N/A
West:	SR-Single Family Residential District	Single Family Residential

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

ZONING ORDINANCE CONFORMANCE

Yes No No reference

PERTINENT CODE §400.1860 Parkview Historic District.

SECTION(S): §400.1870(A)(6): *The replacement of doors, door frames, windows or window frames; and installation or replacement of storm windows and storm doors, when the openings are in facades facing a street.*

Prepared by: John Wagner, Ph.D., Director of Planning and Development

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 6330 Pershing Avenue, U. City, MO 63130

NAME OF HISTORIC DISTRICT Parkview


GENERAL INFORMATION

Owner Douglas M & Sherida E Tollefsen **Phone** 314-315-2945

Address (if different) _____

Applicant Douglas M Tollefsen **Phone** 314-315-2945

Address 6330 Pershing Avenue, U. City, MO 63130

Signature of applicant  **Date** 7/8/22

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: Please see attached description

1. _____
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 type="checkbox"/> Plans | <input checked="" type="checkbox"/> Specifications | <input type="checkbox"/> Site Plans |
| <input type="checkbox"/> Materials Samples | <input checked="" 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.

Window replacement at 6330 Pershing Avenue

Contractor: Fischer Window and Door, 2714 Merchantile Drive, Brentwood, MO
63144

- (1) Remove existing storm windows (installed in the 1980's)
- (2) Retain shutters
- (3) Retain original brick molding, sills and aprons; repaint to match new window inserts (stone white)
- (4) Install Marvin Ultimate Double Hung G2 window inserts

Window specifications (see appended Marvin literature and project quote
6/23/22)

- (1) Wood construction: interior painted; exterior surfaces clad with extruded aluminum
- (2) Exterior finish: stone white
- (3) Lites will match existing pattern on each window (shown in project quote)
- (4) Double-pane glass with 7/8th inch simulated divided lites (SDL) and black spacer bars between panes



6330

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL

Provides a sleek aesthetic at 1 15/16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH

Allows easy access to exterior glass for cleaning and maintenance.

RETRACTABLE SCREEN

A screen option that easily retracts out of sight when not in use and provides smooth, quiet operation.



INTERIOR SHADES

Integrate seamlessly into the window without visible cords or pulleys. The fit is precise with virtually no light bleed.

EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING

Exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES

Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL

The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE

LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK

Eliminates drafts and improves the window's overall structural integrity.



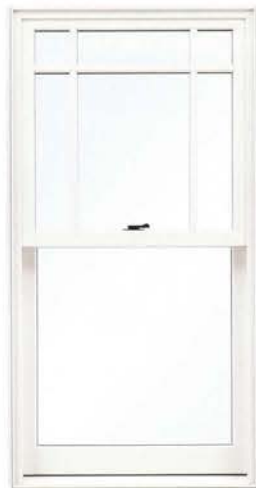
Double Hung Insert G2 windows with Matte Black hardware

ULTIMATE DOUBLE HUNG INSERT G2

The Ultimate Double Hung Insert G2 window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house. Ultimate Double Hung Insert G2 windows always fit into your existing space and appear completely integrated into your home.



INTERIOR



EXTERIOR



SASH LOCK IN SATIN NICKEL

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Ultimate Double Hung G2 window in Ebony

Ultimate Double Hung G2 window in Suede



DIVIDED LITES

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)

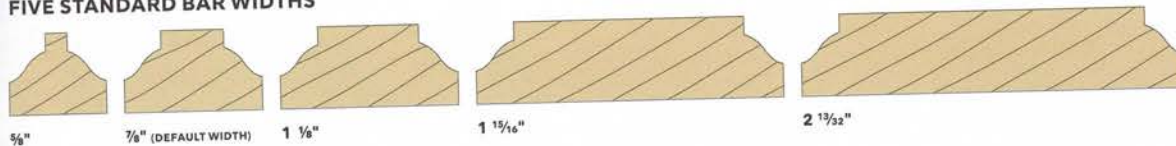
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



SQUARE



SQUARE STICKING

Tollefsen Residence

New Project 1

Quote #: QAS3KUM

A Proposal for Window and Door Products prepared for:

Job Site:

63130

Shipping Address:

FISCHER WINDOW & DOOR-ST LOUIS

2714 MERCANTILE DR

BRENTWOOD, MO 63144-2808

CHRISTY JENNINGS
FISCHER WINDOW & DOOR-ST LOUIS
2714 MERCANTILE DR
BRENTWOOD, MO 63144-2808
Phone: (314) 647-5000

Email: cjennings@fischerwindow.com

This report was generated on 6/23/2022 2:44:50 PM using the Marvin Order Management System, version 0003.14.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

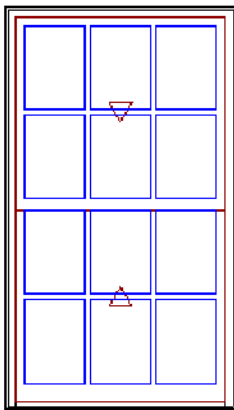
Featuring products from:

MARVIN 

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Dining Room	Net Price:		1,914.36
Qty: 1		Ext. Net Price:	USD	1,914.36



As Viewed From The Exterior

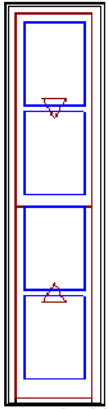
FS 39 5/8" X 69 1/4"
IO 40" X 69 1/2"
Egress Information
 Width: 35 15/16" Height: 29 9/16"
 Net Clear Opening: 7.38 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 1,181.51
 Inside Opening 40" X 69 1/2"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Side Elevation Flankers	Net Price:		1,265.51
Qty: 2		Ext. Net Price:	USD	2,531.02



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 887.47
 Inside Opening 17" X 68 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 67.03
 Rectangular - Special Cut 1W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int

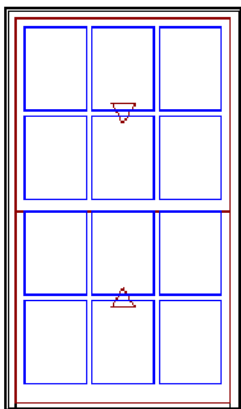


As Viewed From The Exterior

FS 16 5/8" X 68"
IO 17" X 68 1/4"
Egress Information
 Width: 12 15/16" Height: 28 15/16"
 Net Clear Opening: 2.60 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 67.03
 Rectangular - Special Cut 1W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift..... 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Dining Room Center Unit	Net Price:		1,914.36
Qty: 1		Ext. Net Price:	USD	1,914.36



As Viewed From The Exterior

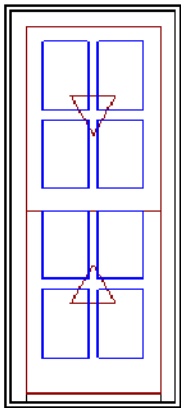
FS 39 7/8" X 68"
IO 40 1/4" X 68 1/4"
Egress Information
 Width: 36 3/16" Height: 28 15/16"
 Net Clear Opening: 7.27 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 1,181.51
 Inside Opening 40 1/4" X 68 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39

Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Stairwell	Net Price:		1,254.78
Qty: 1		Ext. Net Price:	USD	1,254.78



As Viewed From The Exterior

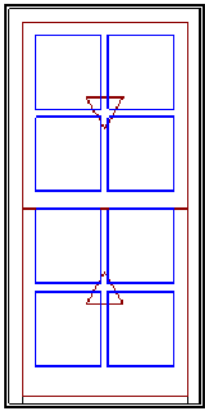
FS 15 5/8" X 35 3/4"
IO 16" X 36"
Egress Information
 Width: 11 15/16" Height: 12 13/16"
 Net Clear Opening: 1.06 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 712.30
 Inside Opening 16" X 36"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 149.25
 Rectangular - Special Cut 2W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 149.25
 Rectangular - Special Cut 2W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift..... 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Kitchen	Net Price:		1,314.67
Qty: 1		Ext. Net Price:	USD	1,314.67



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 736.43
 Inside Opening 22" X 44"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar

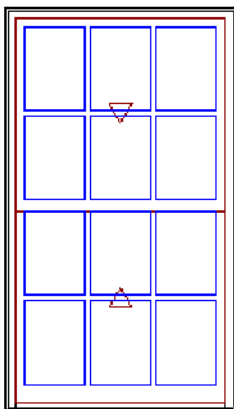


As Viewed From The Exterior

FS 21 5/8" X 43 3/4"
IO 22" X 44"
Egress Information
 Width: 17 15/16" Height: 16 13/16"
 Net Clear Opening: 2.10 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

7/8" SDL - With Spacer Bar - Black..... 167.13
 Rectangular - Special Cut 2W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 167.13
 Rectangular - Special Cut 2W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift..... 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Living Room	Net Price:		1,914.36
Qty: 1		Ext. Net Price:	USD	1,914.36



As Viewed From The Exterior

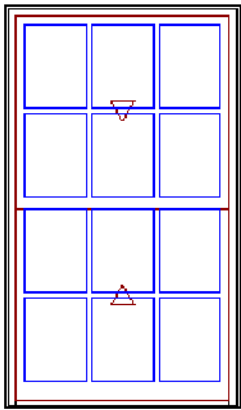
FS 39 5/8" X 69 1/4"
IO 40" X 69 1/2"
Egress Information
 Width: 35 15/16" Height: 29 9/16"
 Net Clear Opening: 7.38 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 1,181.51
 Inside Opening 40" X 69 1/2"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39

Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Living Room	Net Price:		1,914.36
Qty: 2		Ext. Net Price:	USD	3,828.72



As Viewed From The Exterior

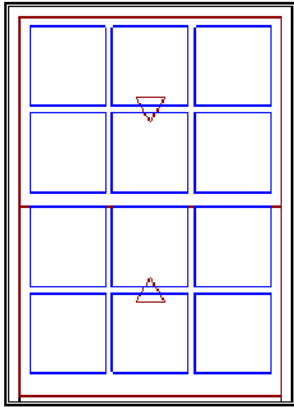
FS 39 5/8" X 68"
 IO 40" X 68 1/4"
Egress Information
 Width: 35 15/16" Height: 28 15/16"
 Net Clear Opening: 7.22 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 1,181.51
 Inside Opening 40" X 68 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 226.11
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: 2nd Floor Beds Front Elev	Net Price:		1,716.85
Qty: 2		Ext. Net Price:	USD	3,433.70



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 1,023.32
 Inside Opening 40" X 55 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar

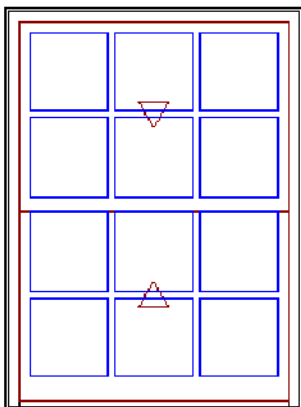


As Viewed From The Exterior

FS 39 5/8" X 55"
IO 40" X 55 1/4"
Egress Information
 Width: 35 15/16" Height: 22 7/16"
 Net Clear Opening: 5.60 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: 2nd Floor Beds Side Elev	Net Price:		1,687.36
Qty: 2		Ext. Net Price:	USD	3,374.72



As Viewed From The Exterior

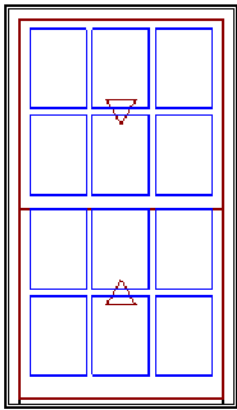
FS 39 5/8" X 53 3/4"
IO 40" X 54"
Egress Information
 Width: 35 15/16" Height: 21 13/16"
 Net Clear Opening: 5.44 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 993.83
 Inside Opening 40" X 54"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39

Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: 2nd Floor Hallway Frnt Elev	Net Price:		1,584.56
Qty: 1		Ext. Net Price:	USD	1,584.56



As Viewed From The Exterior

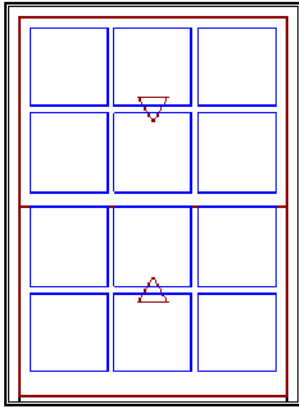
FS 31 5/8" X 55"
 IO 32" X 55 1/4"
Egress Information
 Width: 27 15/16" Height: 22 7/16"
 Net Clear Opening: 4.35 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 945.56
 Inside Opening 32" X 55 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 197.51
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 197.51
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift..... 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: 2nd Floor Laundry	Net Price:		1,687.36
Qty: 2		Ext. Net Price:	USD	3,374.72



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 993.83
 Inside Opening 40" X 54 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar

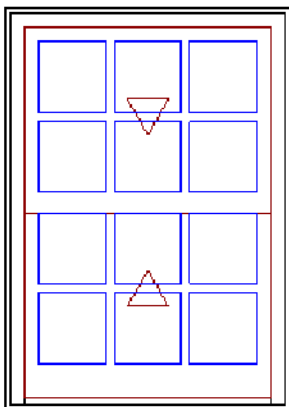


As Viewed From The Exterior

FS 39 5/8" X 54"
IO 40" X 54 1/4"
Egress Information
 Width: 35 15/16" Height: 21 15/16"
 Net Clear Opening: 5.48 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit: 2nd Floor Bath	Net Price:		1,581.01
Qty: 1		Ext. Net Price:	USD	1,581.01



As Viewed From The Exterior

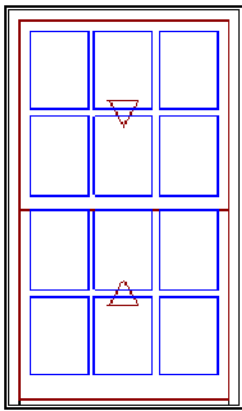
FS 27 5/8" X 39"
IO 28" X 39 1/4"
Egress Information
 Width: 23 15/16" Height: 14 7/16"
 Net Clear Opening: 2.40 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 770.39
 Inside Opening 28" X 39 1/4"
 0° Degree Frame Bevel
 Glass Add For All Sash/Panels 182.32
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 176.96
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 176.96
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package

Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Polished Chrome Sash Lock 90.27
 Polished Chrome Top Sash Strike Plate Assembly Color
 1 Per Unit Polished Chrome Sash Lift 49.16
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit: 2nd Floor Office Rear	Net Price:		1,526.47
Qty: 2		Ext. Net Price:	USD	3,052.94



As Viewed From The Exterior

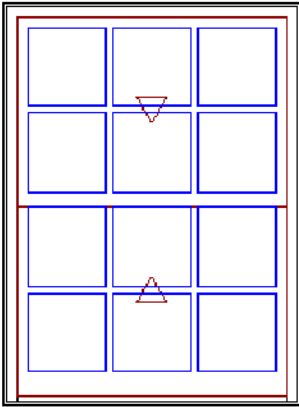
FS 31 5/8" X 53 3/4"
 IO 32" X 54"
Egress Information
 Width: 27 15/16" Height: 21 13/16"
 Net Clear Opening: 4.23 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 887.47
 Inside Opening 32" X 54"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black 197.51
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black 197.51
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #14	Mark Unit: 2nd Floor Office	Net Price:		1,687.36
Qty: 1		Ext. Net Price:	USD	1,687.36



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior 134.95
 Ultimate Double Hung Insert G2 993.83
 Inside Opening 40" X 54"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon

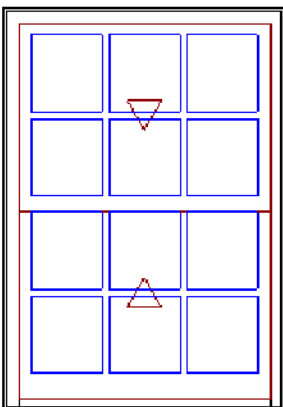


As Viewed From The Exterior

FS 39 5/8" X 53 3/4"
IO 40" X 54"
Egress Information
 Width: 35 15/16" Height: 21 13/16"
 Net Clear Opening: 5.44 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 206.45
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 2 Per Unit Brass Sash Lift..... 73.29
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #15	Mark Unit: Master Bed Front	Net Price:		1,674.84
Qty: 1		Ext. Net Price:	USD	1,674.84



As Viewed From The Exterior

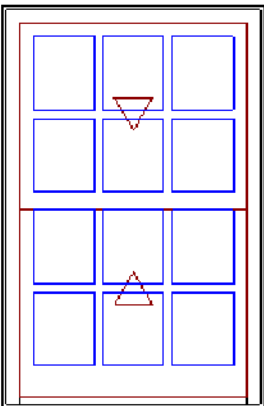
FS 33 5/8" X 48"
IO 34" X 48 1/4"
Egress Information
 Width: 29 15/16" Height: 18 15/16"
 Net Clear Opening: 3.94 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Stain Color Stained Interior Finish 308.34
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ultimate Double Hung Insert G2 860.66
 Inside Opening 34" X 48 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 190.36
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior

Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 190.36
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package..... 16.09
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift..... 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #16	Mark Unit: Master Bed rear	Net Price:		1,557.77
Qty: 1		Ext. Net Price:	USD	1,557.77



As Viewed From The Exterior

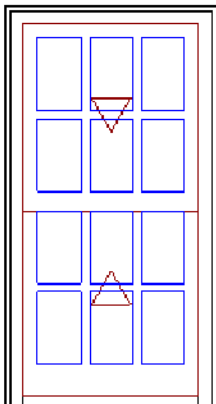
FS 27 5/8" X 42 3/8"
 IO 28" X 42 5/8"
Egress Information
 Width: 23 15/16" Height: 16 1/8"
 Net Clear Opening: 2.68 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Stain Color Stained Interior Finish 308.34
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ultimate Double Hung Insert G2 770.39
 Inside Opening 28" X 42 5/8"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 176.96
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon

FL28134

Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 176.96
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package..... 16.09
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift..... 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #17	Mark Unit: Master Bath	Net Price:		1,504.15
Qty: 1		Ext. Net Price:	USD	1,504.15



As Viewed From The Exterior

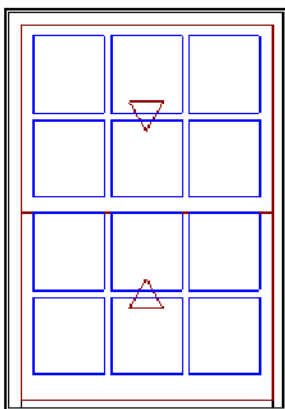
FS 21 5/8" X 41 1/8"
 IO 22" X 41 3/8"
Egress Information
 Width: 17 15/16" Height: 15 1/2"
 Net Clear Opening: 1.93 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Stain Color Stained Interior Finish 308.34
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ultimate Double Hung Insert G2 736.43
 Inside Opening 22" X 41 3/8"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 167.13
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black..... 167.13
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.

only.

Ogee Interior Glazing Profile	
Black Interior Weather Strip Package.....	16.09
White Exterior Weather Strip Package	
Brass Sash Lock	72.39
Brass Top Sash Strike Plate Assembly Color	
1 Per Unit Brass Sash Lift.....	36.64
Aluminum Screen	
Stone White Surround	
Bright View Mesh	
***Screen/Combo Ship Loose	
3 1/4" Jamb	
***Note: Unit Availability and Price is Subject to Change	

Line #18	Mark Unit: Sitting Room	Net Price:		1,674.84
Qty: 1		Ext. Net Price:	USD	1,674.84



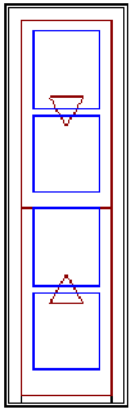
As Viewed From The Exterior

FS 33 5/8" X 48"
 IO 34" X 48 1/4"
Egress Information
 Width: 29 15/16" Height: 18 15/16"
 Net Clear Opening: 3.94 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior	
Stained Interior Finish Pine Interior	
Stain Color Stained Interior Finish	308.34
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.	
Ultimate Double Hung Insert G2	860.66
Inside Opening 34" X 48 1/4"	
0° Degree Frame Bevel	
Top Sash	
Stone White Clad Sash Exterior	
Stained Interior Finish Pine Sash Interior	
Stain Color Stained Interior Finish	
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.	
IG	
Low E2 w/Argon	
Black Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Black.....	190.36
Rectangular - Special Cut 3W2H	
Stone White Clad Ext - Stained Interior Finish Pine Int	
Stain Color Stained Interior Finish	
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.	
Ogee Interior Glazing Profile	
Bottom Sash	
Stone White Clad Sash Exterior	
Stained Interior Finish Pine Sash Interior	
Stain Color Stained Interior Finish	
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.	
IG	
Low E2 w/Argon	
Black Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Black.....	190.36
Rectangular - Special Cut 3W2H	
Stone White Clad Ext - Stained Interior Finish Pine Int	
Stain Color Stained Interior Finish	
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.	
Ogee Interior Glazing Profile	
Black Interior Weather Strip Package.....	16.09
White Exterior Weather Strip Package	
Brass Sash Lock	72.39
Brass Top Sash Strike Plate Assembly Color	
1 Per Unit Brass Sash Lift.....	36.64

Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #19	Mark Unit: Sitting Room Flankers	Net Price:		1,303.95
Qty: 2		Ext. Net Price:	USD	2,607.90

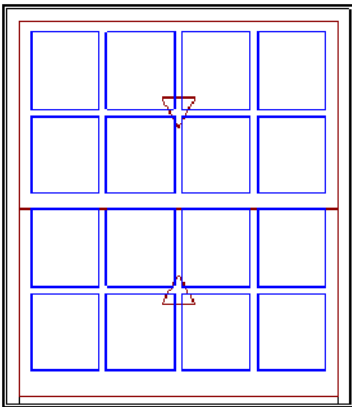


As Viewed From The Exterior

FS 14 5/8" X 48 1/8"
 IO 15" X 48 3/8"
Egress Information
 Width: 10 15/16" Height: 19"
 Net Clear Opening: 1.44 SqFt
Performance Information
 U-Factor: 0.34
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00316-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Stain Color Stained Interior Finish 308.34
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ultimate Double Hung Insert G2 736.43
 Inside Opening 15" X 48 3/8"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black 67.03
 Rectangular - Special Cut 1W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black 67.03
 Rectangular - Special Cut 1W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package 16.09
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #20	Mark Unit: Sitting Room Front	Net Price:		1,774.04
Qty: 1		Ext. Net Price:	USD	1,774.04

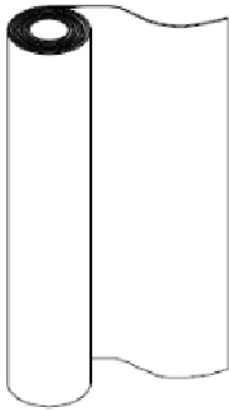


As Viewed From The Exterior

FS 41 3/4" X 48"
 IO 42 1/8" X 48 1/4"
Egress Information
 Width: 38 1/16" Height: 18 15/16"
 Net Clear Opening: 5.01 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Stain Color Stained Interior Finish 308.34
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ultimate Double Hung Insert G2 945.56
 Inside Opening 42 1/8" X 48 1/4"
 0° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black 197.51
 Rectangular - Special Cut 4W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black 197.51
 Rectangular - Special Cut 4W2H
 Stone White Clad Ext - Stained Interior Finish Pine Int
 Stain Color Stained Interior Finish
A valid Stain color option must be selected before placing an order. Current pricing valid for standard stain color options only.
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package 16.09
 White Exterior Weather Strip Package
 Brass Sash Lock 72.39
 Brass Top Sash Strike Plate Assembly Color
 1 Per Unit Brass Sash Lift 36.64
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #21	Mark Unit: Exterior Trim	Net Price:		329.79
Qty: 5		Ext. Net Price:	USD	1,648.95



Marvin Parts

15221314 COIL STOCK 18" X 50' - STONE WHITE 329.79

Line #22	Mark Unit: Insulation	Net Price:		18.49
Qty: 5		Ext. Net Price:	USD	92.45

Materials AdFast Foam Insulation

Line #23	Mark Unit: Exterior Sealant	Net Price:		12.99
Qty: 27		Ext. Net Price:	USD	350.73

Materials Off White OSI Paintable Caulk

Line #24	Mark Unit: Installation	Net Price:		11,745.00
Qty: 1		Ext. Net Price:	USD	11,745.00

Labor to install 27 Marvin Double Hung Insert windows

	Marvin Product Subtotal Net Price: USD	45,203.77
	Non-Taxable Labor: USD	11,745.00
	Other Taxable Materials: USD	443.18
	Project Total Net Price: USD	57,391.95

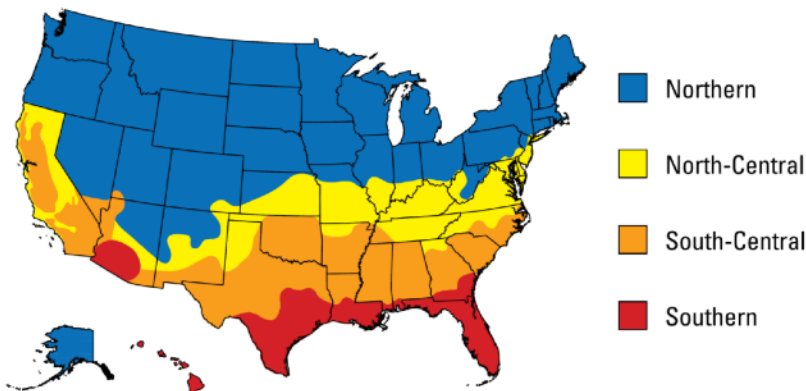
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

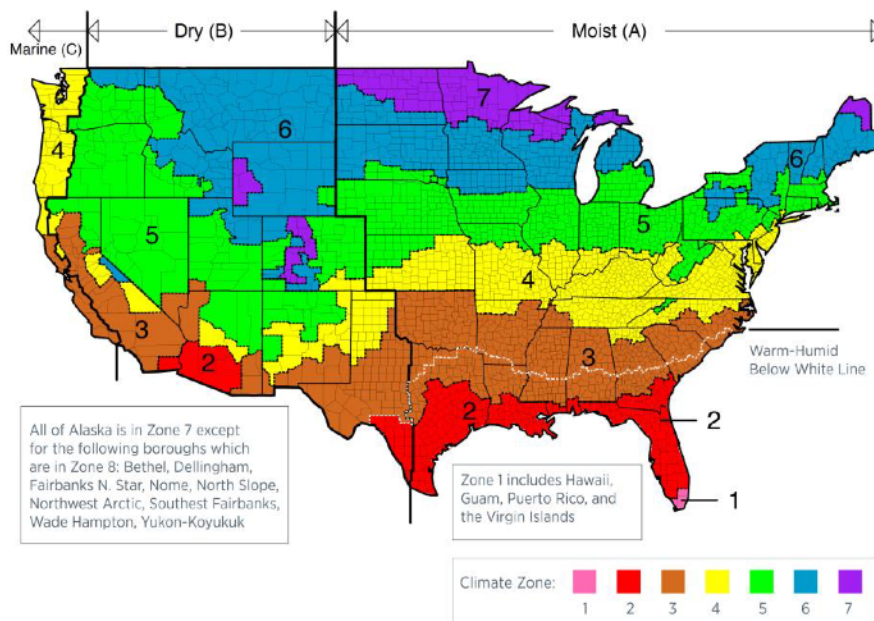
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions





Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

HISTORIC PRESERVATION COMMISSION MEETING

STAFF COVER SHEET – HPC 22-03

MEETING DATE: July 28, 2022, 2012

APPLICATION TYPE: Design Review for Conformance with District Standards

LOCATION: 6801 Delmar Boulevard

HISTORIC DISTRICT: Parkview Historic District (Local Historic District)

PROJECT DESCRIPTION: Construction of a new detached garage

APPLICANT: City of University City

PROPERTY OWNER: City of University City

COUNCIL WARD: 2

EXISTING ZONING: PA – Public Activity

EXISTING LAND USE: Civic Complex: City Hall, Library, Police Department

SURROUNDING ZONING AND LAND USE

North:	SR-Single Family Residential District	Single Family Residential
East:	SR-Single Family Residential District	Single Family Residential
South:	Forest Park Parkway	N/A
West:	SR-Single Family Residential District	Single Family Residential

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

ZONING ORDINANCE CONFORMANCE

Yes No No reference

PERTINENT CODE §400.1740 University City Civic Complex Historic District.

SECTION(S): §400.1750 and §400.1760

Prepared by: John Wagner, Ph.D., Director of Planning and Development



PLAN COMMISSION

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

MEMORANDUM

TO: Historic Preservation Commission

FROM: John Wagner, Ph.D. Director of Planning & Development

DATE: July 28, 2022

SUBJECT: Annex and Trinity Building renovation

In a joint meeting with the Green Practices Commission, the Historic Preservation Commission reviewed the Annex and Trinity Building renovation on March 17, 2022. While the Commission discussed this project in detail that evening and offered several constructive comments for the designers to consider, that meeting served as an informational session for the GPC and HPC.

The purpose of meeting this evening is more focused: does the Annex and Trinity Building Renovation Project comply with the 1985 Civic Plaza Historic District Master Plan. The project Architect, Trivers, in the last slide of the attached presentation, addresses the project approach relative to these standards.

Attachments:

1. University City Annex + Trinity Renovation – HPC Update, July 15, 2022
2. The 1985 Civic Plaza Historic District Master Plan

**U City Annex + Trinity Renovation
Historic Preservation Commission UPDATE**

July 15, 2022

Trinity
S

Agenda

1. Relevant Design Advancements since 3/17 HPC meeting
2. Summary of Compliance with University City Civic Plaza Historic District Master Plan (1985)

Relevant Design Advancements since 3/17 HPC Meeting

llive!s



Annex Connector: New Main Entry

Accessible Design

Historic Renovations



Connector Lobby Renderings – Construction Documents



Connector Lobby Renderings – Construction Documents



Annex Interiors: Police Breakroom

Accessible Design

Historic Renovations



Trinity: New Main Entry



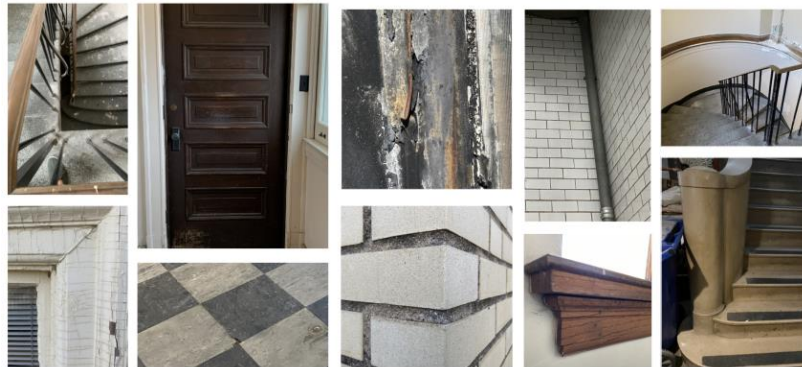
Courts Separate from Police

Accessible Design

Historic Renovations



Design Influences



Interior Finish Selections



Summary of City Council Study Sessions

June 27, 2022 Agenda – Design Development Update:



July 11, 2022 Agenda – Site Security:

1. 5/17 Community Design Review Summary
2. Site Design – Fencing & Landscaping (additional detail)
3. Joint Green Practices / Historic Preservation Commissions Summary
4. Cost Estimate Update

1. Alternate Security Fence Type & Perimeter with added Neighborhood Access
2. Alternate Secure Parking Count with Alternate Secure Perimeter

Sample of Comment Cards from 5/17 Community Design Review (shared with City Council)

I'm very concerned about pedestrian access from Trinity Ave for University Heights residents to walk through to the library, etc. Historically, there was an opening in the fence along Trinity Ave for pedestrians to access the Delmar Harvard playground and Delmar-Harvard school. There has always been a close relationship between the University Heights neighborhood and the Civic Plaza. (D-H playground was a park and part of the U. Heights neighborhood.) ~~please~~ I understand the need for secure parking, but please do not wall us off. A simple gate in the fence on Trinity would do.

Marilyn Cathcart
(a) 832 Columbia
mj_cathcart@yahoo.com
862-2644

Living in U Heights I am grateful for:

- 1) Traffic flow via Mike Kug Dr
- 2) There is a plan for storm water - certainly from water creeks @ bottom of the hill on Harvard
- 3) Ensure there is adequate green space + plantings to buffer Harvard + Trinity

Request Pedestrian access from UH1 from Trinity to Mike Kug

Mary Ann Costin
280 Harvard Ave

Wonderful plans. Thanks for the great attention to details.

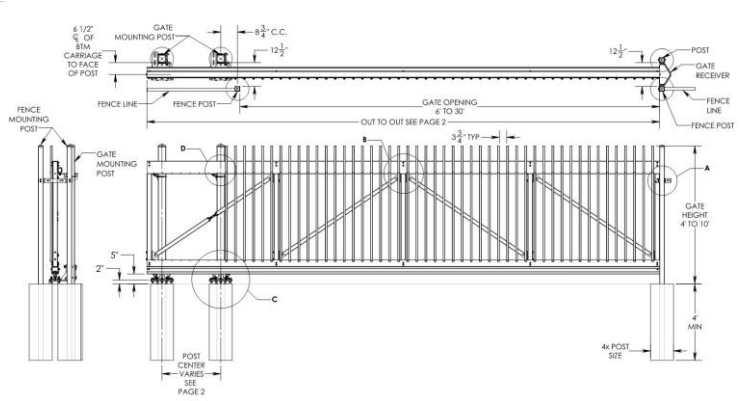
I do want to see pedestrian access from Trinity and University Heights to the main entrance.

Suzanne Schomer
314-508-1019
schomer@swbell.net

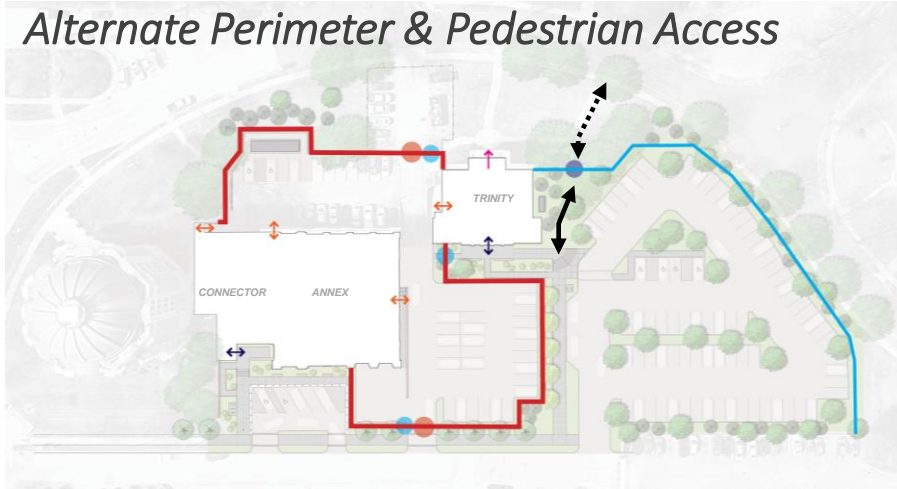
Site Design – Security Fence



Security Fence 8' tall



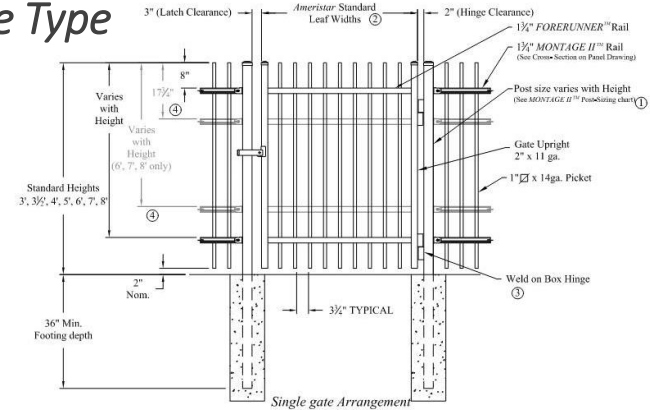
Alternate Perimeter & Pedestrian Access



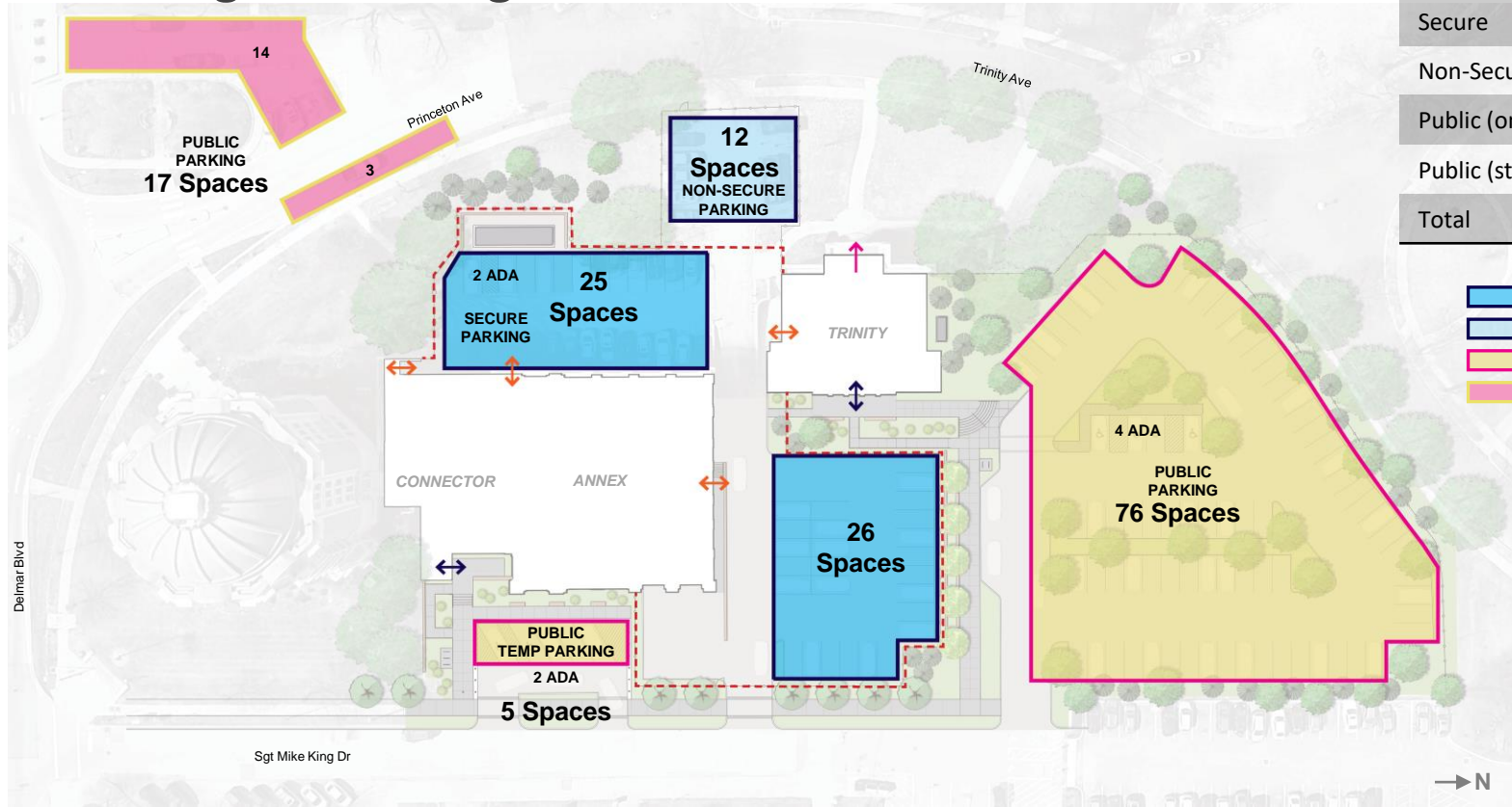
Alternate Fence Type

Site Security Legend

- Security Fence
- Ornamental Fence
- - - Neighborhood Access
- Vehicular Gates
- Pedestrian Gates



Site Design – Parking with *Alternate Perimeter*

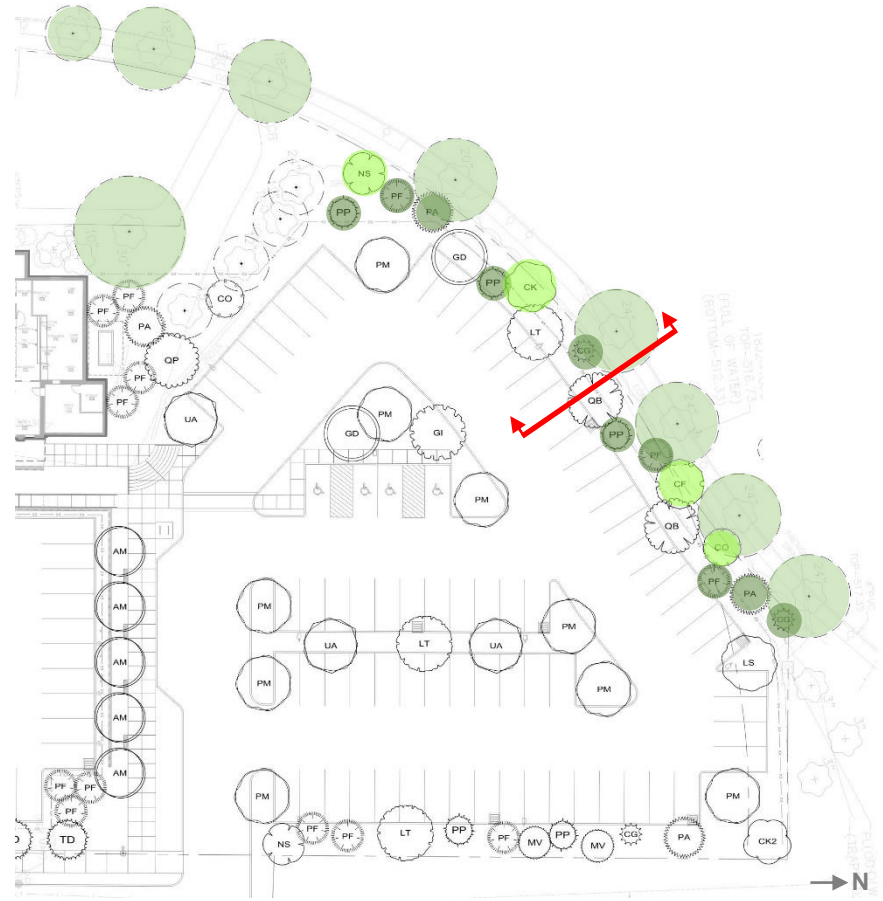


	Provided
Secure	51
Non-Secured	12
Public (on-site)	81
Public (street)	17
Total	161

Parking Legend

- Secure Staff Parking
- Non-Secure Staff
- Public Parking (on-site)
- Public Parking (street parking)

Landscape Screening



Landscape Screening



Blue Atlas Cedar
Cedrus atlantica 'Glauca'



Norway Spruce
Picea abies



Blue Spruce
Picea pungens 'Fat Albert'



Vanderwolf's Pyramid Pine
Pinus flexilis 'Vanderwolf'



American Yellowwood
Cladrastis kentuckea



Blackgum
Nyssa sylvatica



American Beautyberry
Callicarpa americana



Red Sprite Winterberry
Ilex verticillata 'Nana'



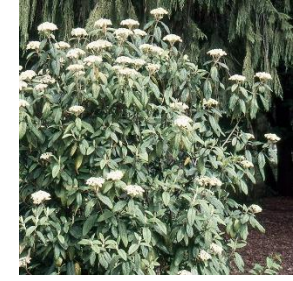
Grey Owl Juniper
Juniperus x 'Grey Owl'



Northern Bayberry
Morella pensylvanica 'Morton'



Cherry Laurel
Prunus laurocerasus

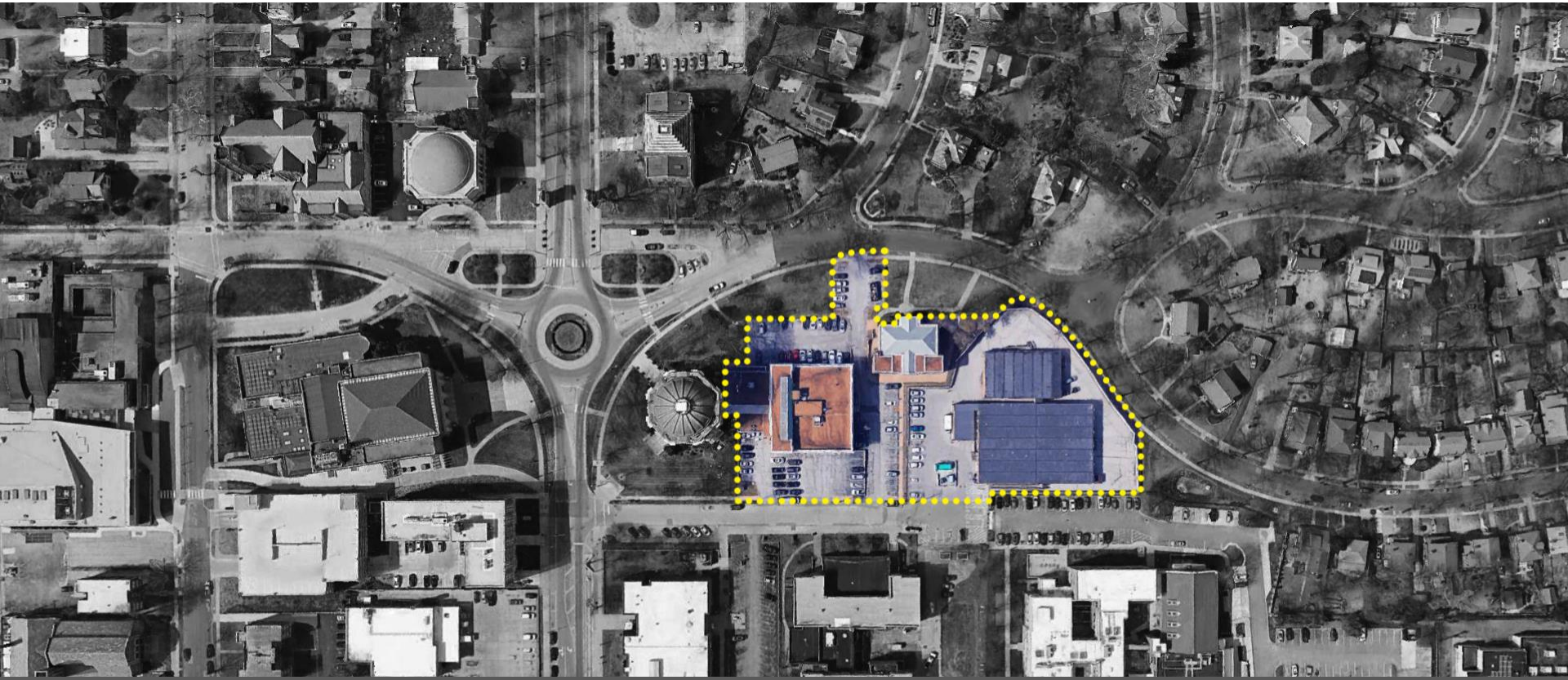


Leatherleaf Viburnum
Viburnum rhytidophyllum

**Summary of Compliance with University City
Civic Plaza Historic District Master Plan
(1985)**

U
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C
i
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Existing Project Site



Trivers

Historic District

KLIPSTEIN & RATHMANN, Architects	
316 North Eighth Street St. Louis, Mo.	
PUBLIC LIBRARY & AUDITORIUM FOR THE CITY OF UNIVERSITY CITY - MISSOURI 630 TRINITY AVE. UNIVERSITY CITY	Com. No. 792
Drawn by D.E.C. Traced by D.E.C. Checked by	Sheet No. 5
Scale AS NOTED	Date Nov. 22, 1938

Form 10-330a (July 1969)	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE	STATE Missouri
NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM		COUNTY St. Louis
(Continuation Sheet)		FOR NPS USE ONLY
		ENTRY NUMBER DATE

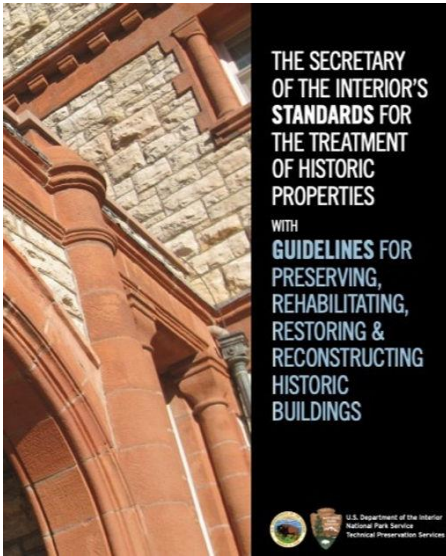
(Number all entries)	
1. #1 CITY HALL PLAZA HISTORIC DISTRICT	
<u>COMMON NAME</u>	<u>HISTORIC NAME</u>
1. City Hall	1. Woman's Magazine Building, Executive Magazine Building
2. Police Station/Firehouse	2. Magazine Press Building
3. Ward Building	3. Art Institute of the People's University
4. Lion Gates, Entrance Pylons	4. Entrance Pylons

- Period of Significance: 1902-1912
- Boundary includes Trinity site
- Still treating it as a significant historic structure



Historic Standards

Secretary of the Interior's Standards
for Rehabilitation



Project Approach to Master Plan

- Trivers is aware of and has reviewed the Civic Plaza Historic District Master Plan written in 1985.
- The master plan recommends utilizing the Secretary of the Interior's Standards for Rehabilitation for individual projects undertaken within the historic district (p. 17). Having completed over 100 historic projects, Trivers understands this to be a best practice standard and we are intimately familiar with these guidelines and how to properly apply them to projects at historic structures. (We have even presented knowledge sessions about the Standards for Rehabilitation and Standards for Preservation at state, National and international conferences.).
- We can confidently state that all design thus far for the Annex and Trinity buildings as well as the site development complies with the Secretary of the Interior's Standards for Rehabilitation.
- Within the master plan, there are suggestions for site and circulation development within the district. However, on page 10 of the master plan there is acknowledgement that projects have been developed from "a planning perspective only.... [with] minimum design investigation." Further "it is the planner's expectation that not all of the projects will be achieved as described." Our current design does deviate from the site plans developed in 1985. The current proposed plan must support the program that will be held within the Annex and Trinity as well as address community wishes for better accessibility and additional public parking. It is notable that this community desire existed in 1985 and was confirmed as still being an issue in 2019 through public engagement surveys. Public parking will be greatly improved through the current project. Although circulation paths are different than those proposed on the 1985 master plan, the proposed site development does still comply with the Standards for Rehabilitation.
- Historic light fixtures are planned for the public right of way to continue with the already existing design methodology that surrounds City Hall. However, because the Standards for Rehabilitation specifically discourages creating a false sense of history with new design interventions, new site fixtures have been selected to be "of their time" (2022) while remaining compatible with and not detracting from the historic character defining features of the buildings.
- The Master Plan acknowledges the fact that there is no landscape master plan for the site but notes keeping a mind toward upgrading "district landscape features" with objectives that have been honored with this projects planting plan (page 6); trees and landscaping have been designed with flowering trees and beds "to beautify the area" with native plantings as is best practice for sustainability.

Thank you!

Trivers

PHASE TWO: MASTER PLAN

UNIVERSITY CITY
STREETScape MASTER PLAN
CIVIC PLAZA HISTORIC DISTRICT

July, 1985

Historic Preservation Commission

The Christner Partnership, Inc.
Austin Tao & Associates



REPORT CONTENTS

UNIVERSITY CITY CIVIC PLAZA HISTORIC DISTRICT MASTER PLAN

Historic Preservation Commission		The Christner Partnership, Inc. Austin Tao & Associates
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Prepared for the University City Historic Preservation Commission. Made possible by funds from the University City Industrial Development Authority.

**CHAPTER I:
EXECUTIVE SUMMARY**

UNIVERSITY CITY CIVIC PLAZA HISTORIC DISTRICT MASTER PLAN

Historic Preservation Commission

**The Christner Partnership, Inc.
Austin Tao & Associates**

INTRODUCTION

Roughly 75 years ago, E.G. Lewis staked out an undeveloped piece of property on the outskirts of St. Louis to serve as a monumental civic plaza for the growing suburban community of University City. Today, the same plaza, although altered from the initial Lewis vision, is in a phase of considerable redevelopment as its distinguished architecture accommodates an important center of art, culture and education in the metropolitan area.

This master plan was commissioned by the City of University City to assure that development of the Civic Plaza Historic District continues to take place in a manner consistent with its legacy, preserving and enhancing both its monumental and historic qualities.

This report concludes the design portion of the Master Plan, and follows the Analysis portion by proposing a master plan for future development. The master plan report is itself divided into four sections. These include the Model for Future Development, which is the vision of what the district could become, an illustration of its great design potential. The Development Recommendations are the specific actions which can be taken by the city to bring the District closer to its design potential. The Design Guidelines are general and specific guidelines for future improvements.

PLANNING PROCESS

With a project of such public significance as the Master Plan for the Civic Plaza Historic District, it was the belief of the planners and the Historic Preservation Commission that the plan must be undertaken with the participation and awareness of the major users of the

plaza area. Representatives of the district institutions, residential facilities, and surrounding neighborhoods were invited to attend a series of planning workshops.

Two workshops were held, with attendance being between 15 and 20 individuals in each. The first explored the issues behind planning for the Civic Plaza area. The second explored and prioritized concepts for plaza improvements. The first workshop was described in some detail in the analysis report. The second workshop is described in greater detail in the pages that follow.

Following the workshops, the planners worked with members of the commission in exploring alternative streetscape, parking and landscaping strategies. While a broad range of solutions were explored, including the total redesign of the Trinity/Delmar intersections, the elements of the Master Plan described in this report were unanimously accepted as best serving to preserve and enhance the district.

SUMMARY OF RECOMMENDATIONS

The primary planning goals of the Master Plan, serving as the major guidelines for future development include the following:

- A. Preserve and restore the historic design elements and monuments of the district.
- B. Improve parking and circulation throughout the district.
- C. Encourage private and public redevelopment of the district consistent with A and B.

The Master Plan includes a vision for the future development of the district. This is offered as an illustration of the district's long-range potential. More specific and immediate goals include the following improvements:

1. Restoration of the Lion Gates.
2. Acquisition and development of public parking areas.
3. Addition and upgrade of district landscape features.
4. Illumination of the district monuments and architecture.
5. Replacement of existing street lighting with historically consistent standards.
6. Improvement of sidewalks, curbs, and paving.
7. Installation of comprehensive graphic signage system.
8. Installation of fountains in Trinity/Delmar traffic islands.

**CHAPTER II:
MODEL FOR FUTURE DEVELOPMENT**

UNIVERSITY CITY CIVIC PLAZA HISTORIC DISTRICT MASTER PLAN

Historic Preservation Commission

**The Christner Partnership, Inc.
Austin Tao & Associates**

The overall district Master Plan is offered as an illustration of the possibilities for future long term development of the Civic Plaza Historic District. This section of the report outlines in greater detail the guiding principles for future development of the District.

HISTORIC PRESERVATION

The primary goal of the plan is the conservation and enhancement of a monumental and historic plaza unique to the metropolitan area. The monuments of the plaza represent some of the major architectural landmarks of the St. Louis area, and collectively create an eclectic, but distinguished urban environment. The district serves as both the civic and symbolic center of University City, as was intended by the Lewis vision seventy-five years ago.

The major preservation aspects of the plan include the restoration and continued development of the Trinity Delmar intersection. Proposed improvements include the restoration of the ornamental lamp-posts, construction of the fountains, and restoration of the lions.

STREETSCAPE

One intent of the plan is to provide for an improved vehicular and pedestrian environment. Improvements range from the redirecting of traffic to the improvement of sidewalk, curb and seating elements. While detailed proposals are beyond the scope of this report, the following are general streetscape objectives:

1. Simplify existing traffic confusion.
2. Enhance the historic quality of the visual environment.
3. Provide more dispersed seating areas for district visitors and employees.
4. Provide for better maintenance of street improvements.
5. Provide for improved visitor orientation and graphically-consistent signage.
6. Provide for the maintenance of existing public monuments.

PARKING

The inadequacy of existing parking facilities was identified as one of the primary issues of the district Master Plan. After investigation, the problem distilled itself to the following problem statements, to which the planners would recommend the accompanying strategies:

A. Difficulty of parking within the plaza:

The planners propose both an increase in available parking and a tightening of parking regulation. Adequate parking should be provided for City Hall employees behind and around City Hall. Development of a row of perpendicular spaces north of the Fire Station will add at least 11 spaces. If at some time in the future the Fire Department is relocated to another area of the city, 20 additional spaces could be made available. Any future development on the Delmar Harvard School property or the vacant land east of Kingsland should include public parking. Twenty spaces on the Trinity right-of-way north of Delmar should be metered, short-term parking for the exclusive use of visitors to City Hall.

CASA should be encouraged to double its west entry visitor parking through a widening of the drive, while restriping its lot on the east.

B. District parking capacity limits further plaza development

Eight spaces from the Trinity right-of-way south of Delmar should be reserved for the development of the former Greek Church, during normal business hours.

The B'Nai Amoona lot presents a problem of a very different nature, in that it presently absorbs a significant amount of south-side institutional parking. In order to avoid impacting surrounding neighborhoods, the availability of this lot should be preserved. Alternatives for city consideration include:

- a) Acquisition of a significant portion of the lot from the B'Nai Amoona Congregation, allowing the building to retain 20 spaces.
- b) Prohibition of any zoning change which includes securing of the lot from over flow parking needs.
- c) Prohibition of any architectural change which includes development of the lot as an enlargement to the synagogue.

It is recommended that future parking requirements be viewed in a district-wide context, with the liberal interpretation of existing zoning parking regulations where proposed uses can share existing parking facilities with the district institutions without impacting local neighborhoods.

- C. The institutions on the south side of the district require parking far in excess of district capacity several times a year

While no plan would pretend to accommodate all possible parking demands for the range of institutions in the Plaza, the existence of two large auditoriums (CASA & B'Nai Amoona) necessitates the accommodation of peak demands of up to 800 cars. The availability of the large B'Nai Amoona lot to the south and school playground to the north should be preserved for these peak demands, as well as the possible continuation of "Fair in the Square" type festivals. An improved north-south pedestrian link, would encourage the use of the school property for this purpose.

- D. As new developments come to the district the creation of new public lots should be considered. Potential sites include the Delmar Harvard playground, the residential lot to the immediate west of Bais Abraham, and properties considered to have less historical value.

BOUNDARIES

The District serves as a major institutional and monumental center, terminating the commercial loop area and providing a gateway to the residential districts to the north, west and south. The border lines of the district should be altered to include the civic and religious buildings including the Bais Abraham, the old library, and the Trinity Presbyterian Church.

LANDSCAPE

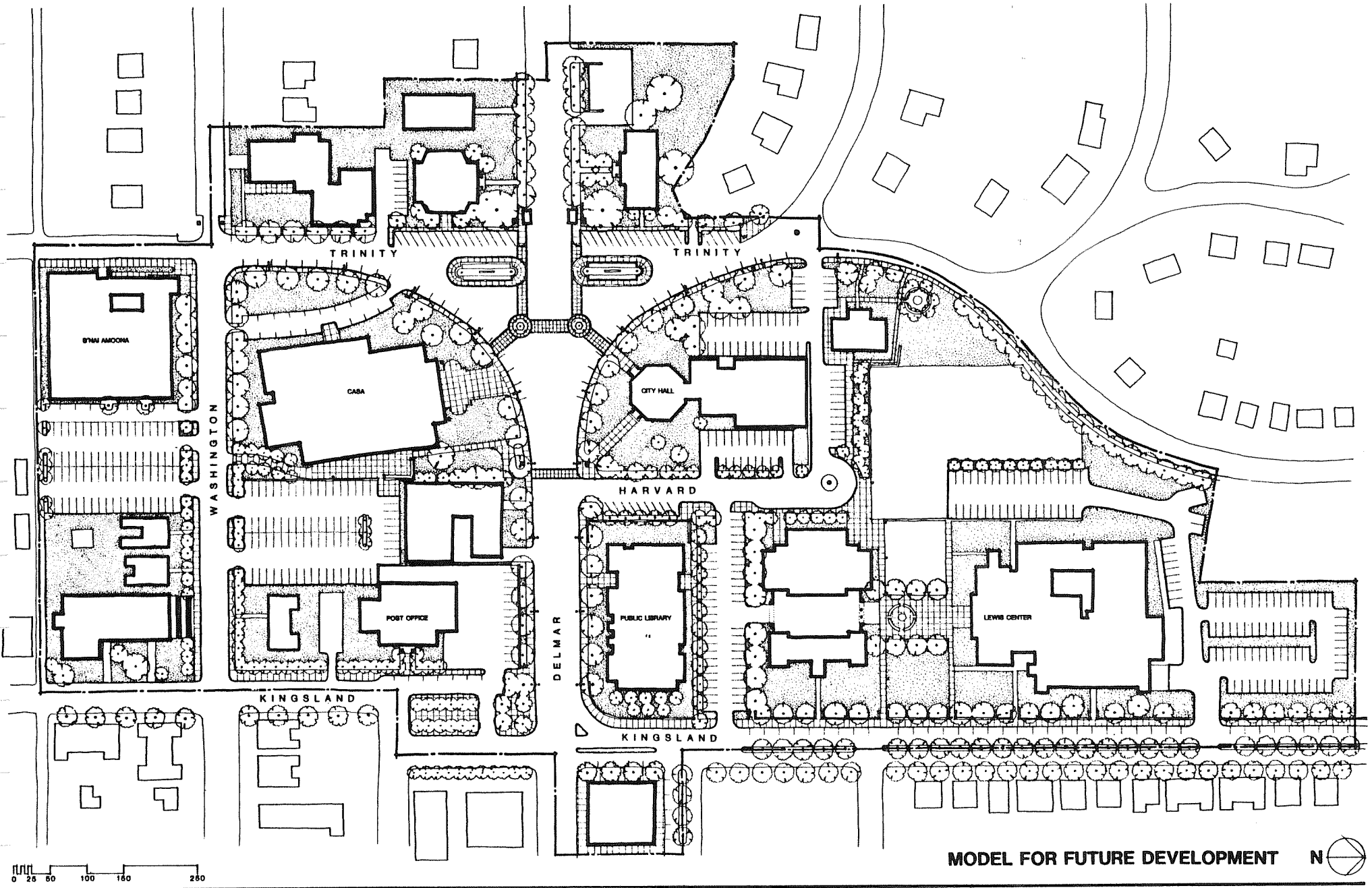
While existing landscape problems were not critical, the importance of landscape to the overall urban environment should not be underrated. Certain existing landscape elements detract from the overall plaza environment and appreciation of the architecture, while other elements can be significantly enhanced. The following overall objectives are offered for all future landscaping decisions:

1. The cedar trees in the center of the Trinity traffic islands should be removed, as they are detrimental to the overall definition of the Trinity/Delmar open space.
2. Trees should be planted so as to better define the urban open spaces, while not detracting from the view of existing architectural landmarks.
3. The use of flower beds and flowering trees should be encouraged along major arteries and public areas to beautify the area and enhance the perception of seasonal changes within the plaza.
4. The open, lawn-covered spaces around the major buildings provide an uncluttered setting for the District's highly detailed architecture, call attention to the rolling nature of the District's hillside site and constitute a unifying element throughout the District. Grass should continue to be the predominant ground cover material in the District.
5. The selection and placement of new trees should be made considering important vistas, scale, color, form and the long term effects of time.
6. There is a need for a long-term landscape master plan.

LIGHTING

Lighting should serve as a significant enhancement to the overall impact and environment of the plaza area. While artificial lights control and determine the visual environment after dark, the light standards are a significant part of the visual environment during the day. The planners recommend that the following overall design objectives be maintained:

1. That the existing street-lighting on the Delmar and Trinity corridors be replaced with historically-consistent elements.
2. That pedestrian lighting be configured to encourage use of walkways and enhance security.
3. Architectural monuments should be flooded with light to dramatize their night-time appearance and provide additional district ambient lighting. Light intensity should be coordinated among buildings around the Lion Gates.
4. The color of street, pedestrian and facade lighting should be metal halide, incandescent or other color-balanced lamps to enhance the light gray stone of the buildings.



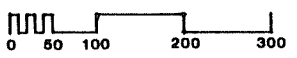
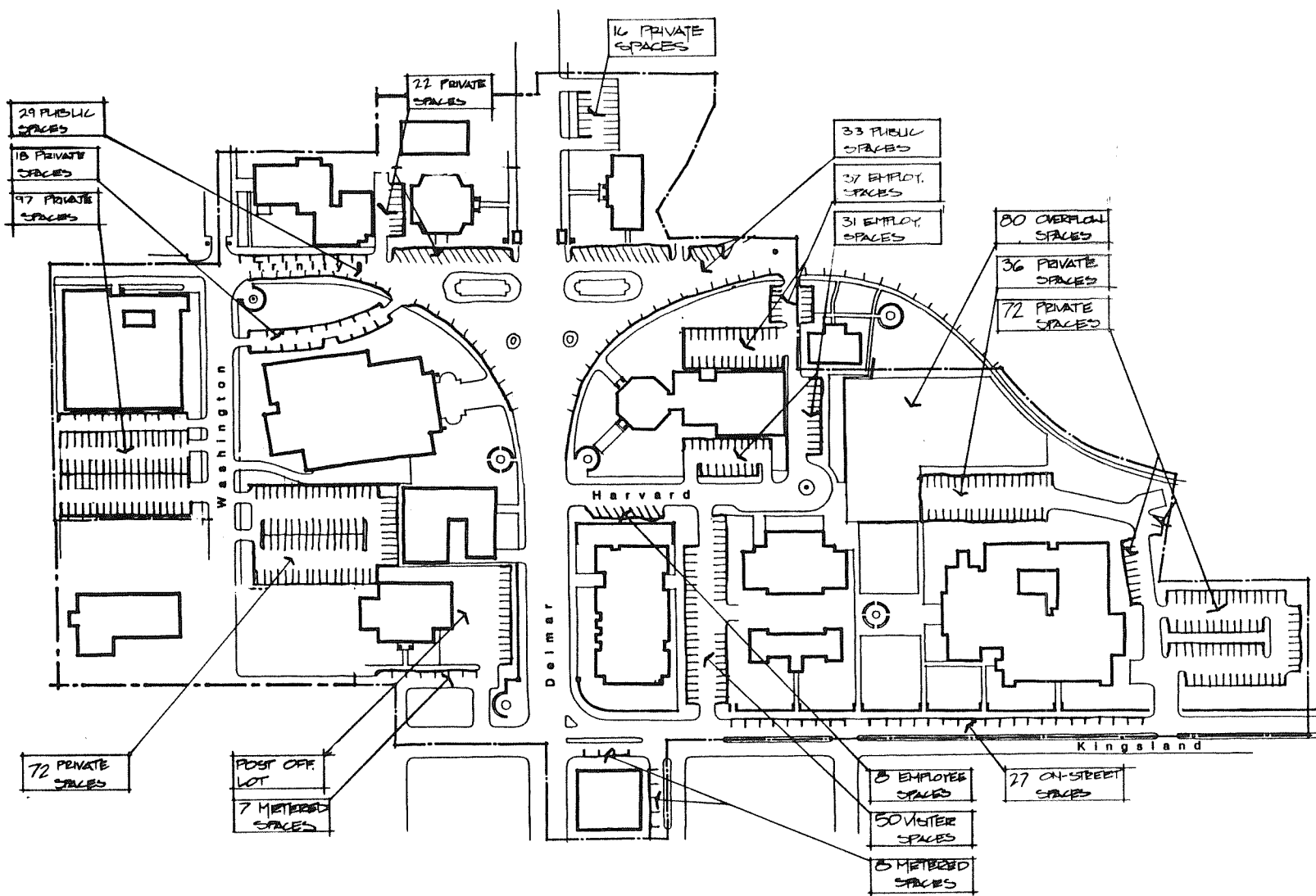
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University City, Missouri

Historic Preservation Commission

MODEL FOR FUTURE DEVELOPMENT 

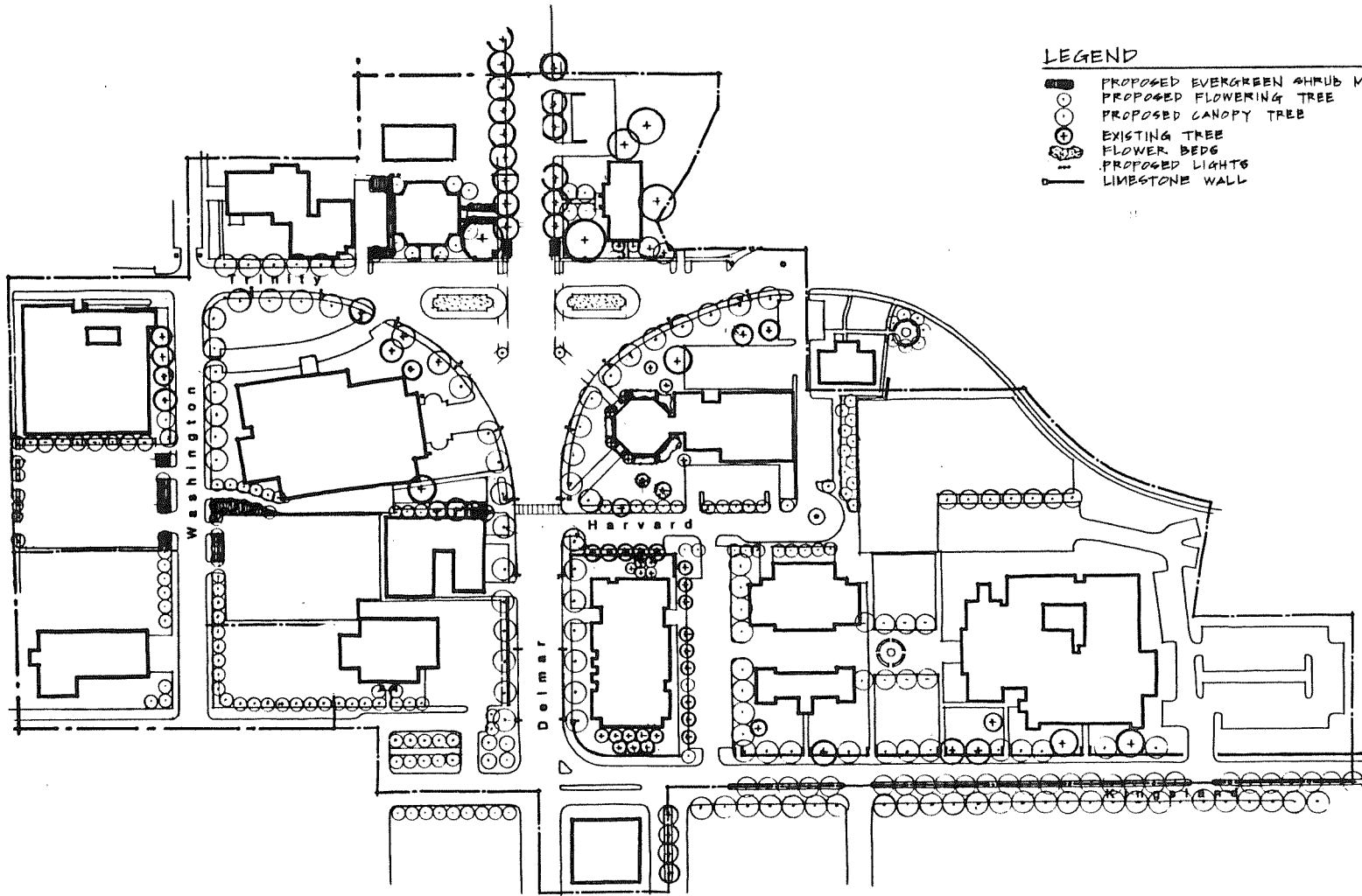
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Proposed Long Range Parking - Site Plan N →

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LEGEND

- PROPOSED EVERGREEN SHRUB MASSES
- PROPOSED FLOWERING TREE
- PROPOSED CANOPY TREE
- EXISTING TREE
- FLOWER BEDS
- PROPOSED LIGHTS
- LIMESTONE WALL



Landscaping & Lighting · Site Plan N →

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**CHAPTER III:
DEVELOPMENT RECOMMENDATIONS**

UNIVERSITY CITY CIVIC PLAZA HISTORIC DISTRICT MASTER PLAN

Historic Preservation Commission

**The Christner Partnership, Inc.
Austin Tao & Associates**

PUBLIC PROJECTS

This section identifies a strategy by way of a series of projects, by which University City can proceed toward the realization of the idealized Master Plan. Each of these projects can be executed independently of the other projects, and it is the planner's expectation that not all of the projects will be achieved as described. Every project that is executed, however, we sincerely believe will be of significant value to the community.

The following descriptions treat the projects from a planning perspective only. At this point there exists minimum design investigation. As such, the descriptions and anticipated costs are general in nature, representing professional expectations, but not detailed analysis.

The plan additionally recommends the adoption of higher street, curb and sidewalk maintenance standards for this community center.

Project #1: Restoration of Lion Gates

The lions and their pylons show significant signs of continued disintegration, despite recent efforts at underpinning, cleaning and protection coating.

This Master Plan asserts that these lions are of greater importance today than they were on the day that they were built, and that their continued significance requires that they be preserved for an additional 100 years of domination over the Plaza.

The specific tasks to be accomplished include:

- | | | |
|----|--|----------|
| a. | Consultant fee for survey, long range restoration plan, and cost estimates | \$8,000 |
| b. | Clean, seal and secure the mountings of all bronze work and freeze | \$12,300 |
| c. | Repair and seal cast lions | \$8,400 |
| d. | Restore lights and install replacement globes on stone pylons and urns | \$6,200 |

Option:

- e. Replace lions with replicas \$90,000
- f. Clean, point, seal, and structurally stabilize stone work \$45,000

Project #2: Provide for Adequate South-Side Parking

The potential loss of the B'Nai Amoona parking lot as a recourse to absorb local institutional parking, and the specific parking requirements of the proposed development of the Greek Orthodox Church, suggest an urgent need to resolve a range of parking issues.

The following specific proposals are made:

- a. Provide spaces on the Trinity public right-of-way as designated parking for the Greek Orthodox Church Development. 0
- b. The protection and improvement of the B'Nai Amoona parking lot for continued use by local institutions. (See parking section of Master Plan.) \$10,000
- c. The protection and improvement of the CASA parking lot for use by area institutions. \$10,000
- d. The restriping of the Trinity/Delmar intersection as per Phase I Master Plan. \$ 400
- e. Development of additional public parking lots. \$150,000 - \$800,000

Project #3: Provide Increased City Hall Parking

The shortage of parking around City Hall is particularly dramatized at peak times when employees must park at locations remote from City Hall. The problem is a very complex one, as minimum opportunities are apparent for the gaining of additional parking. A major opportunity could develop with the relocation of the fire and/or police departments.

This master plan makes the following specific recommendations:

- a. The sidewalk to the north side of the fire station should be relocated and perpendicular parking provided as per the master plan. \$12,000
- b. The area to the east of the fire station should be striped and improved to accommodate additional vehicles per the master plan. \$14,000
- c. The north side of the Trinity/Delmar intersection should be restriped as per the Phase I Master Plan, and meters provided for up to 20 short-term spaces to assure the availability of these spaces for visitors. \$1,200
- d. The long range development of a portion of the Delmar-Harvard playground for parking.

Project # 4: Illuminate Civic Plaza Monuments

There exists a significant opportunity to greatly enhance the night-time environment of the Civic Plaza through the illumination of the architecture and monuments. In many cases the fixtures for this illumination exist, but maintenance and utility costs have kept this illumination from taking place. It is recommended that Metal Halide be adopted as the standard for public lighting in the Plaza. It is proposed that the following monuments be illuminated with the help of the city:

- a. Lion Gates
 - b. Child Grove School
 - c. Greek Orthodox Church
 - d. CASA
 - e. University United Methodist Church (done)
 - f. B'nai Amoona
 - g. Old Library
 - h. New Library
 - i. Castlereagh Apartments
 - j. City Hall (done)
 - k. Lewis Center (done)
 - l. Delmar/Harvard School
 - m. Post Office (east side)
- Estimated Total Cost \$60,000 - \$80,000

Project #5: Replace Street & Pedestrian Lighting

The present diversity and inappropriateness of public lighting throughout the district will require a considerable effort to overcome. A major improvement in the overall day and night-time environments can be achieved with the following recommendations:

- a. Accept as a standard for all future public and site lighting a historically appropriate light fixture as per the attached illustration, with metal halide illumination. 0
- b. Replace the existing cobra fixtures along the Trinity and Delmar corridors with turn-of-the century design standards as per the Master Plan. \$180,000 - \$220,000
- c. Place larger, more ornate fixtures on the traffic islands in front of City Hall and CASA as per the original plaza design. \$40,000 - \$60,000
- d. Provide sufficient pedestrian lighting along significant non-vehicular ways. \$50,000 - \$90,000

Project #6: Civic Plaza Improvements - Immediate

The restoration of the plaza can be done at minimum investment by the City. The further addition of the plaza fountains can clearly be delayed until appropriate funding is identified. The following recommendations are made:

- a. The smaller traffic islands should be enlarged and relocated so as not to encroach on Delmar. The Master Plan proposes to make these major features of plaza vehicular circulation again. \$20,000 - \$25,000
- b. The cedar trees on the large plaza islands should be removed, as they inappropriately infringe on the views and the openness of the plaza. \$1000
- c. The sidewalks and street paving should each be maintained with consistent materials. Crosswalks and parking areas should be clearly delineated by special paving treatment. \$30,000 - \$50,000
- d. Seating should be provided in the sidewalk curves in front of CASA and City Hall. \$10,000 - \$15,000

Project 6a: Civic Plaza Improvements - Long Range

The Civic Plaza can be improved in a way that more significantly demonstrates its potential as an urban center. The following additional improvements are proposed:

- a. Construction of fountains, consistent with the initial Lewis Plan, on the two traffic islands. \$250,000 - \$300,000
- b. Enlarging of the plaza to the north to gain a complete row of diagonal parking along the west side of Trinity. \$20,000 - \$30,000
- c. The removal of all parking from the area of the traffic islands and fountains. 0
- d. Special paving, bollards and chains designating parking areas. \$40,000 - \$60,000

Project #7: District Landscaping

The existing landscaping in the district is old, sparse and lacks uniformity and design continuity. A detailed landscape master plan should be developed, especially to enhance the major streets within the area and to reinforce the urban character and monumental architecture around the Civic Plaza. Some of the recommended landscape improvements are as follows:

- a. Landscape Master Plan. \$10,000 - \$15,000
- b. Delmar Street Tree Planting - uniform canopy trees should be planted on both sides of Delmar from Kingsland to Trinity. Tree spacing should be coordinated with the new street lights. \$15,000 - \$20,000

- | | | |
|----|---|--|
| c. | Civic Plaza - the large plaza islands, prior to the development of the fountains, should be cultivated into large flower garden with continuous seasonal blooms. Street tree plantings should be encouraged on Trinity. | \$7,000 - \$10,000
(\$2,000 yr. upkeep) |
| d. | Preservation - the preservation and the proper maintenance of the two existing, large Red Oaks next to the Lion Monuments should receive top priority. Similar care also should be extended for the Pin Oak trees west of the Lion Monuments. | \$2,000 yr. |
| e. | Washington Avenue - street tree planting on the north side of Washington is needed and special attention should be made to screen and buffer both the B'Nai Amoona and CASA parking lots. | \$6,000 - \$10,000 |
| f. | Kingsland Avenue, North of Delmar - a uniform street tree planting would be desirable on both sides of Kingsland. There is a greater need to plant the east side first. | \$10,000 - \$15,000 |

Project #8: North-South Pedestrian Link

The existence of the traffic light at the Delmar/Harvard intersection, and the additional availability of large parking areas on B'Nai Amoona, CASA, and School District property, suggest the development of a major north-south pedestrian link connecting the four quadrants of the district. Improvements include the following recommendations:

- | | | |
|----|---|---------------------|
| a. | Acquisition and improvement of a walkway between CASA and the Castlereagh Building. | \$20,000 - \$30,000 |
| b. | Negotiation of availability of the above-mentioned lots for special over-flow parking requirements. | N.A. |
| c. | Provision of seating along walkway from the Fire Station to B'Nai Amoona. | \$3,000 - \$5,000 |
| d. | Place existing, overhead power lines underground. | \$50,000 - \$75,000 |
| e. | Provision of pedestrian walk button on traffic signal. | \$2,000 |

Project #9: Comprehensive Signage System

In an effort to provide improved orientation, public awareness, and design consistency, a total signage plan should be designed and executed. The signage should allow for the individual architectural expression of the individual and varied design styles, while being of sufficient consistency to allow for an overall feeling of district cohesiveness. Of particular significance are the following components:

- | | | |
|----|--|-------------------|
| a. | Direction to parking areas, institutions, etc. | \$3,000 - \$5,000 |
| b. | Announcement of public events. | \$1,000 - \$5,000 |
| c. | Identification of area landmarks. | \$4,500 - \$8,000 |

IMPLEMENTATION

The implementation of the Master Plan recommendations hinges significantly on the ability of the city to raise the appropriate funds. The first priority for the plan's implementation would appear to be the formation of a District Commission, whose purpose is to actively pursue the plan's implementation and promote the area and its potential to developers. It became clear, early in the planning process, that the district boundaries include public and private uses with no common sense of purposes.

The formation of a commission would serve to develop and focus that sense of purpose. It would also provide the source of a campaign for the plan's implementation. The planners have prepared the following list of possible sources of funding, and development incentives to be pursued by the commission:

Federal:

- Urban Development Action Grant
- National Endowment for the Arts
- General Services Administration. Art in Architecture Program.
- Revenue Sharing

State:

- Missouri Arts Council

County/Regional:

- Regional Cultural and Performing Arts Development Commission
- St. Louis Community Foundation
- Arts and Education Council
- St. Louis County Street Department
- St. Louis County Parks and Recreation

City:

- Municipal bonds
- Maintenance Programs
- Industrial Development Authority

Private:

Foundations
Citizen Groups
Corporate Contribution

Development Incentives:

353 Program
Industrial Revenue Bonds
Tax Deferrals
Tax Increment Financing

DEVELOPMENT OPPORTUNITIES OF SELECTED SITES

As stated in the Analysis Report of this Master Plan, the district has significant potential for further development. The following properties might be identified as having the greatest likelihood of redevelopment to similar or alternative uses:

1. Delmar Harvard School

This property is perhaps the most prime in that it includes the large play areas to the northwest.

- a. The nature of the Trinity edge of the development.
- b. The reference to the Lewis Center facade in the treatment of the area to the north of the school.
- c. The preservation of the school buildings, with the closing of the court between the two buildings.
- d. The enhancement of the monumental architectural scale of the district in all new construction.

2. B'Nai Amoona Synagogue

There are specific redevelopment plans for this building. The building lends itself to many alternative uses, from institutional to commercial. Points of particular concern include:

- a. Preservation of the parking lot as an open lot available to visitors.
- b. Preservation and maintenance of this very significant architectural structure, with particular regard to the exterior elevations and the sanctuary.

3. Greek Orthodox Church

The commercial redevelopment of this property is still pending, and should be encouraged by the city. The lack of parking for this development can be addressed by the designation of the south side plaza parking lot to its use. Points of particular concern include:

- a. Preservation of the north yard from any construction or vehicular access.
- b. Preservation and maintenance of building structure.
- c. Respect for the very significant existing building form in any attempted addition to the building.

4. Fire Department Building

With the possibility that the fire department may be relocated from this structure, the former printing building becomes available for alternative uses. It would be desirable to keep this building public use, within the civic character of the district. Points of special concern include:

- a. Preservation and maintenance of very significant exterior building ornament.
- b. Planning within parking limitations of the site.

INDIVIDUAL PROPERTY GUIDELINES

The following sheets outline the suggested changes which can be made by individual property owners in the district to improve the overall visual character of the area. It is recommended that the Secretary of the Interiors' Standards for Rehabilitation be adopted as a general philosophical guide to the issue of building and site changes within the district. The following List of Standards are quoted from this government document.

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 67 (formerly 36 CFT Part 1208).

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

THE LION GATES

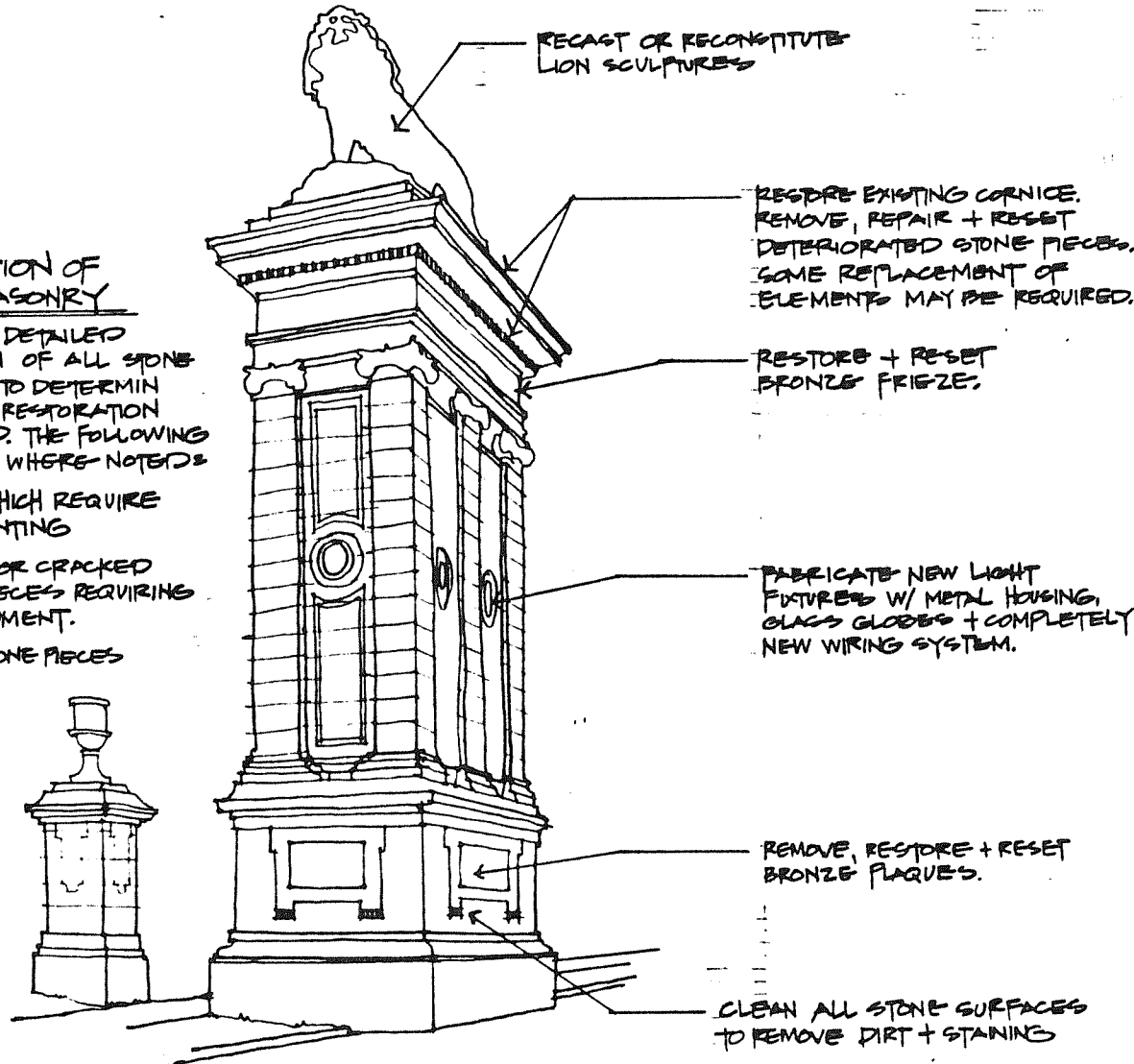
GENERAL NOTE:

DUE TO THE COMPLEXITY + SPECIAL CONDITIONS INVOLVED IN THIS PROJECT, IT IS RECOMMENDED THE LION GATES UNDERGO FURTHER DETAILED STUDY BEFORE THE RESTORATION PROCESS BEGINS.

RESTORATION OF STONE MASONRY

PERFORM DETAILED INSPECTION OF ALL STONE MASONRY TO DETERMINE EXTENT OF RESTORATION REQUIRED. THE FOLLOWING CONDITION WERE NOTED:

- JOINTS WHICH REQUIRE TUCKPOINTING
- BROKEN OR CRACKED STONE PIECES REQUIRING REPLACEMENT.
- LOOSE STONE PIECES



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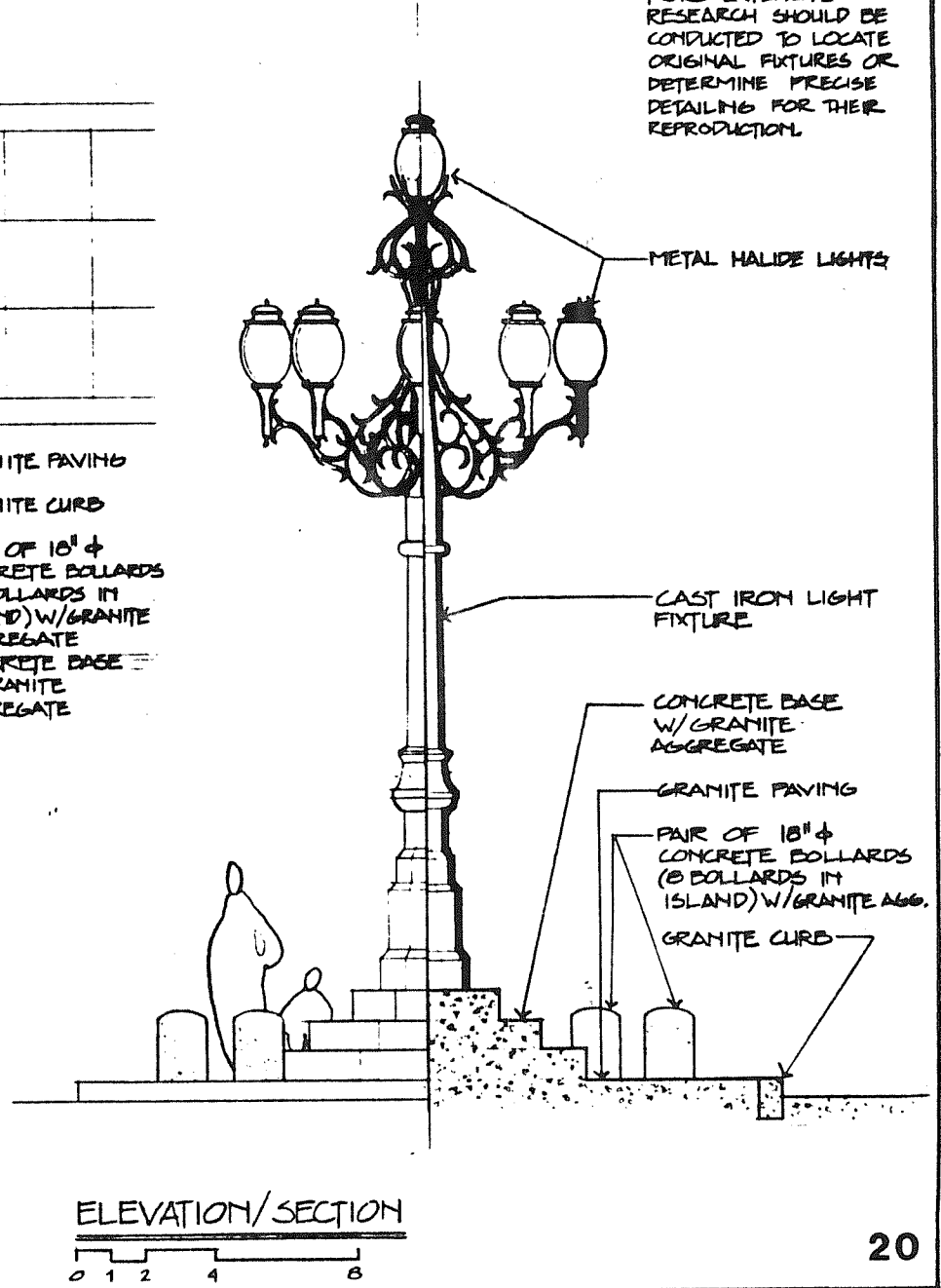
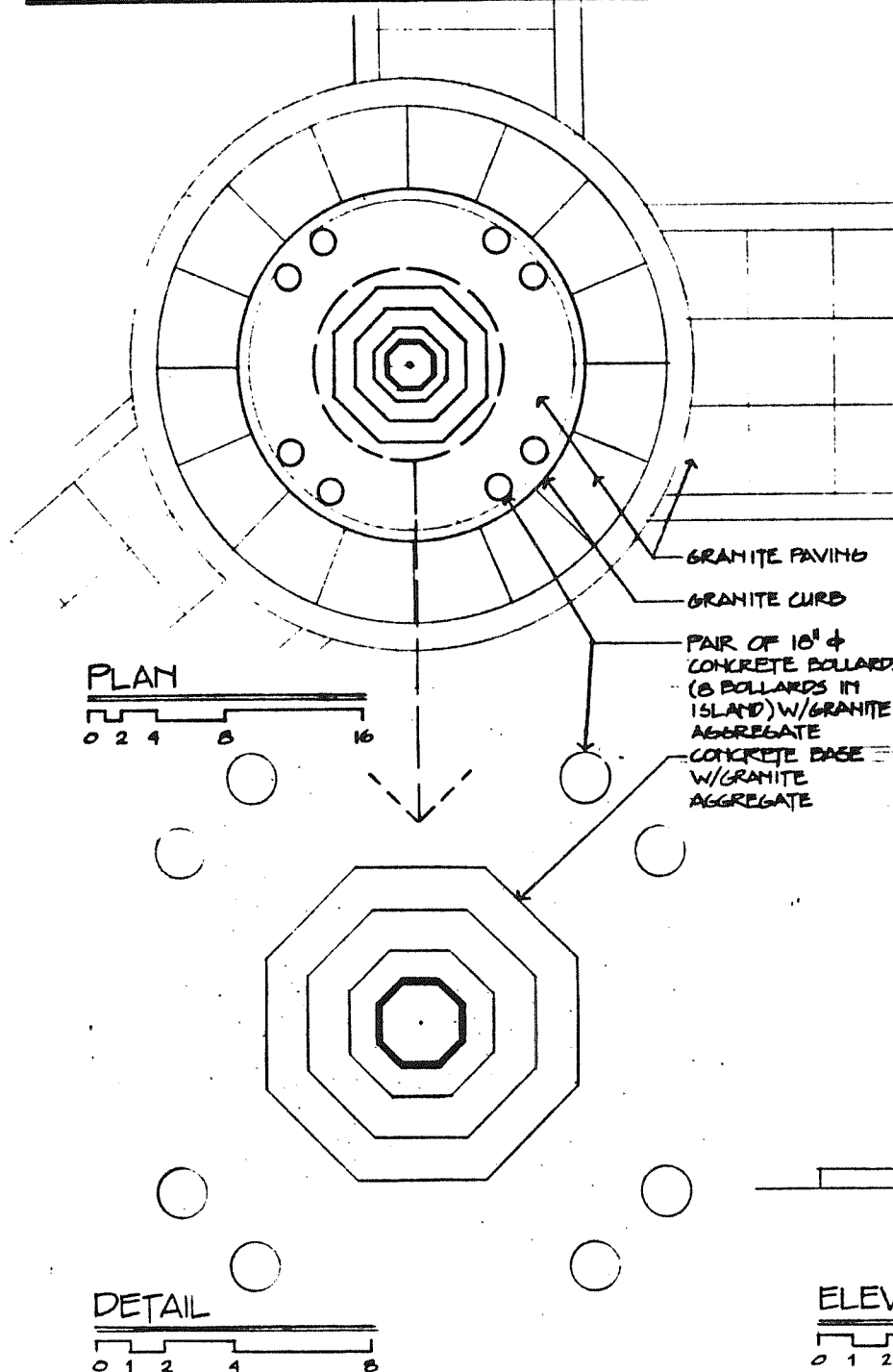
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University City, Missouri

Historic Preservation Commission

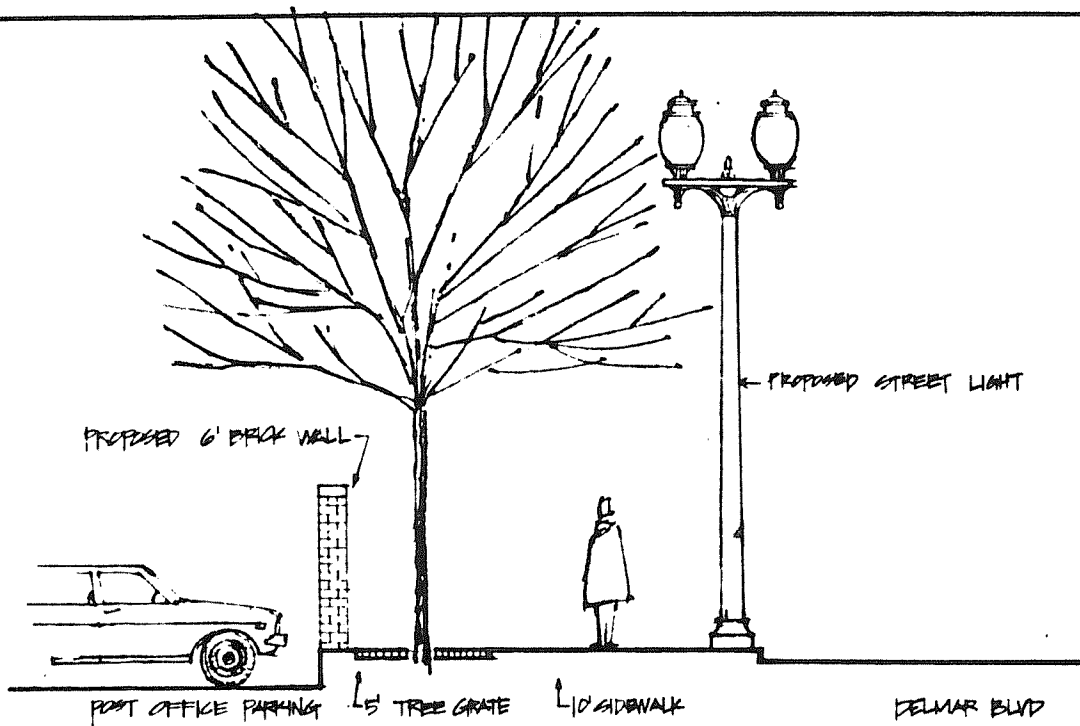
PLAZA LIGHTING RESTORATION

NOTE: LIGHT FIXTURE IS REPRESENTATION DEVELOPED THRU LIMITED INFORMATION. MORE EXTENSIVE RESEARCH SHOULD BE CONDUCTED TO LOCATE ORIGINAL FIXTURES OR DETERMINE PRECISE DETAILING FOR THEIR REPRODUCTION.

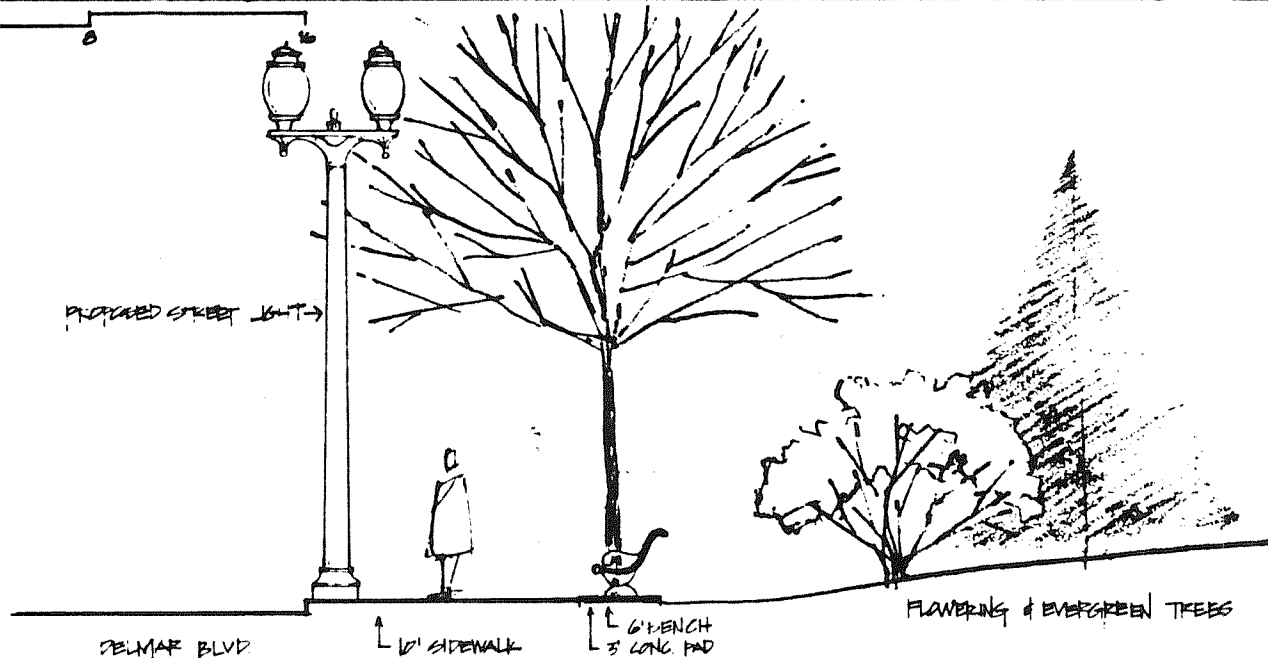
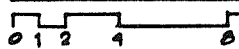


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 Historic Preservation Commission
 University City, Missouri



SIDEWALK SECTION AT POST OFFICE PARKING



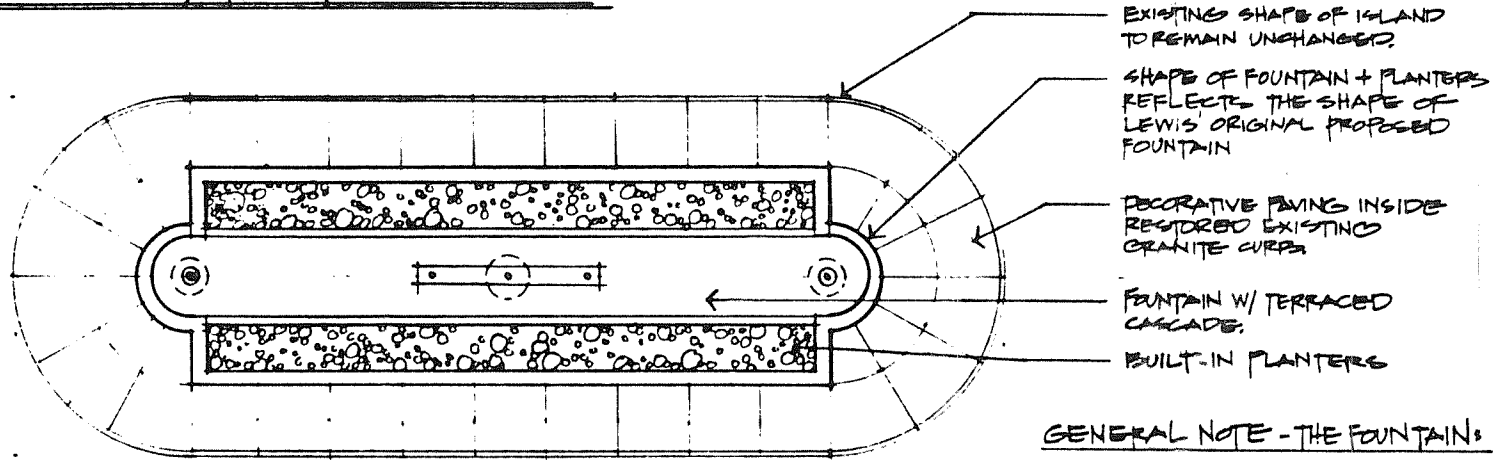
SIDEWALK SECTION BY CITY HALL



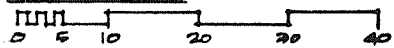
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 University City, Missouri
 Historic Preservation Commission

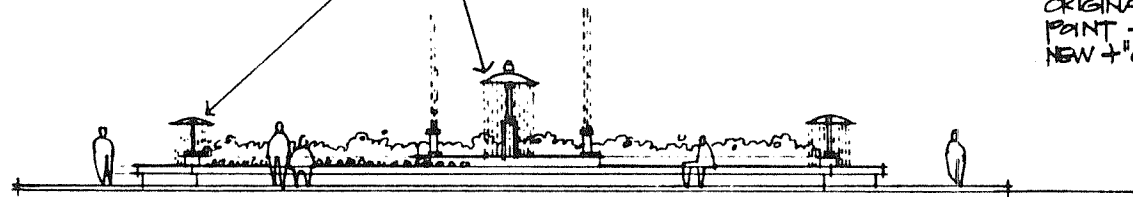
TRAFFIC ISLAND / FOUNTAIN DESIGN



PLAN



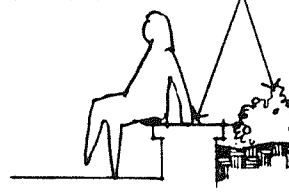
LAYOUT OF FOUNTAIN ELEMENTS FOLLOWS ORIGINAL LEWIS DESIGN - A MAJOR ELEMENT IN THE CENTER FLANKED BY LESSER ELEMENTS.



EAST ELEVATION

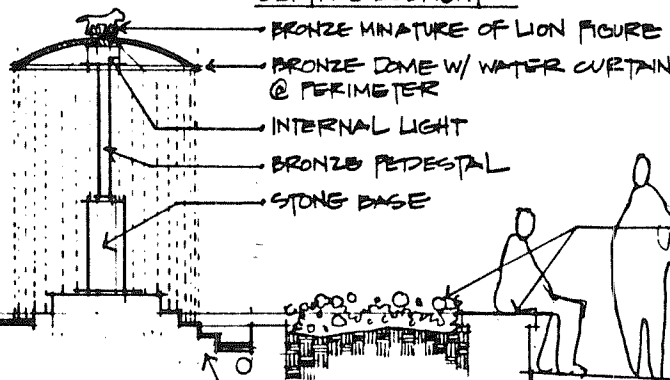
SAME SCALE

STONE WALL (SEATING) W/ LANDSCAPED PLANTER

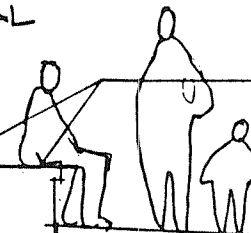


CENTRAL ELEMENTS:

- BRONZE MINATURE OF LION FIGURE
- BRONZE DOME W/ WATER CURTAIN @ PERIMETER
- INTERNAL LIGHT
- BRONZE PEDESTAL
- STONE BASE



STONE WALL (SEATING) W/ LANDSCAPED PLANTER.



CROSS SECTION



TERRACED STONE WATER CASCADE AT BASE OF FOUNTAIN.

GENERAL NOTE - THE FOUNTAIN:

PROPOSED FOUNTAIN DESIGN DOES NOT ATTEMPT TO FOLLOW LEWIS' ORIGINAL UNBUILT DESIGN. PROPOSED FOUNTAIN IS INTENDED TO BE A NEW DESIGN WHICH USES THE ORIGINAL PLAN AS A STARTING POINT - IT IS TO BE BOTH NEW + "OLD."

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CITY HALL COMPLEX

SITE PLAN - SCALE: 1" = 10'

A CENTERPIECE OF LEWIS' ORIGINAL "CITY BEAUTIFUL," THE OCTAGONAL TOWER HOUSING CITY HALL REMAINS A FOCAL POINT OF THE DISTRICT. BOLDLY DECORATED, BOTH THE TOWER + ANNEX BUILDING CREATES A STRONG ARCHITECTURAL IMPRESSION.

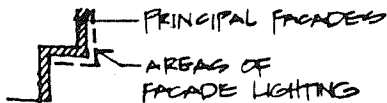
OPEN LAWN AREA PROVIDES PROPER SETTING FOR BUILDING AND ENHANCES EAST ENTRY TO THE PLAZA PROPER. SPECIFIC LANDSCAPING PLAN SHOULD BE DEVELOPED FOR SITE.

LIONS ARE IMPORTANT ASSETS + SHOULD BE CAREFULLY PRESERVED

DELMAR BLVD.

REOPEN ORIGINAL EAST ENTRY IF CHANGES OF USE ALLOW IT.

LEGEND



TRINITY (NORTH)

RESTORE ORIGINAL WINDOW OPENINGS

UNSIGHTLY WINDOW OPENING CHANGES SHOULD BE RESTORED.

REDEVELOP PARKING AREA. PRESERVE EXISTING STONE WALL UNLESS MORE PARKING COULD BE DEVELOPED IN THIS AREA.

CREATE NEW SCREENED PARKING LOT IF CHANGES OF USE ALLOW.

REMOVE CONC. BLK. IN ORIGINAL WINDOW OPENINGS.

SCREEN NEW ADDITION + MECHANICAL UNITS WITH LANDSCAPING.

PAINT OR REMOVE BRICK INFILL IN ORIGINAL WINDOW OPENINGS AT REAR FIRE ESCAPE IF CODE ALLOWS.

ELIMINATE OVERHEAD WIRING AS LONG TERM PLAN ON HARVARD AVE.

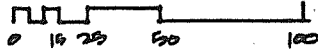


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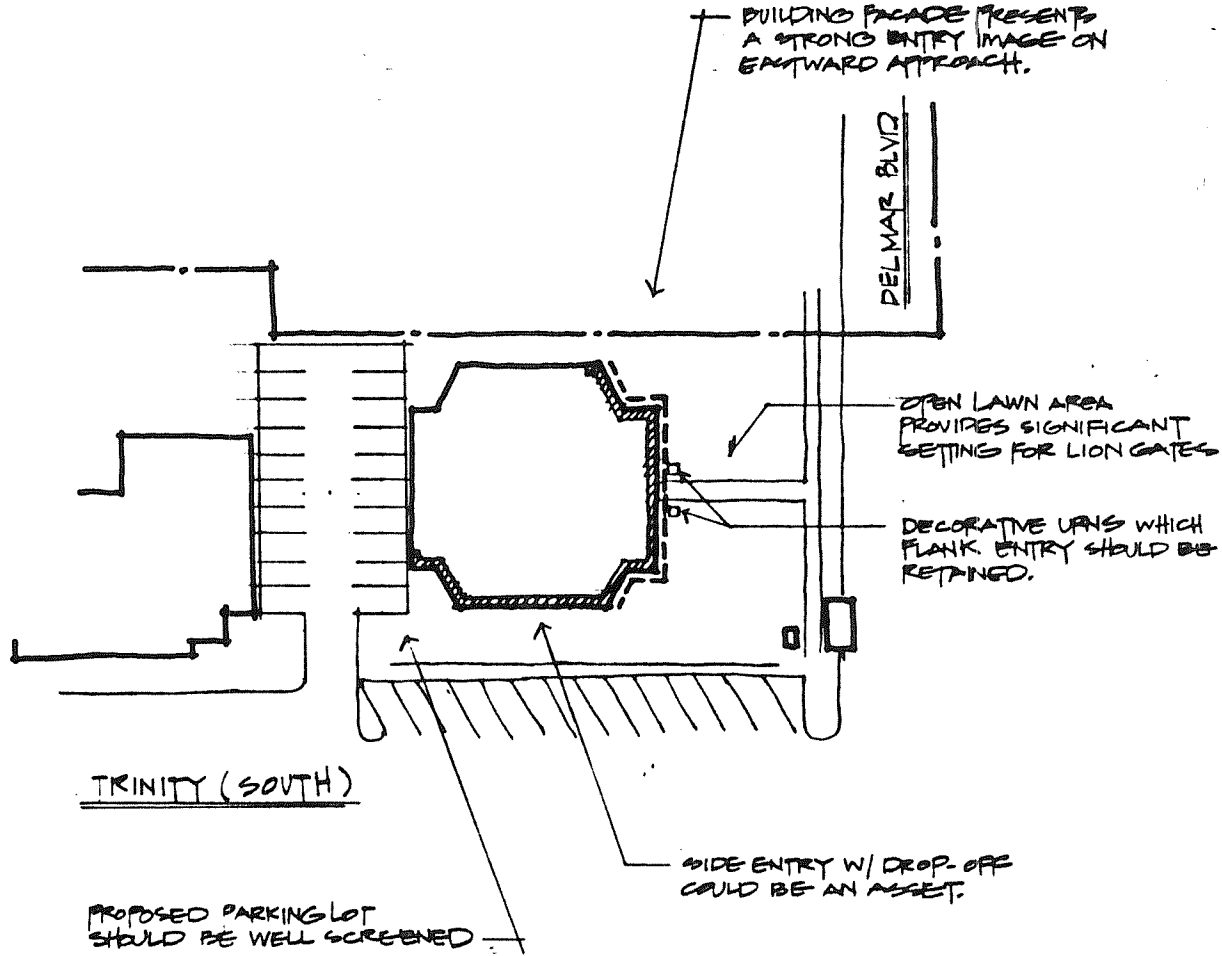
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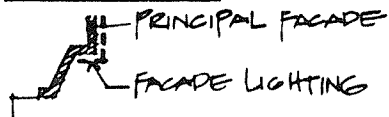
GREEK ORTHODOX CHURCH

SITE PLAN - SCALE: 

THIS IS A VISUALLY IMPORTANT BUILDING TO THE DISTRICT IN ITS LOCATION ADJACENT TO THE LION GATES AND DUE TO ITS STRONG CLASSIC STYLE + ITS DISTINCT ROOF FORM.



LEGEND:



DELMAR / HARVARD SCHOOL

SITE PLAN - SCALE: 1" = 10'

COMPARED TO OTHER BUILDINGS IN THE DISTRICT, THESE TWO SCHOOL BUILDINGS ARE RATHER MODEST. HOWEVER, AS SIMPLE BRICK BUILDINGS WITH SOME CLASSICAL DECORATION, THEY ARE VERY SUPPORTIVE TO THE CHARACTER OF THE DISTRICT. THE SCHOOL USE IS A NICE PARALLEL WITH LEWIS' ORIGINAL VISION FOR THE AREA.

NEW PLAZA WOULD PROVIDE FOCUS FOR THE END OF HARVARD

NICE CAST CONC. EMBELLISHMENT ON THIS FACADE (VERY DETERIORATED). ALSO A GOOD LIMESTONE FOUNDATION

EXISTING STONE WALL IS NICE FEATURE THAT SHOULD BE RETAINED.

PLAYGROUND IS AN IDEAL TEMPORARY FAIRGROUND OR OVERFLOW PARKING LOT.

PLANT SCREEN TREES TO BUFFER PARKING LOT.

DEVELOP + ENHANCE A MAJOR EAST - WEST PEDESTRIAN PATHWAY CONNECTING PUBLIC PARKING LOTS TO THE EAST WITH HARVARD + TRINITY AVES.

CONSTRUCTION OF MASONRY SCREEN WALLS AT BOTH ENDS OF COURTYARD CREATES ILLUSION OF A LARGE BUILDING + INTIMATE EXTERIOR SPACE.

REORGANIZE PLAYGROUND + CREATE A PLAZA (W/ SPRAY POOL) ON AXIS WITH ORIGINAL LEWIS FACADE TO THE NORTH.

RESTORE ORIGINAL WINDOW OPENINGS

REPLACE GLASS BLK. IN SOME FACEMENT WINDOW OPENINGS

COURTYARD COULD BE LANDSCAPED

REMOVE PAVEMENT + PLANT LAWN IF POSSIBLE.

STABILIZE BRICK WALLS AT ENTRY.

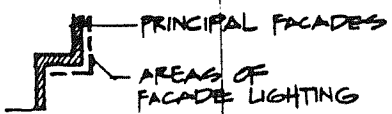
REPLACE GLASS BLK ABOVE ENTRY

IRON FENCE + STONE WALL IS AN IMPORTANT STREETSCAPE ELEMENT. IT SHOULD BE PRESERVED.

PLANT STREET TREES ALONG KINGSLAND.

KINGSLAND (NORTH)

LEGEND:



GENERAL NOTES:

- 1. WOOD WINDOWS:**
THE ORIGINAL WOOD WINDOWS IN BOTH BUILDINGS ARE QUITE DETERIORATED. AN EXTENSIVE REPAIR OR REPLACEMENT PROGRAM IS RECOMMENDED.
- 2. CAST CONCRETE:**
THE ORIGINAL CAST CONCRETE DECORATION ON THE WESTERN SCHOOL BUILDING IS VERY SEVERELY DETERIORATED. REPLACEMENT OF BROKEN OR MISSING PIECES IS RECOMMENDED IF A RESTORATION IS UNDERTAKEN.



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PUBLIC LIBRARY

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

THE MOST RECENT BUILDING IN THE DISTRICT, THE LIBRARY IS SOMEWHAT SUPPORTIVE OF THE DISTRICT CHARACTER ESTABLISHED BY ITS OLDER NEIGHBORS. ITS LOW-LYING FORM MINIMIZES ITS VISUAL IMPACT + ITS MONUMENTAL QUALITY IS CONSISTENT WITH THE CIVIC PLAZA LOCATION.

EXISTING STONE WALL W/ IRON FENCE IS AN ASSET + SHOULD BE PRESERVED.

EMBELLISH EXISTING ENTRY PLAZA AT LIBRARY ENTRANCE WITH ADDITIONAL PEDESTRIAN AMENITIES.

PROVIDE STREET TREES ALONG DELMAR TO SOFTEN VISUAL IMPACT OF BUILDING

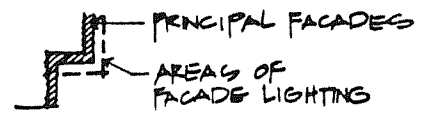
PROVIDE TREE PLANTING ON BOTH SIDES OF PARKING LOT TO SCREEN LOT + TO SOFTEN IMPACT OF BUILDING.

EXISTING STONE WALL IS A STRONG URBAN DESIGN ELEMENT AT AN IMPORTANT CORNER + SHOULD BE PRESERVED.

DELMAR BLVD.

KINGSLAND (NORTH)

LEGEND:



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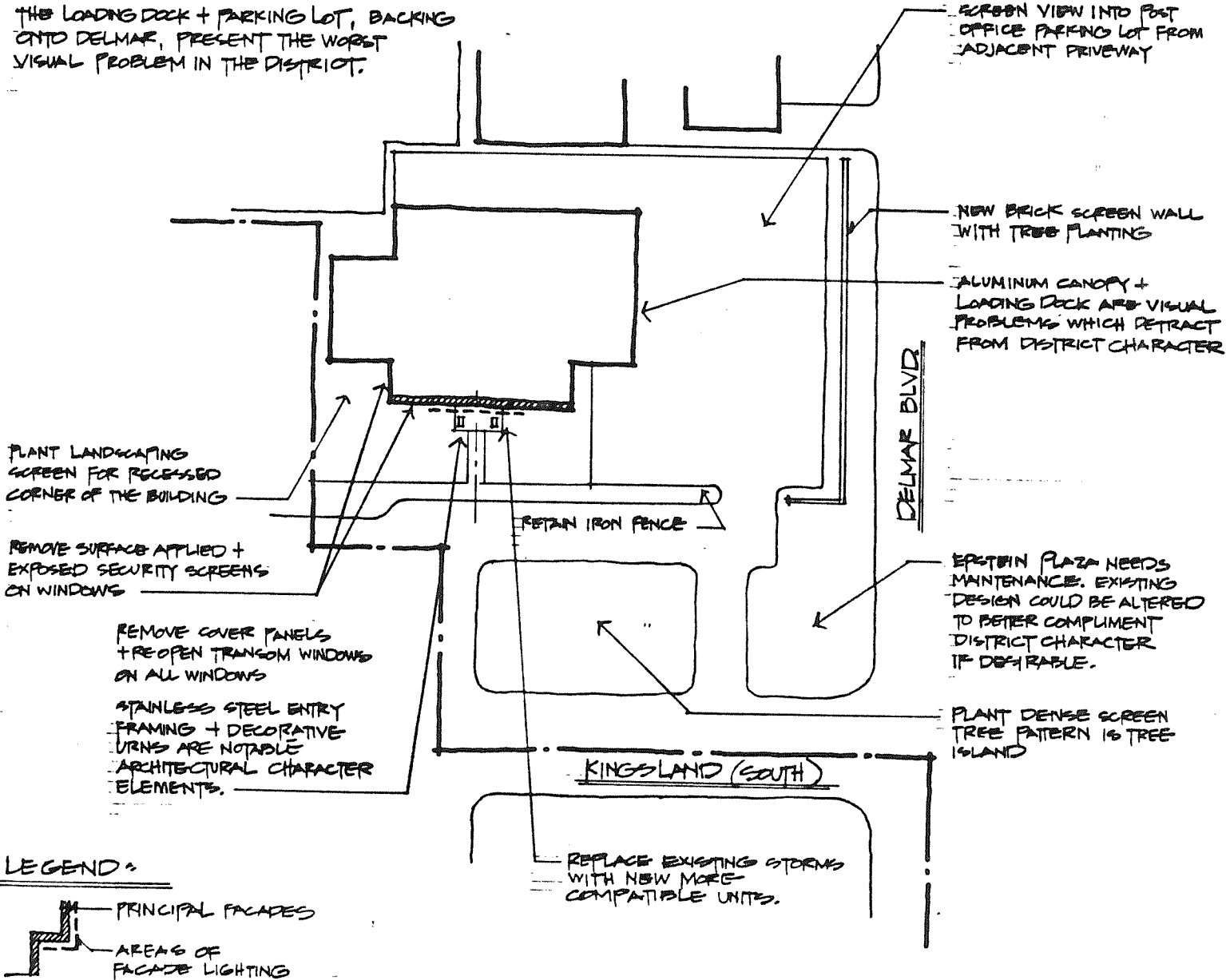
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POST OFFICE

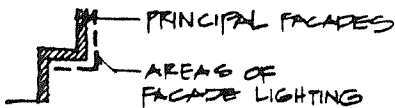
SITE PLAN - SCALE: 1/4" = 1'-0"

THE POST OFFICE IS A PLAIN NEUTRAL BUILDING - ITS ONLY DISTINCTIVE FEATURE IS ITS STAINLESS STEEL ENTRY WITH ITS IMPRESSIVE DECORATIVE URNS.

THE LOADING DOCK + PARKING LOT, BACKING ONTO DELMAR, PRESENT THE WORST VISUAL PROBLEM IN THE DISTRICT.



LEGEND:



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LEWIS CENTER

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

LEWIS CENTER IS THE LARGEST SINGLE BUILDING IN THE DISTRICT. RECENTLY REMODELLED, THIS BUILDING IS VERY SUPPORTIVE OF DISTRICT CHARACTER. THE ARCHITECTURAL FOCAL POINT OF THE BUILDING IS ITS SOUTHERN PART WHICH ONE OF LEWIS' ORIGINAL BUILDINGS.

PLANT TREES ALONG WEST EDGE OF PARKING LOT AS VISUAL SCREEN

PLANT TREES TO SCREEN VIEWS INTO PARKING LOT TO THE NORTH

SUPPLEMENT EXISTING TREES WITH NEW PLANTING TO BETTER SCREEN PARKING LOT

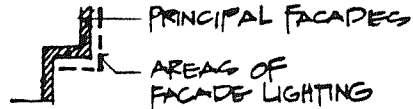
ENHANCE DEVELOPMENT AT SOUTH ENTRY TO EMPHASIZE MOST SIGNIFICANT FACADE

PLANT STREET TREE ALONG KINGSLAND

KINGSLAND (NORTH)

EXISTING STONE WALL IS A STRONG URBAN DESIGN ELEMENT AND SHOULD BE PRESERVED.

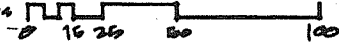
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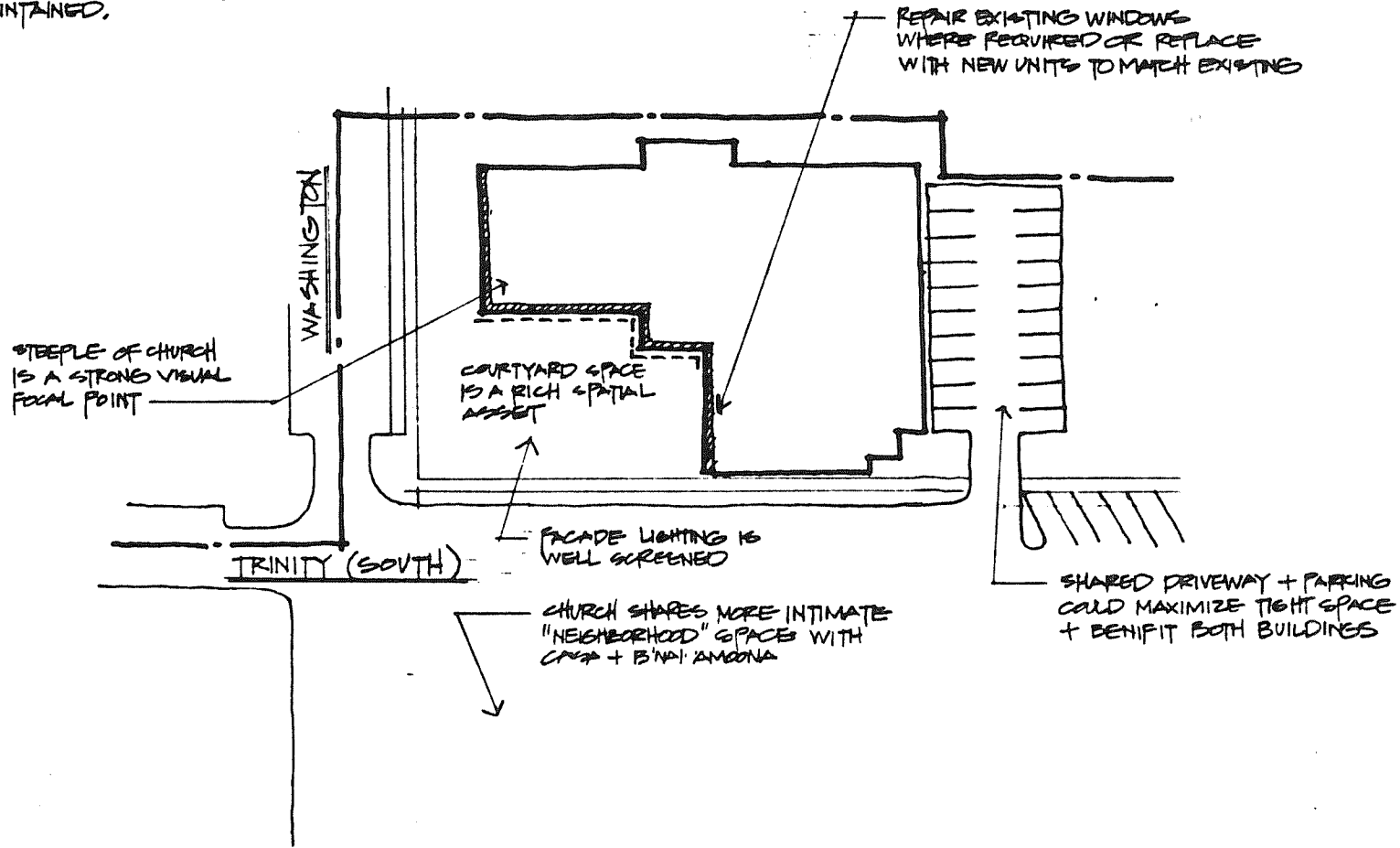
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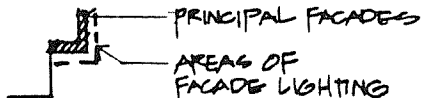
UNIVERSITY UNITED METHODIST CHURCH

SITE PLAN - SCALE: 

THIS BUILDING, CONSTRUCTED OF ROUGH LIMESTONE MASONRY IN THE GOTHIC STYLE, MAKES A STRONG ARCHITECTURAL CONTRIBUTION TO DISTRICT CHARACTER. THE BUILDING IS VERY WELL MAINTAINED.



LEGEND:



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CHILDGROVE SCHOOL

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

THIS BUILDING OCCUPIES A VERY IMPORTANT POSITION ADJACENT TO THE LION GATES, SET ON HIGH GROUND WITH ITS STEPPED PYRAMID FORM, THE BUILDING PLAYS A SIGNIFICANT ROLE IN THE ARCHITECTURAL CHARACTER OF THE DISTRICT. THE EGYPTIAN REVIVAL STYLE OF THE BUILDING CONTRIBUTES TO THE STYLISTIC VARIETY OF THE DISTRICT + RECALLS THE EARLY LEWIS BUILDING OF THE SAME STYLE (NOW DEMOLISHED).

BUILDING PRESENTS A STRONG ENTRY IMAGE ON EASTWARD APPROACH TO DISTRICT.

REPAIR EXISTING ENTRY LIGHTING FIXTURES

REPAIR EXISTING FACADE LIGHTING FIXTURES

REMOVE EXISTING EVERGREEN LANDSCAPING AT CORNER. IT IS IN POOR CONDITION

SCHOOL PARKING + PLAYGROUND COULD BE BETTER SCREENED FROM ROAD.

REMOVE GLASS BLOCK + RESTORE SECOND FLOOR WINDOW OPENINGS.

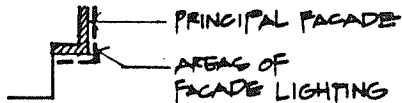
GENERAL NOTE - MASONRY CLEANING:

EXISTING MASONRY SURFACES ARE SOILED + STAINED. SURFACE ALGAE IS ALSO PRESENT. CHEMICAL TREATMENT FOR THESE PROBLEMS IS RECOMMENDED.

LUSH ROMANTIC QUALITY OF SIDE ENTRY SHOULD BE PRESERVED.

EXISTING STONE RETAINING WALL IS AN IMPORTANT ASSET TO BUILDING SITE + DISTRICT AS A WHOLE.

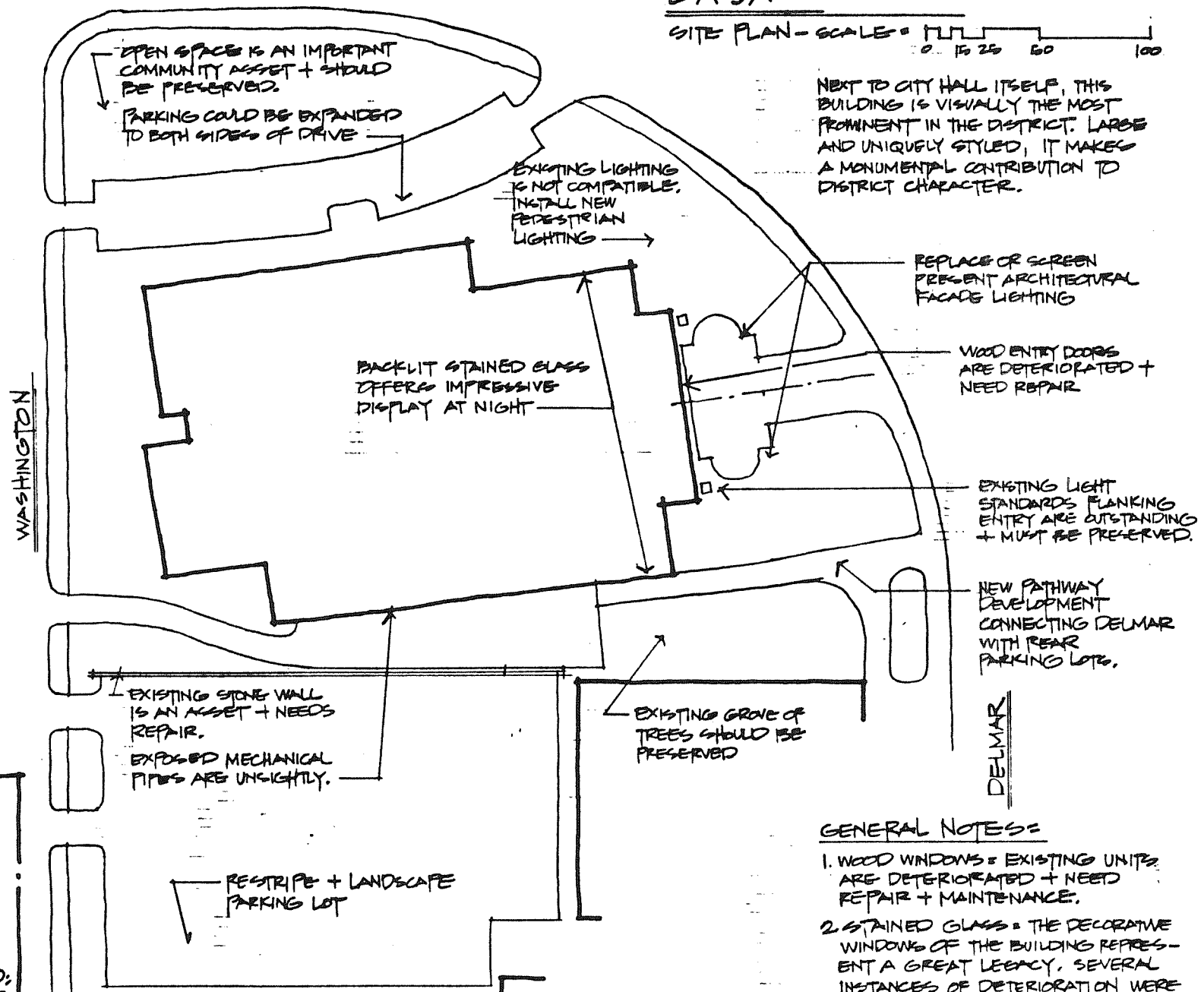
LEGEND:



TRINITY (SOUTH)

CASA

SITE PLAN - SCALE = 1" = 25'



NEXT TO CITY HALL ITSELF, THIS BUILDING IS VISUALLY THE MOST PROMINENT IN THE DISTRICT. LARGE AND UNIQUELY STYLED, IT MAKES A MONUMENTAL CONTRIBUTION TO DISTRICT CHARACTER.

BACKLIT STAINED GLASS OFFERS IMPRESSIVE DISPLAY AT NIGHT

REPLACE OR SCREEN PRESENT ARCHITECTURAL FACADE LIGHTING

WOOD ENTRY DOORS ARE DETERIORATED + NEED REPAIR

EXISTING LIGHT STANDARDS FLANKING ENTRY ARE OUTSTANDING + MUST BE PRESERVED.

NEW PATHWAY DEVELOPMENT CONNECTING DELMAR WITH REAR PARKING LOTS.

EXISTING GROVE OF TREES SHOULD BE PRESERVED

EXISTING STONE WALL IS AN ASSET + NEEDS REPAIR. EXPOSED MECHANICAL PIPES ARE UGLY.

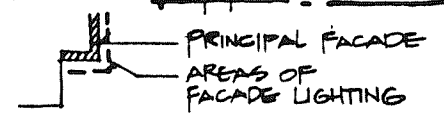
RESTRIPE + LANDSCAPE PARKING LOT

POTENTIAL PARKING EXPANSION TO EAST REQUIRES DEMOLITION OF EXISTING STRUCTURE

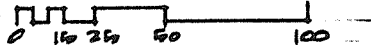
GENERAL NOTES:

1. WOOD WINDOWS = EXISTING UNITS ARE DETERIORATED + NEED REPAIR + MAINTENANCE.
2. STAINED GLASS = THE DECORATIVE WINDOWS OF THE BUILDING REPRESENT A GREAT LEGACY. SEVERAL INSTANCES OF DETERIORATION WERE NOTED + SHOULD BE REPAIRED.

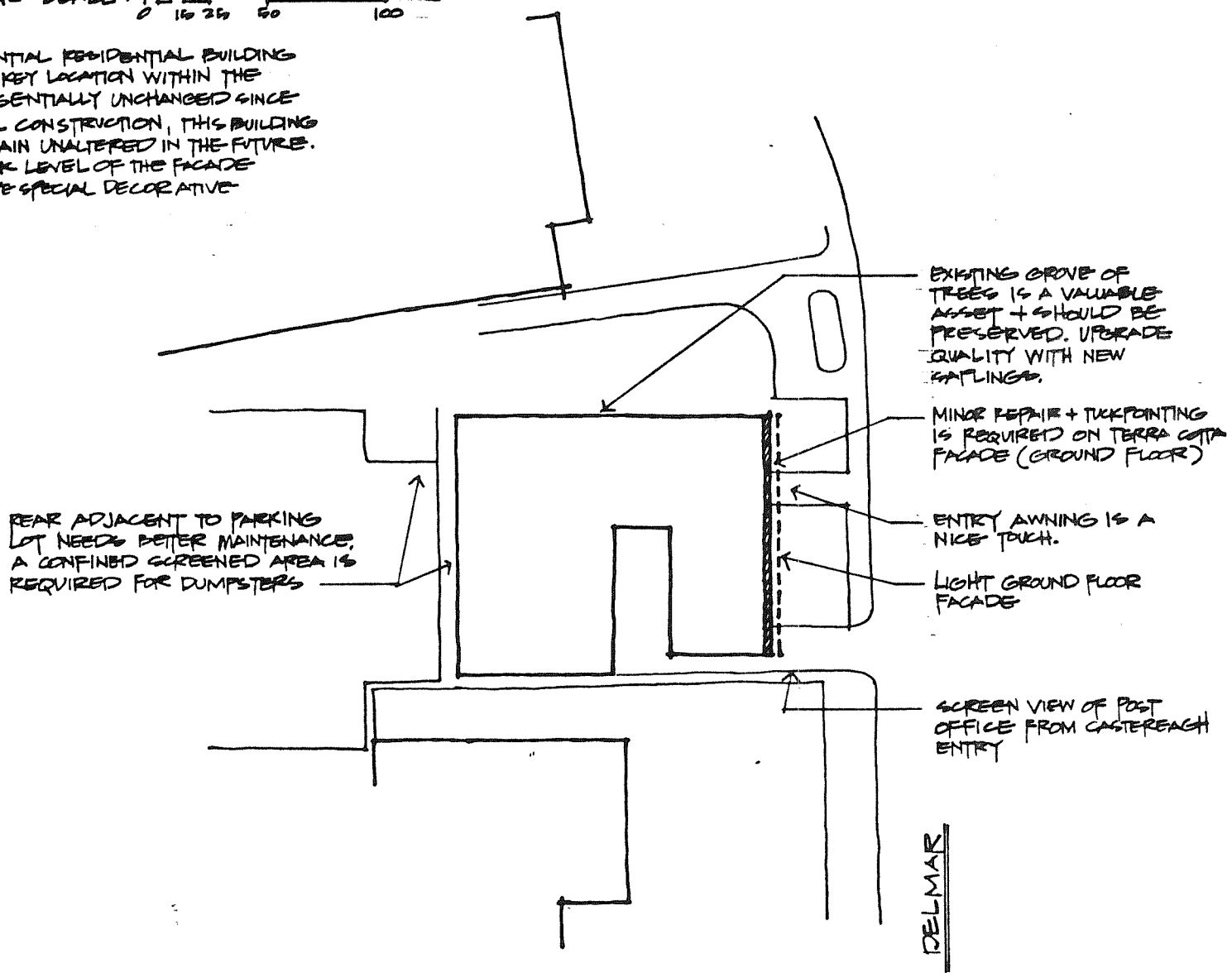
LEGEND:



CASTLEREAGH APARTMENTS

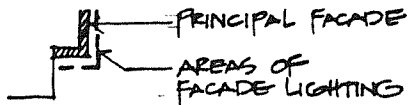
SITE PLAN - SCALE: 

THIS SUBSTANTIAL RESIDENTIAL BUILDING OCCUPIES A KEY LOCATION WITHIN THE DISTRICT. ESSENTIALLY UNCHANGED SINCE ITS ORIGINAL CONSTRUCTION, THIS BUILDING SHOULD REMAIN UNALTERED IN THE FUTURE. THE SIDEWALK LEVEL OF THE FACADE HAS BEEN GIVEN SPECIAL DECORATIVE TREATMENT.



- EXISTING GROVE OF TREES IS A VALUABLE ASSET + SHOULD BE PRESERVED. UPGRADE QUALITY WITH NEW GATLINGS.
- MINOR REPAIR + TUCKPOINTING IS REQUIRED ON TERRA COTTA FACADE (GROUND FLOOR)
- ENTRY AWNING IS A NICE TOUCH.
- LIGHT GROUND FLOOR FACADE
- SCREEN VIEW OF POST OFFICE FROM CASTLEREAGH ENTRY

LEGEND:



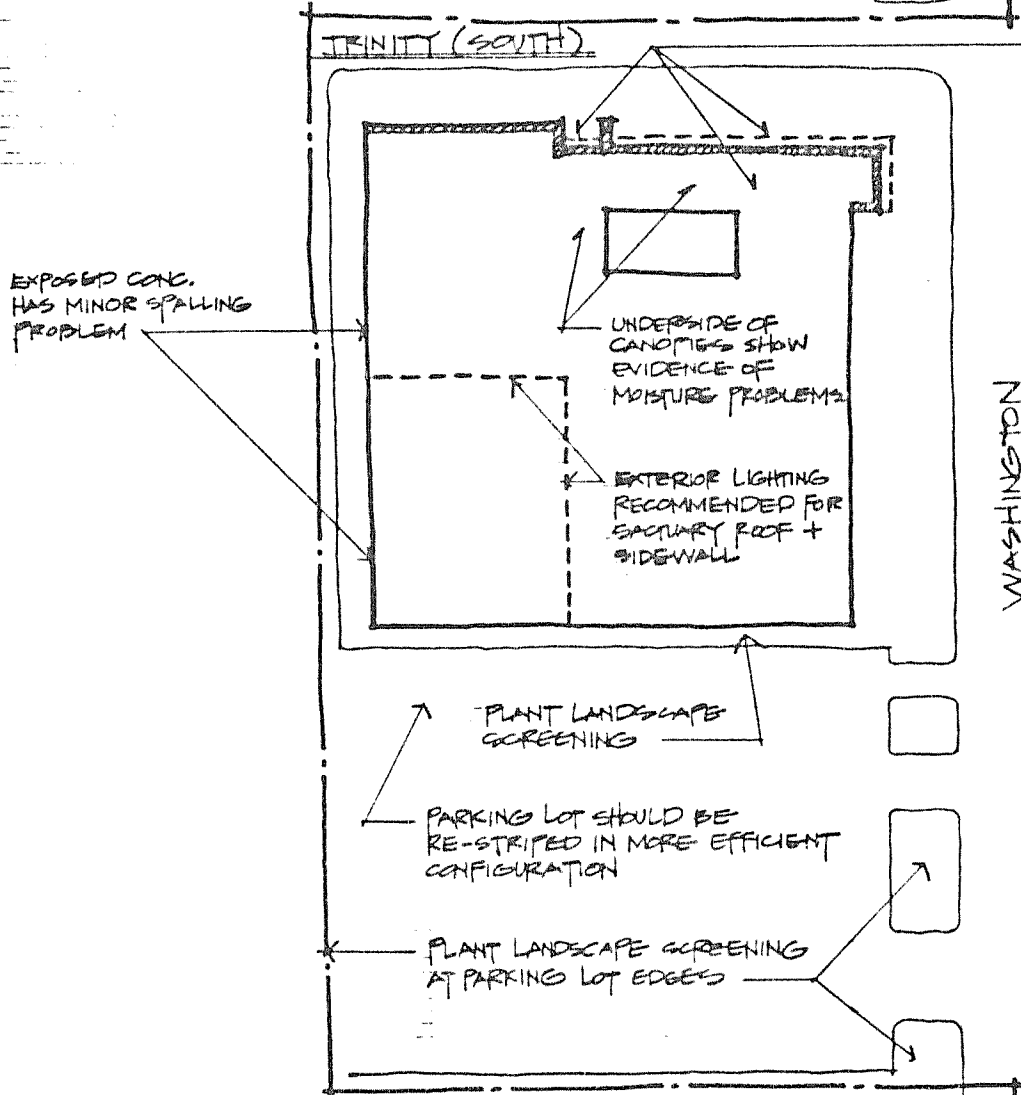
DELMAR



B'NAI AMOONA

SITE PLAN - SCALE: 1" = 20'

DESIGNED BY INTERNATIONALLY KNOWN ARCHITECT, ERIC MENDEL SOHN, IN THE MID-1940'S, THIS BUILDING HAS GREAT ARCHITECTURAL SIGNIFICANCE.



STAIRS + ENTRY RAMP PAVEMENT NEED REPAIR

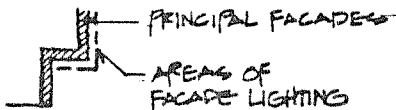
MASONRY TREATMENT:

EXISTING MASONRY SURFACES ARE SEALED + STAINED. CHEMICAL CLEANING TREATMENT IS RECOMMENDED

EXISTING SURFACE NEEDS TUCKPOINTING IN SOME LOCATION. IN ADDITION, PREVIOUS TUCKPOINTING WAS POORLY DONE WITH THE WRONG COLOR MORTAR AND SHOULD BE REDONE.

WASHINGTON

LEGEND:



POTENTIAL PARKING EXPANSION WOULD REQUIRE DEMOLITION OF EXISTING BUILDINGS.



DELMAR GARDEN BUILDING

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

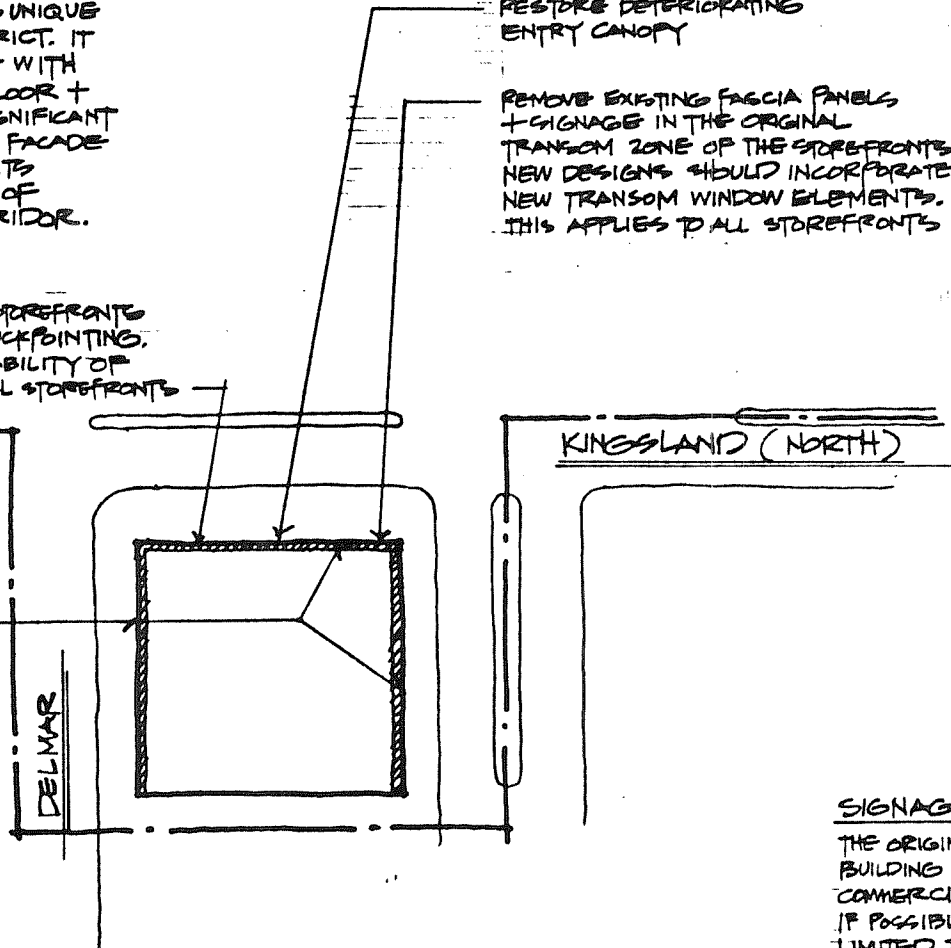
THE DELMAR GARDEN BUILDING IS UNIQUE AMONG THE BUILDINGS IN THE DISTRICT. IT IS A COMMERCIAL BUILDING TYPE WITH STOREFRONTS ON THE GROUND FLOOR + APARTMENTS ABOVE. IT IS A SIGNIFICANT BUILDING BECAUSE OF ITS BRICK FACADE WITH TERRA COTTA DETAILING + ITS LOCATION AT THE WESTERN END OF THE DELMAR COMMERCIAL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

RESTORE DETERIORATING ENTRY CANOPY

REMOVE EXISTING FASCIA PANELS + SIGNAGE IN THE ORIGINAL TRANSOM ZONE OF THE STOREFRONTS. NEW DESIGNS SHOULD INCORPORATE NEW TRANSOM WINDOW ELEMENTS. THIS APPLIES TO ALL STOREFRONTS

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

REMOVE PAINT FROM ORIGINAL STOREFRONT PIERS + LINTEL ZONES TO EXPOSE ORIGINAL TERRA COTTA IF POSSIBLE OR PAINT COLOR TO MATCH UPPER FLOOR WINDOW COLOR: I.E. TERRA COTTA



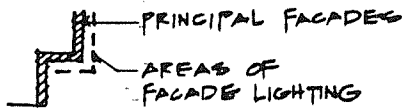
SIGNAGE:

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

AWNINGS:

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

LEGEND:



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Historic Preservation Commission
University City, Missouri

DESIGN GUIDELINES

UNIVERSITY CITY CIVIC PLAZA HISTORIC DISTRICT MASTER PLAN

Historic Preservation Commission

The Christner Partnership, Inc.
Austin Tao & Associates

The zoning effecting 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.

The following sections on lighting and signage are intended to supplement existing regulations.

Lighting:

1. Four types of lighting can be utilized in private property development within the district. They are parking lot lighting, pedestrian pathway lighting, decorative entry lighting and architectural facade lighting. Each has a different role to play in district character and each is subject to its own guidelines.
2. **Parking Lot Lighting:** Parking lot lighting in the district should be uniform in terms of standard and fixture type, color, etc. The fixtures shall be the light cut-off type and shall not exceed 24'- 0" in height. The fixture type shall be incandescent or metal halide.
3. Exterior lighting on each property should be consistent with that properties' architectural style and character, and should be of consistent design and color.
4. **Decorative Entry Lighting:** The use of decorative light fixtures and standards to flank the main entry is common in the district. Where they exist, care shall be taken to

maintain and utilize these elements. They are to be considered an integral part of the building design.

The future use of such elements is encouraged. Their design shall be consistent with the style of the parent building and shall be subject to the approval of the Historic Preservation Commission.

5. **Architectural Facade Lighting:** The use of lighting to enhance the major facades of privately owned buildings is encouraged in accordance with the recommendations of this master plan. Fixture placement should be coordinated with planting and site furniture to minimize visibility. Fixture type should be metal-halide, or incandescent.

Signage:

1. Signage should enhance individual identity of buildings.
2. Location of signage should have a logical and formal relationship to the major entry or entry facade of the building.
3. The design of the sign should relate directly to the design of the parent building (use of materials, color, silhouette and decorative details).

APPENDIX: CONCEPT WORKSHOP

UNIVERSITY CITY CIVIC PLAZA HISTORIC DISTRICT MASTER PLAN

Historic Preservation Commission

The Christner Partnership, Inc.
Austin Tao & Associates

The Concept Workshop was the second of the two community user workshops held in the master planning process. The Historic Preservation Commission invited representatives of many users of the plaza district to participate in a workshop intended to further define the concept of "plaza", and to prioritize the many possible improvements to the plaza area.

The workshop began by dividing the participants into four teams, identified as teams A, B, C, and D. The planners then described two types of plaza which, although opposite in concept, were not mutually exclusive. Teams A and C were asked to consider a network of such plazas linked by pathways throughout the district. Teams B and D were asked to consider a grand central plaza. The planners explained that the ultimate plan would be a combination of these two concepts.

The teams were then asked to describe their plazas by the choice of five adjectives and five activities. These lists began to identify the slightly different characters of each team's concept.

The planners then described a shopping list of 30 items, each costing between one and four chips, and each providing a possible improvement to the plaza. A "catalogue" of items was provided for each team and they were each given ten chips to select their top priority improvements. After roughly 15 minutes, each of the teams presented their top adjectives and functions. Each team was given ten chips more, and ten final chips, identifying the second and third priorities.

The results of the process are attached, with each team's priorities identified, along with a prioritized shopping list indicating which items were most frequently selected. The planners would characterize these choices as being reflective of a concern for providing an improved pedestrian and visual environment. Parking was also a significant concern.

GROUP A - NETWORK CONCEPT

DESCRIPTIVE TERMS

Activities

1. Walking
2. People-watching
3. Sitting
4. Recreation (small scale/passive)
5. Viewing

Adjectives

1. De-centralized
2. Individualized identities
3. Intimate
4. Passive
5. Relaxed

SHOPPING GAME

First Priority

1. Pedestrian Pathways
2. Additional Seating
3. Intimate Gathering Places
4. Improved Crosswalks
5. Screen Planting for Service
6. Plaza Lighting

Second Priority

1. East District Entry Improvements
2. Improved On-Street Parking
3. Pedestrian Lighting
4. Historic Awareness Program
5. Public Monument Lighting

Third Priority

1. New Intersection at Delmar & Trinity
2. Signage
3. Better Street Lighting
4. Private Architectural Lighting
5. District Advocacy Group

ALTERNATIVE CONCEPT CHOICE - Group B - Grand Plaza Concept

GROUP B - GRAND PLAZA CONCEPT

DESCRIPTIVE TERMS

Activities

1. Fairs
2. Educational Displays
3. Performances
4. Quiet Sitting
5. Strolling/Promenading

Adjectives

1. Formal/Monumental
2. Open
3. Accessible
4. Visually Stimulating
5. Organized Landscaping

SHOPPING GAME

First Priority

1. Plaza Landscaping
2. Pedestrian Lighting
3. Private Architectural Lighting
4. New Intersection at Delmar & Trinity

Second Priority

1. New Public Parking Lot
2. Fountain
3. Screen Planting for Service Areas
4. Additional Seating
5. Public Monument Lighting

Third Priority

1. Historical Museum
2. Better Street Lighting
3. Intimate Gathering Places
4. Improved Bus Stops
5. Improved Crosswalks
6. Art Display Areas

ALTERNATIVE CONCEPT CHOICE - Group C - Network Concept

GROUP C - NETWORK CONCEPT

DESCRIPTIVE TERMS

Activities

1. Sightseeing
2. Strolling
3. Entertaining
4. Relaxing
5. Cultural Activities

Adjectives

1. Diversity
2. Intimate
3. Monumental
4. Connected
5. Identifiable/Personal

SHOPPING GAME

First Priority

1. Screen Planting for Service Areas
2. District Advocacy Group
3. Plaza Landscaping
4. New Public Parking Lot
5. Improved Crosswalks
6. Historic Awareness Devices

Second Priority

1. New Intersection at Delmar & Trinity
2. Plaza Landscaping
3. Better Street Lighting
4. Public Monument Lighting

Third Priority

1. Pedestrian Pathways
2. Fountain
3. Private Architectural Lighting
4. Additional Seating
5. Restoration of Monuments

ALTERNATIVE CONCEPT CHOICE - Group D - Grand Plaza Concept

GROUP D - GRAND PLAZA CONCEPT

DESCRIPTIVE TERMS

Activities

1. Concerts
2. Art Shows
3. Dances
4. Speeches
5. Theatrical Performances

Adjectives

1. Attractive
2. Compatible (Buildings)
3. Sophisticated
4. Compatible
5. Accessible

SHOPPING GAME

First Priority

1. New Intersection at
Delmar & Trinity
2. Better Street Lighting
3. Plaza Landscaping
4. Improved Crosswalks
5. Additional Seating

Second Priority

1. New Public Parking Lot
2. Fountain
3. Green Open Street
4. Public Monument Lighting

Third Priority

1. Bandshell/Pavillion
2. Private Architectural Lighting
3. Pedestrian Lighting
4. Improved Bus Stops
5. Signage

ALTERNATIVE CONCEPT CHOICE - Group A - Network Concept