



**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**  
**Wednesday, March 15, 2023**  
**5:00 p.m.**

**IMPORTANT NOTICE REGARDING**  
**PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION**  
**HPC will Meet Electronically on March 15, 2023**

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 March 15, 2023 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/83337027180?pwd=R0ZvUHhHd0V4WFVGVWdMjAydlJRUT09>

Passcode: 427245

Or One tap mobile:

US: +13017158592,,83337027180#,,,,\*427245# or +13052241968,,83337027180#,,,,\*427245#

Or Telephone:

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

US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580

Webinar ID: 833 3702 7180

Passcode: 427245

International numbers available: <https://us02web.zoom.us/j/83337027180?pwd=R0ZvUHhHd0V4WFVGVWdMjAydlJRUT09> **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 Senior Planner 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](mailto:jwagner@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention John Wagner, Senior Planner. 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. 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.*

3. Old Business

- a. None

4. New Business

- a. **File Number:** HPC 23-02

**Address:** 6900 Delmar Blvd, 6901 Washington Ave, 560 Trinity Ave

**Applicant:** Stacey Wehe, AIA, Managing Principal, Christner Architects

**Property Owner:** RDI Real Estate, LLC, University Methodist Episcopal Church

**Request:** Design Review for Conformance with District Standards

*THREE (3) VOTES REQUIRED: One for the Text Amendment, one for the Conditional Use Permit and one for the design’s conformance with the University City Civic Complex Historic District Design Standards.*

5. Other Business

- a. None

6. 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 23-02**

MEETING DATE: March 15, 2023

APPLICATION TYPE: Design Review for Conformance with District Standards

LOCATION: 6900 Delmar Blvd, 6901 Washington Ave, 560 Trinity Ave

HISTORIC DISTRICT: University City Civic Complex Historic District

PROJECT DESCRIPTION: Purchase of 6900 Delmar Blvd, 6901 Washington Ave, and associated site plan alterations.

APPLICANT: Stacey Wehe, AIA, Managing Principal, Christner Architects

PROPERTY OWNER: Center for Creative Arts (COCA)

COUNCIL WARD: 1

EXISTING ZONING: PA – Public Activity District

EXISTING LAND USE: Office (Temporary University City Library)

**SURROUNDING ZONING AND LAND USE:**

North:	PA – Public Activity District	Church of Scientology / City Hall
East:	HR – High-Density Residential District	Multi-Family Residential
South:	PA – Public Activity, SR – Single Family	COCA, Single-Family Res.
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        *See Attached Memo*

SECTION(S):

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



## Department of Planning and Development

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 and Development

DATE: March 15, 2023

SUBJECT: HPC 23-02

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The meeting this evening concerns the same project the Commission discussed on February 16, 2023: the proposal by Washington University to purchase the 6900 Delmar Boulevard and 6901 Washington Avenue properties. The Traffic Commission met on March 8, 2023 but did not come to a resolution. The Applicant revised one of the site plans – “Revised Scenario A” in tonight’s packet, dated March 10, 2023. This was the scenario most favored at the March 8 meeting. I have included the other three (3) scenarios in our packet this evening for perspective. Those are the original Scenario A, Scenario B and Scenario C. The Traffic Commission is meeting again on March 14, 2023, so I will update the HPC with the results of that meeting on March 15.

I am asking the Historic Preservation Commission to vote on three items at the March 15 meeting:

1. The Text Amendment to the Zoning Ordinance. This was passed by the Plan Commission on September 28, 2022. It has yet to proceed to the City Council for consideration. It will do so when the Conditional Use Permit (C.U.P.) advances. Please see §400.1550(A)(8) below for the Commission’s function in reviewing changes to the Zoning Ordinance.
2. The Conditional Use Permit. The Applicant has applied for a Conditional Use Permit (C.U.P.) in the University City Civic Complex Historic District. The requested use is for a private school in the “PA” Public Activity District. Please see §400.1550(A)(5) below for the Commission’s function in reviewing Conditional Use Permit.
3. The project design (preliminary plan). Please see §400.1740 below for the Commission’s function in reviewing the design of the proposed project. Also refer to the Civic Plaza Historic District Report (1993) and the Civic Plaza Master Plan (1985).

#### §400.1550 Powers and Duties.

- A. The Historic Preservation Commission shall act in an advisory capacity but shall not have administrative authority over decision making. The Commission shall act in an advisory capacity to the Department of Community Development staff in carrying out enforcement activities required on City ordinances on matters relating to the administration of this Article and shall have the following powers and duties:

5. To consider applications for conditional use permits for a historic landmark or within a historic district, and to make recommendations concerning such requests to the Plan Commission;
8. To consider all applications for amendments, modifications or revisions of this Article, and to make recommendations concerning such applications to the City Council in such manner as to afford review and comment by the Plan Commission;

§400.1740 University City Civic Complex Historic District:

No major change in landscaping or construction, placement, demolition, removal or substantial exterior alterations of any structure shall take place...without first referring the matter to the Historic Preservation Commission for review of the proposed construction, placement, demolition, removal or alterations to determine conformity with the standards established for this district.

To reach its determination, the Commission shall require the submission of plans and specifications necessary to a decision concerning the appropriateness of the proposed undertaking.

# 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.

The following properties are impacted:

**ADDRESS OF PROPERTY** 6900 Delmar Blvd., 6901 Washington Ave., 560 Trinity Ave.

**NAME OF HISTORIC DISTRICT** University City Civic Complex Historic District

### GENERAL INFORMATION

Owner (Various, see below) Phone \_\_\_\_\_

Owner Under Contract (6901) +  
Owner of 560 Trinity:  
The Washington University  
Campus Box 1058  
One Brookings Drive  
St. Louis, MO 63130  
Attention: Steve Condrin,  
Assistant Vice Chancellor for Real Estate  
(314) 935-5963

Owner (6901 Washington):  
Chairman of the Board of Trustees  
Grace United Methodist Church  
6199 Waterman  
St. Louis, MO 63112  
Attention: Ted Dearing, Dearing  
Batten & Bauer LLC  
(314) 863-2700

Owner (6900 Delmar):  
RDI Real Estate, LLC  
6900 Delmar Blvd.  
St. Louis, MO 63130  
Attention: Dan Rossini,  
Northstar Group  
(314) 568-4023

Authorized Representative:

Applicant Stacey Wehe, AIA, Managing Principal, Christner Architects Phone (314) 561-4448

Address 621 North Skinker, Suite 220; St. Louis MO 63130

Signature of applicant  Date 2/12/2023

### 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.

(See Attachment A)

List of Proposed Changes:

- 1. \_\_\_\_\_ (See Attachment A)
- 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, 1 copy of:

- |   |  |                                     |
|---|--|-------------------------------------|
| <input type="checkbox"/> Plans                            | <input type="checkbox"/> Specifications            | <input type="checkbox"/> Site Plans |
| <input type="checkbox"/> Materials Samples                | <input 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:** Planner (314) 505-8501

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_

Please note: This application form must be submitted with the plans for the building permit application.

February 12<sup>th</sup>, 2023

## Attachment A

### Re: Historic Preservation Commission Review for Properties at 6900 Delmar & 6901 Washington

#### Description of Proposed Project:

Washington University in St. Louis is considering purchasing the two referenced properties. The University was approached by the University United Methodist Church congregation (located at 6901 Washington) after their decision to consolidate and merge with another parish. UUMC knew the University would be good stewards of their building and respect the legacy of its history.

With the adjacent 6900 Delmar property currently on the market, the University recognized the opportunity to purchase both properties and locate an academic department within them. Since being first approach by UUMC, the University has been assessing the condition of each property and test-fitting options for potential adaptive reuse. While the project is essentially in a master planning phase and design work has not begun, a clear direction for the project has been established:

- Demolition will not be sought.
- Significant building expansions / additions are not being sought.
- The University seeks to preserve and enhance the defining features and historic character of each property, extending their life for decades to come.
- The University is considering relocating a single academic department to these buildings. The identified academic department is not pursuing growth and will benefit from the quality of space provided within these buildings.
- Spaces within the buildings would primarily include offices and seminar-style classrooms of approximately 20 students. A large auditorium, rental spaces, or assembly spaces are not being considered for either property.
- Due to the change in use of the properties and the dense urban lot sizes, code-required parking cannot be fully accommodated within the existing 6900 & 6901 sites. Since the neighboring property, 560 Trinity Ave., is also owned by the University, Zoning Code allows for off-site parking to be accommodated on this parcel.

#### List of Proposed Changes:

1. The exterior alterations proposed for the buildings will ensure the weather-tightness and longevity of the buildings. These alterations include repairs to existing roofs, tuckpointing as needed, and restoration of existing windows.
2. Code-required accessibility enhancements, including providing an accessible path to the main entry of each building, will be pursued through historically sensitive approaches.
3. The principal exterior change to this complex of buildings will be the expansion of surface parking immediately to the west of 560 Trinity (in place of the drop-off lane that currently exists today).
4. In conjunction with the addition of parking, there is an opportunity for modifications to Trinity Ave. that could increase pedestrian and vehicular safety in this area.
5. (Please see graphic images on the following pages for additional information on proposed changes.)



# Site Plan – Proposed (Preliminary Scenario - A)

## Disclaimer:

1. Site plan is preliminary, created to test parking capacity to meet municipal zoning requirements for the site.
2. Site plan requires review by Historic Preservation Commission and Traffic Commission.
3. A traffic study is underway, but yet to be completed.

This site plan has been created to test the carrying capacity of the site and opportunities to improve the flow of vehicular traffic while increasing pedestrian safety. A future detailed site plan review will occur as part of the University City municipal review process.

**A Net Total of 47 Spaces is possible with this configuration.**

15 existing spaces + a net addition of 32 spaces at 560 Trinity

Reminder: 46 spaces will be required for this project.



# Site Plan – Proposed (Preliminary Scenario – A, Revised 3/10/2023)

## Disclaimer:

1. Site plan is preliminary, created to test parking capacity to meet municipal zoning requirements for the site.
2. Site plan requires review by Historic Preservation Commission and Traffic Commission.

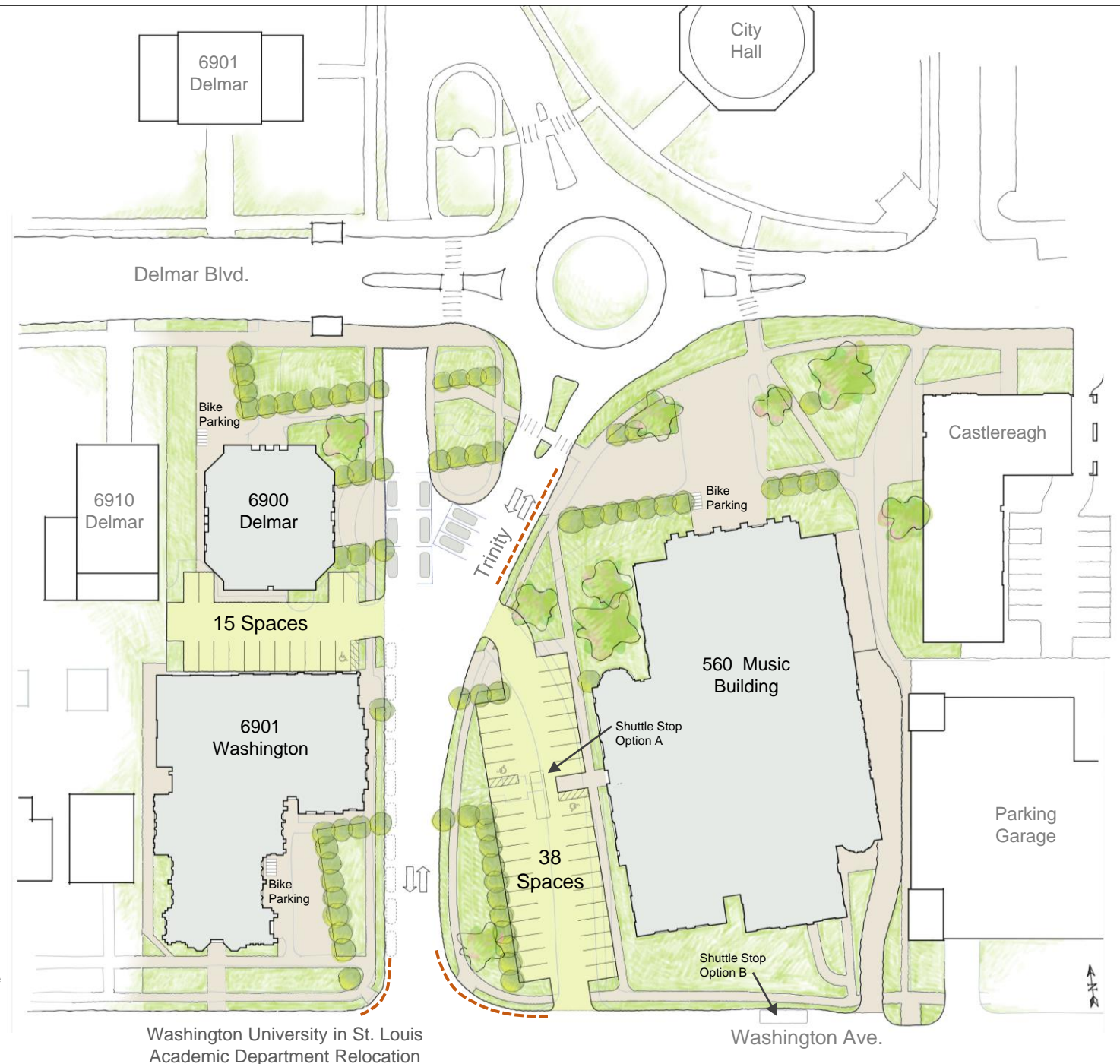
This site plan has been created to test the carrying capacity of the site and opportunities to improve the flow of vehicular traffic while increasing pedestrian safety.

**A Net Total of 48 Spaces is possible with this configuration.**

15 existing spaces + a net addition of 33 spaces at 560 Trinity (38 new spaces – 5 existing drop-off spaces).

Reminder: 46 spaces will be required for this project.

--- Existing "No Parking From Here to Corner" Zone



# Site Plan – Proposed (Preliminary Scenario - B)

## Disclaimer:

1. Site plan is preliminary, created to test parking capacity to meet municipal zoning requirements for the site.
2. Site plan requires review by Historic Preservation Commission and Traffic Commission.
3. A traffic study is underway, but yet to be completed.

This site plan has been created to test the carrying capacity of the site and opportunities to improve the flow of vehicular traffic while increasing pedestrian safety. A future detailed site plan review will occur as part of the University City municipal review process.

## A Net Total of 53 Spaces is possible with this configuration.

15 existing spaces + a net addition of 38 spaces at 560 Trinity (accounting for removal of public spaces at the Trinity spur).

Reminder: 46 spaces will be required for this project.



# Site Plan – Proposed (Preliminary Scenario - C)

## Disclaimer:

1. Site plan is preliminary, created to test parking capacity to meet municipal zoning requirements for the site.
2. Site plan requires review by Historic Preservation Commission and Traffic Commission.

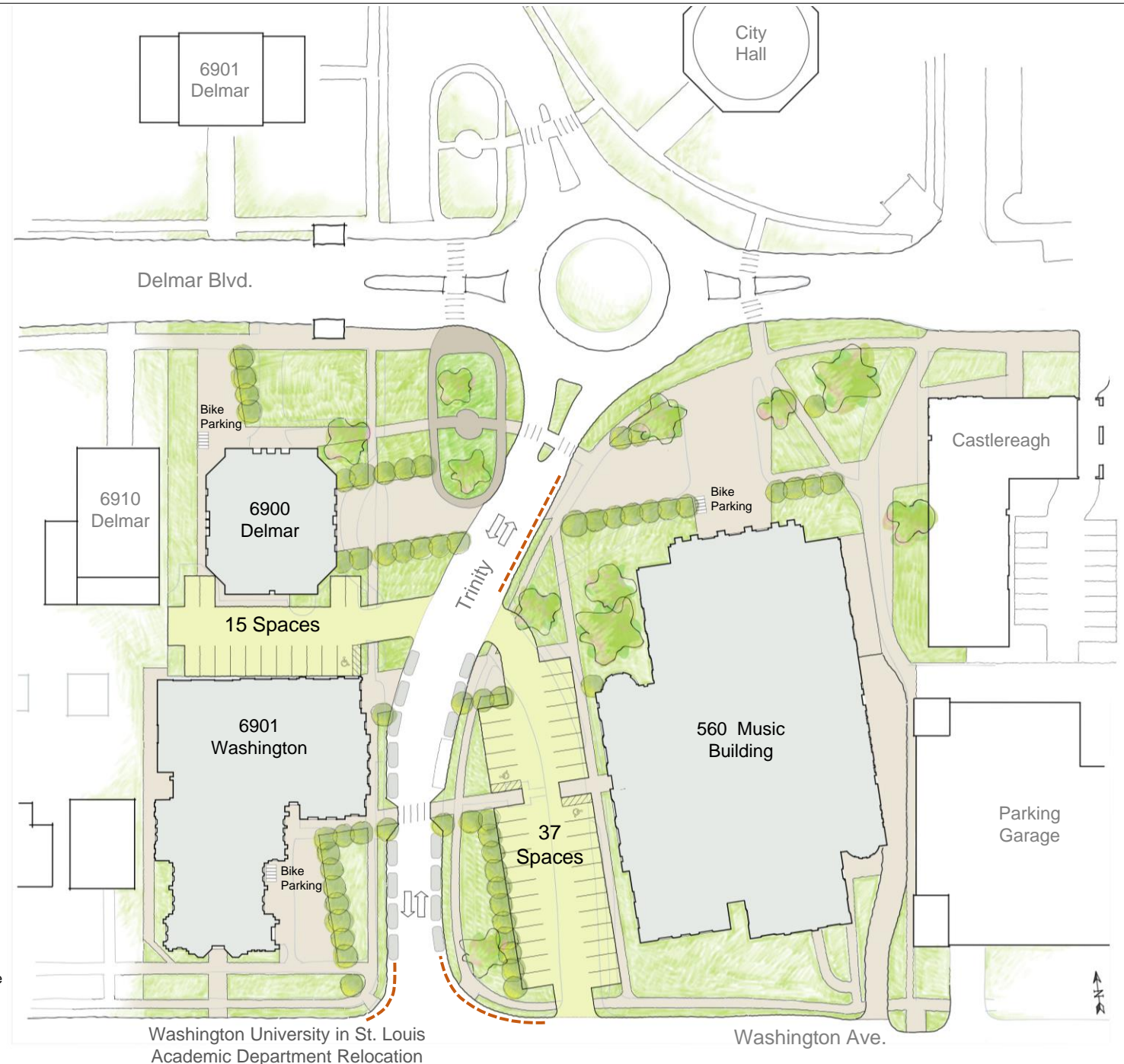
This site plan has been created to test the carrying capacity of the site and opportunities to improve the flow of vehicular traffic while increasing pedestrian safety.

## A Net Total of 38 Spaces is possible with this configuration.

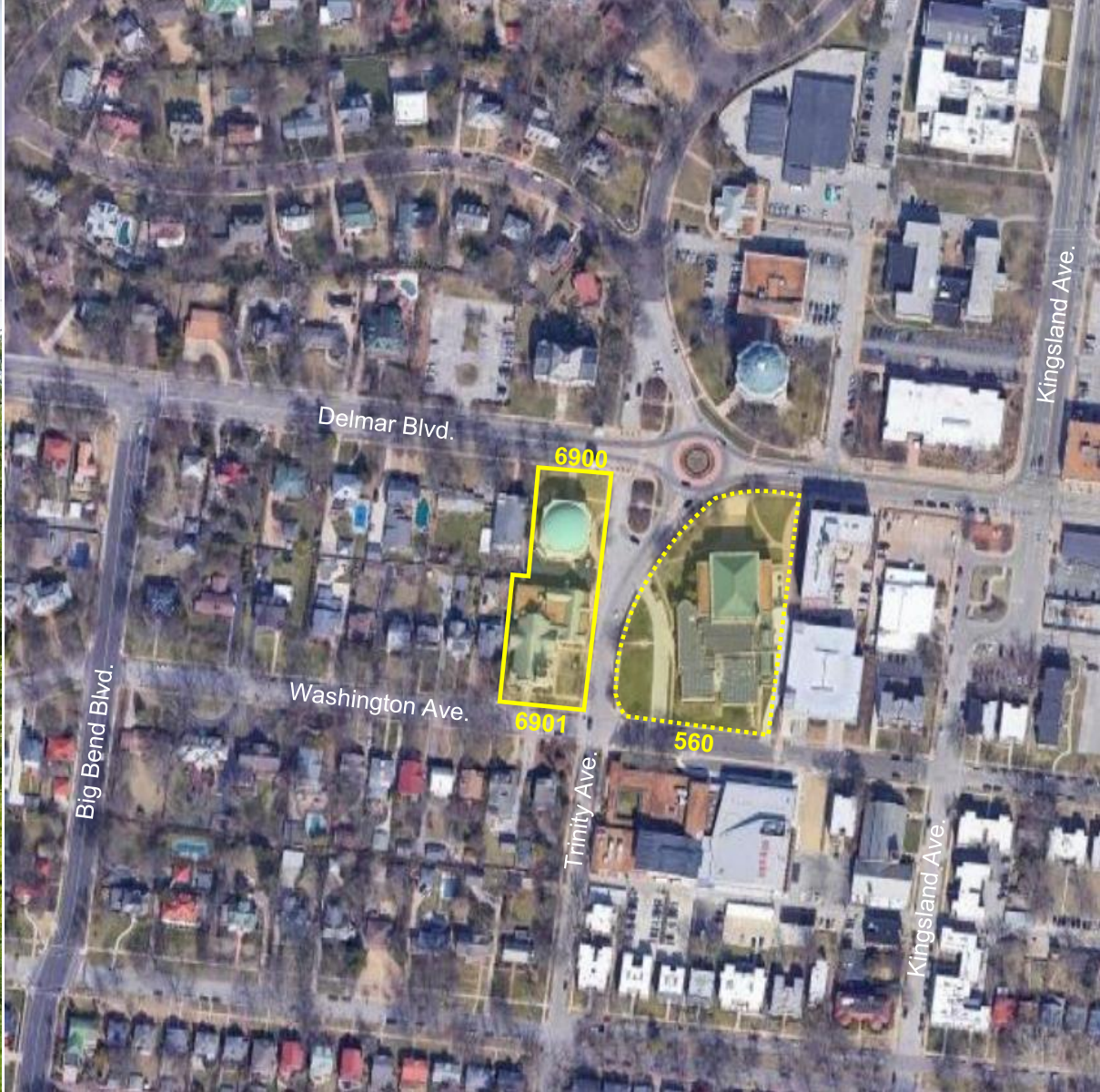
15 existing spaces + a net addition of 23 spaces at 560 Trinity (37 new spaces – 5 existing drop-off spaces – 9 public spaces at the Trinity spur).

Reminder: 46 spaces will be required for this project.

\*While the net total quantity of parking spaces falls below the 46-space requirement in this option, the total quantity of on-site parking meets zoning requirements. To offset the loss of 9 public spaces at the Trinity spur, the University is more than willing to open the surface lots for public parking during evening and weekend hours to support alleviating parking pressures during peak hours.



# Project Location



# Parking Location Requirements

Per University City Municipal Code, Section 400.2010, locations for off-site parking must meet the following requirements:

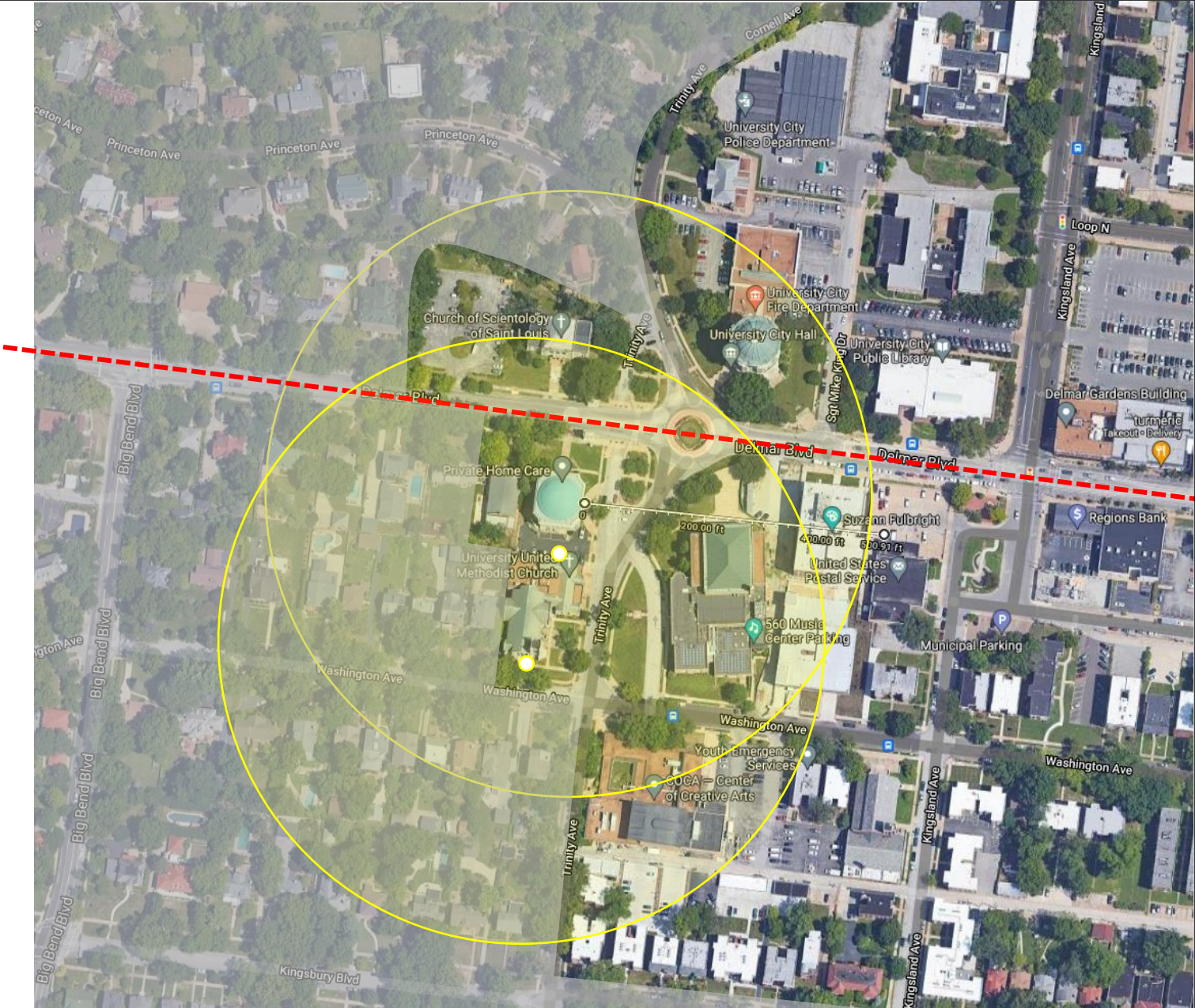
- All off-site parking must be within 500' from the nearest primary entrance to the principal building being served
- Off-site parking shall not be located so as to cause persons to cross an arterial street (Delmar is defined explicitly as such).
- The route to off-site parking must ensure ADA parking spaces are provided an ADA compliant route to the nearest ADA entrance.

These requirements result in extremely limited options for parking for these buildings. Due to this, the project intends to reuse the shared parking lot between the two buildings and construct a new surface parking lot immediately to the west of the 560 Music Building. This approach is allowable because all parcels have the same owner.

Per Zoning Code, the total parking requirement = 46 Spaces

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Currently, 6900 & 6901 have a shared parking lot with a total of 15 parking spaces. An additional 31 parking spaces must be found within the limits of off-site parking per University City Zoning Code.



Single Family Residential District      ● 500' Radius      - - - Arterial Street

Washington University in St. Louis  
Academic Department Relocation

# Site Plan – Existing Conditions

Existing shared parking lot to remain (15 spaces).

Proposed location for additional surface parking.

