



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, August 2, 2023
5:15 p.m.

IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION
HPC will Meet Electronically on August 2, 2023

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/84471388729?pwd=aDFoZTJudmlxejZtR2V1aWRkQnA2QT09>

Passcode: 919677

Or One tap mobile:+19292056099,,84471388729#,,,,*919677# US (New York),
+13017158592,,84471388729#,,,,*919677# US (Washington DC)

Or Telephone:

Dial (for higher quality, dial a number based on your current location): +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 689 278 1000 US, +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose)

Webinar ID: 844 7138 8729

Passcode: 919677

International numbers available: <https://us02web.zoom.us/j/84471388729?pwd=aDFoZTJudmlxejZtR2V1aWRkQnA2QT09>

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. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
3. Old Business
 - a. None
4. New Business
 - a. **File Number:** HPC 23-06
Address: 6316 Westminster Place
Applicant: Adam Pratt and Jessica Smith
Property Owners: Adam Pratt and Jessica Smith
Request: Parkview: Design Review for Conformance with District Standards.
VOTE REQUIRED
5. 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 23-06

MEETING DATE: August 2, 2023

APPLICATION TYPE: Design Review for Conformance with District Standards

LOCATION: 6316 Westminster Place

HISTORIC DISTRICT: Parkview Historic District (Local Historic District)

PROJECT DESCRIPTION: Roof Replacement

APPLICANTS: Adam Pratt and Jessica Smith

PROPERTY OWNERS: Adam Pratt and Jessica Smith

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:	SR-Single-Family Residential District	Single-Family Residential
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)(5): *Roofing replacement, including shingles or other roofing material, if replacement material is of a different type or color than that of the existing roof;*

Please see links on the following page for photos of the existing roof and an example of what the Applicants would like to use.

Pictures from inside the house:



Follow this link for exterior pictures of the existing roof.

<https://app.companycam.com/galleries/ZYr1FtWC>

Follow this link to see the shingle that the Applicants would like to use:

<https://www.owenscorning.com/en-us/roofing/shingles/trdefinition-duration?color=williamsburg-gray>

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 6316 Westminster Place

NAME OF HISTORIC DISTRICT Parkview


GENERAL INFORMATION

Owner Adam Pratt + Jessica Smith Phone 314-482-4675

Address (if different) _____

Applicant Adam Pratt Phone 314-482-4675

Address 6316 Westminster Place

Signature of applicant  Date 7-20-23

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:

- 1. Remove slate roof + replace with asphalt.
- 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.