

#### **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, April 17, 2025 6:00 p.m.

#### IMPORTANT NOTICE REGARDING

#### PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION

#### **HPC will Meet Electronically on April 17, 2025**

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/87243634445?pwd=LflnFUkRMiMasWbUYWKcbq7RuHxIPZ.1

Passcode: 583707

#### Phone one-tap:

+13052241968,,87243634445#,,,,\*583707# US +13092053325,,87243634445#,,,,\*583707# US

Join via audio:

+1 305 224 1968 US +1 360 209 5623 US +1 309 205 3325 US +1 386 347 5053 US +1 312 626 6799 US (Chicago) +1 507 473 4847 US +1 646 931 3860 US +1 564 217 2000 US +1 929 205 6099 US (New York) +1 669 444 9171 US +1 301 715 8592 US (Washington DC) +1 669 900 6833 US (San Jose) +1 253 205 0468 US +1 689 278 1000 US +1 253 215 8782 US (Tacoma) +1 719 359 4580 US

+1 346 248 7799 US (Houston) Webinar ID: 872 4363 4445

Passcode: 583707

International numbers available: https://us02web.zoom.us/u/kcbFLAUuxn

#### **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: <a href="mailto:jwagner@ucitymo.org">jwagner@ucitymo.org</a> 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 <u>name and address must be provided</u>. 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 Approval of minutes from March 5<sup>th</sup> 2025.
- **3.** Public Comments (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

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: <a href="mailto:jwagner@ucitymo.org">jwagner@ucitymo.org</a> 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.

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- 4. Old Business
  - a. None
- 5. New Business

a. File Number: HPC 25-05

Address: 7269 Maryland Avenue

Applicant: William & Carol Wittenberg

Property Owner: William & Carol Wittenberg

Request: Maryland Terrace (National Historic District): Referral to Historic

**Preservation Commission** 

**VOTE REQUIRED** 

b. File Number: HPC 25-06

Address: 6801 Delmar Boulevard Applicant: City of University City

Property Owner: City of University City

Request: University City Civic Complex Historic District: Design Review for

Conformance with District Standards.

**VOTE REQUIRED** 

c. File Number: HPC 25-07

**Address:** 7420 Shaftesbury Avenue **Applicant:** Olu Mitchom – U City Schools

Property Owner: U City Schools

Request: University City Education Complex Historic District: Design Review for

Conformance with District Standards.

**VOTE REQUIRED** 

d. File Number: HPC 25-08

Address: 1340 Patridge Avenue

Applicant: Good Shepherd Children & Family Services

**Property Owner:** St. Louis County Catholic Church Real Estate Corporation **Request:** Theodore Solorgne House Historic Landmark: Design Review for

Conformance with Landmark Standards.

**VOTE REQUIRED** 

- 6. Other Business
- 7. Reports
  - a. Council Liaison Report
- 8. Adjournment



#### Department of Planning and Development

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

#### **MINUTES**

#### HISTORIC PRESERVATION COMMISSION MEETING

Via Video Conference 6:30 pm; Wednesday, March 5, 2025

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

#### Roll Call

**Present:** Absent: Helen Fuller, Ed Nickels, Christine Mackey-Ross

Rob Klahr Chris Trahan Carrie Hermeling Peter Holness (joined 7:04) Stacy Clay, Council Liaison

John Wagner, Director of Planning and Zoning Noah Chapin, Planner

#### 1. Approval of Minutes - None

#### 2. Public Comments

There were no public comments for the record.

#### 3. Old Business

a. None

#### 4. New Business

a. **HPC-25-01** 

Address: 7521 Kingsbury Boulevard

**Applicant:** Ruben Aymerich

**Property Owner:** Ruben Aymerich

Request: Linden-Kingsbury: Design review for conformance with

district standards

Vote Required

Dr. Wagner introduced the item, a new fence on the property. Applicant explained that he has a dog and would like to fence in his yard. The proposed fence matches the fence shown on the historic plans for this area and complies with all other standards. Motion to recommend approval of the application made by Commissioner Trahan and approved unanimously.

#### b. **HPC-25-02**

Address: 7400 Balson Avenue

**Applicant:** Erik Piszar, Cordogan Clark Architects **Property Owner:** School District of University City

Request: University City Education Complex: Design review for

conformance with district standards

Vote Required

Dr. Wagner introduced the item, improvements to the entrance to Jackson Park Elementary School. The applicant showed plans and renderings for the new entrance, concrete work, retaining walls, and a new open air classroom area. All work will match the existing façade and comply with historic standards. Motion to approve made by Commissioner Hermeling and approved unanimously.

#### c. **HPC-25-03**

**Address:** 701 Westgate Avenue **Applicant:** Brittany Kampschroeder

Property Owner: Parkview Place Housing I, LLC.

**Request:** Referral to Historic Preservation Commission

Vote Required

Dr. Wagner introduced the item, a renovation of the entire Parkview Apartments development. This property is in a national historic district and as such has no City enforced historic guidelines. The applicant showed renderings and explained the historic standards with which the renovations conform. Interior work will improve the quality of life for tenants, and exterior work will restore the building to its original historic style.

#### 5. Other Business

#### Election of Commission Chair

Peter Holness was nominated and confirmed unanimously as the new Chairman of the Historic Preservation Commission.

#### 6. Council Liaison Report

Councilman Clay reported on the elimination of yard waste stickers in the city, and the proposal to establish an Architectural Review Board. Commissioner Hermeling requested clarification about the role of an ARB and expressed concern about the ability to provide meaningful standards for architecture.

#### 7. Adjournment

The meeting was adjourned at approximately 7:22 pm.



**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-25-05

MEETING DA	TE:	April 17, 2025	
APPLICATIO	N TYPE:	Design Review for Co	onformance with District Standards
LOCATION:		7269 Maryland Aven	ue
HISTORIC DI	STRICT:	Maryland Terrace (Na	ational Historic District)
PROJECT DE	ESCRIPTION:	Home addition: Kitch	en, great room, and new garage
APPLICANT:		William & Carol Witte	enberg
PROPERTY (	OWNER:	William & Carol Witte	enberg
COUNCIL WA	ARD:	1	
EXISTING ZO	NING:	SR – Single Family R	Residential
EXISTING LA	ND USE:	Single Family Home	
SURROUNDI North: East: South: West:	NG ZONING AND LAI SR-Single Family Re SR-Single Family Re SR-Single Family Re SR-Single Family Re	sidential District sidential District sidential District	Single Family Residential Single Family Residential Single Family Residential Single Family Residential
COMPREHEN	NSIVE PLAN CONFOR	RMANCE lo reference	
ZONING ORD [x] Yes	DINANCE CONFORM [ ] No	ANCE o reference	
PERTINENT (	CODE	§400.1620 Referral to	o Historic Preservation Commission.
SECTION(S):			
§400.1620:	.All applications for bu	hundred (300) feet of	ng to structures within three a historic district or properties on Register shall be referred to the pretation, advice and

Prepared by: Noah Chapin, City Planner

### 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 7269 MARYIAN	NO AUC. St. Louis MO 63130
NAME OF HISTORIC DISTRICT MARY/AND	
GENERAL INFORMATION Owner William & CAPOI Wittenberg	Phone 314-346-0391
Address (if different) WA	
ApplicantSAME	Phone SAMe
Address SAME	
Signature of applicant	Date 3/18/25
TYPE OF REVIEW REQUESTED	
Design Review for Conformance with District Standards	<b>^</b>
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.

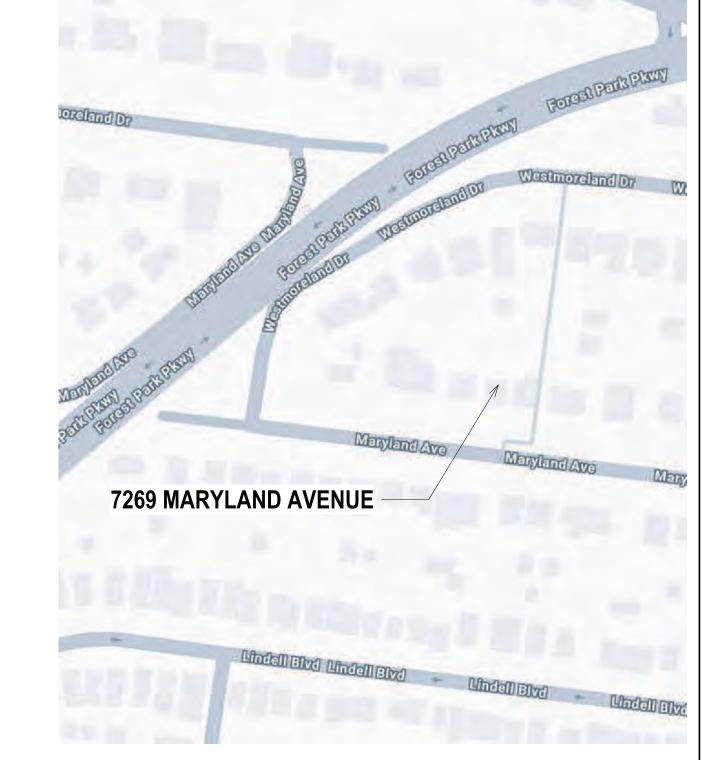
List of Proposed Changes: ADDITION TO Home A.	OPIN9
2. Kitchen & Great ro	
4. IN The REAL OF Th	e Home
5	
5	
7	
3	
)	
10.	
Required: Photographs of the area, building or buildings to be affected by your pro- Submit, as appropriate, 12 copies of: PlansSpecificationsSiteMaterials SamplesManufacturer's LiteratureOthDrawings of installation details	Plans
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 application.	building permit

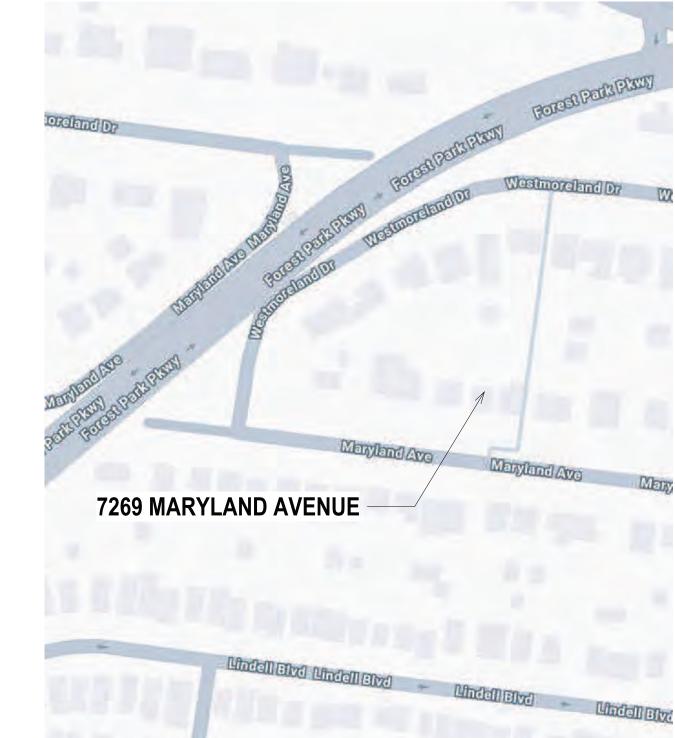
6.28.17 (REV)

 $Q: \label{eq:wpoffice} \begin{tabular}{ll} $Q$: \label{eq:wpoffice} $$ 

# WITTENBERG RESIDENCE 7269 MARYLAND AVENUE UNIVERSITY CITY, MO 63130

DRAV	VING LIST	CODE DATA	
#	SHEET NAME	ZONING	CITY OF UNIVERSITY CITY SR, SINGLE FAMILY RESIDENTIAL
A0.0 A0.1 A0.2 A0.3 A0.4 A0.5 A1.0 A1.1 A1.2 A2.0	SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS DEMOLITION PLAN PLAN & ROOF PLAN GARAGE PLANS LIGHTING & POWER PLANS	AHJ: BUILDING CODE: EXTG BUILDING CODE: RESIDENTIAL CODE: MECHANICAL CODE: PLUMBING CODE: ELECTRICAL CODE: ENERGY CODE: FIRE CODE:	CITY OF UNIVERSITY CITY 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL BUILDING CODE, APPENDIX K 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FIRE CODE
A3.0 A3.1	EXTERIOR ELEVATIONS GARAGE EXTERIOR ELEVATIONS	BUILDING DAT	ΓΑ
A5.0 A5.1 A7.0 A9.0 S1.0 S1.1	WALL SECTIONS GARAGE WALL SECTIONS INTERIOR ELEVATIONS SCHEDULES + WALL TYPES  ADDITION STRUCTURAL PLANS GARAGE STRUCTURAL PLANS	WITHIN EXISTING HOUSE. F	PE 5B INGLE STORY ADDITION TO EXISTING HOUSE. MINOR INTERIOR RENOVATION PROJECT TO INCLUDE, NEW KITCHEN, GREAT ROOM, PANTRY, AND POWDER STANDALONE GARAGE WILL ALSO BE CONSTRUCTED AS PART OF PROJECT.





PROPERTY LINE 192.00'(R) 192.03'(M) REROUTE EXTG DOWNSPOUT, DRAIN TO DAYLIGHT. 5' SETBACK NEW DECK STAIR W/ LANDING. CONFIRM NUMBER OF RISERS STONE WALK & RETAINING AND TREADS W/ GRADING. EXTG 2-STORY BRICK NEW 1-STORY 'NEW CONCRETE'. ADDITION DRIVEWAY. DIRECT. F.F. EL. = 548.60' WATER AWAY FROM REF. EXTG DRAIN INLET, RELOCATE EXTG TREE LINE, G.C. TO COORDINATE NEW GARAGE AS NEEDED. . . LINE OF EXTG PROTECTION OF TREES DRIVEWAY. OR TREE REMOVAL. NEW FRENCH DRAIN AT GARAGE OPENING. 5' SETBACK EXISTING SHARED DRIVEWAY 5' SETBACK PROPERTY LINE 192.00'(R)(M)

associates

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411 N. 10th St, Suite 402 St. Louis, MO 63101 Tel: 314.446.0885

Structural Engineer DSK Structural Engineering, LLC St. Louis, MO 63129 Tel: 314.330.8958

REVISION SCHEDULE

AND PERMIT SET -

BOUNDARY SURVEY WAS EXECUTED BY CHECKPOINT SURVEYING, LLC., PROJECT NO. 24-205, DATED 8/27.2024.

2025.01.14

# **GENERAL PLAN NOTES**

- CONTRACTOR TO REVIEW EXISTING MEP SYSTEMS AND DESIGN FOR NEW
- PATCH WALL OR REPLACE GYP.BD. AS NEEDED.
- MEP WORK WILL REQUIRE ASSESSING EXISTING CONDITIONS AND CAPACITY OF EXISTING SERVICES. COMPARE PROPOSED RECEPTABLE LOCATIONS WITH EXISTING. NEW HOME RUNS MAY BE REQUIRED.
- COORDINATE WITH DESIGN BUILD MEP CONTRACTORS. COORDINATE LOW VOLTAGE WIRING AND LOCATIONS WITH OWNER BEFORE
- INSTALLATION. THIS IS TO INCLUDE PHONE, TV, DATA, ETC. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC,
- SECTIONS R314.3.1 AND R315.2 PROVIDE INSULATION VALUES PER IRC 2021, R402.1.2 OR AS ADOPTED BY UNIVERSITY CITY BUILDING DEPT.
- SEE STRUCTURAL ENGINEER DRAWINGS FOR STRUCTURAL RELATED INFORMATION.

### **KEYNOTED NOTES**

- 1 NEW WOOD VANITY 30"X24" AND STONE COUNTERTOP.
- 2 PANTRY SHELVING BY OWNER
- 3 NEW WET BAR CABINET WITH STONE COUNTERTOP. SEE INTERIOR ELEV.
- 4 NEW KITCHEN CABINETS AND ISLAND WITH STONE COUNTERTOP. SEE INTERIOR
- 5 APPLIANCES BY OWNER, GC TO INSTALL.
- 6 NEW GAS FIREPLACE WITH WOOD MANTEL AND TILE SURROUND AND HEARTH. VENT THRU WALL. MAJESTIC MERIDIAN 36 GAS FIREPLACE INSERT.
- 7 NEW FLOORING TO MATCH EXISTING OAK FLOORING.
- 8 EXTG ASPHALT SHINGLE ROOF.
- 9 NEW TPO ROOFING, COLOR WHITE. INSTALL PER MANUFACTURER'S GUIDELINES. PROVIDE TAPERED INSULATION PANELS, SLOPED TO ROOF EDGE AND GUTTER.
- 10 PROVIDE FLASHING AT JUNCTURE W/ HORIZONTAL SURFACE. REF. WALL SECTIONS.
- 11 GUTTER AND DOWNSPOUT, PROFILE AND COLOR TO MATCH EXTG.
- 12 LINE OF BUILDING BELOW
- 13 NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING.
- 14 PROVIDE CAST CONCRETE PARAPET CAPS 15 BRICK SILL
- 16 NEW WOOD DECK, STAIRS, & RAILINGS. SEE ELEVATIONS.



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Structural Engineer DSK Structural Engineering, LLC 5614 Heintz Rd

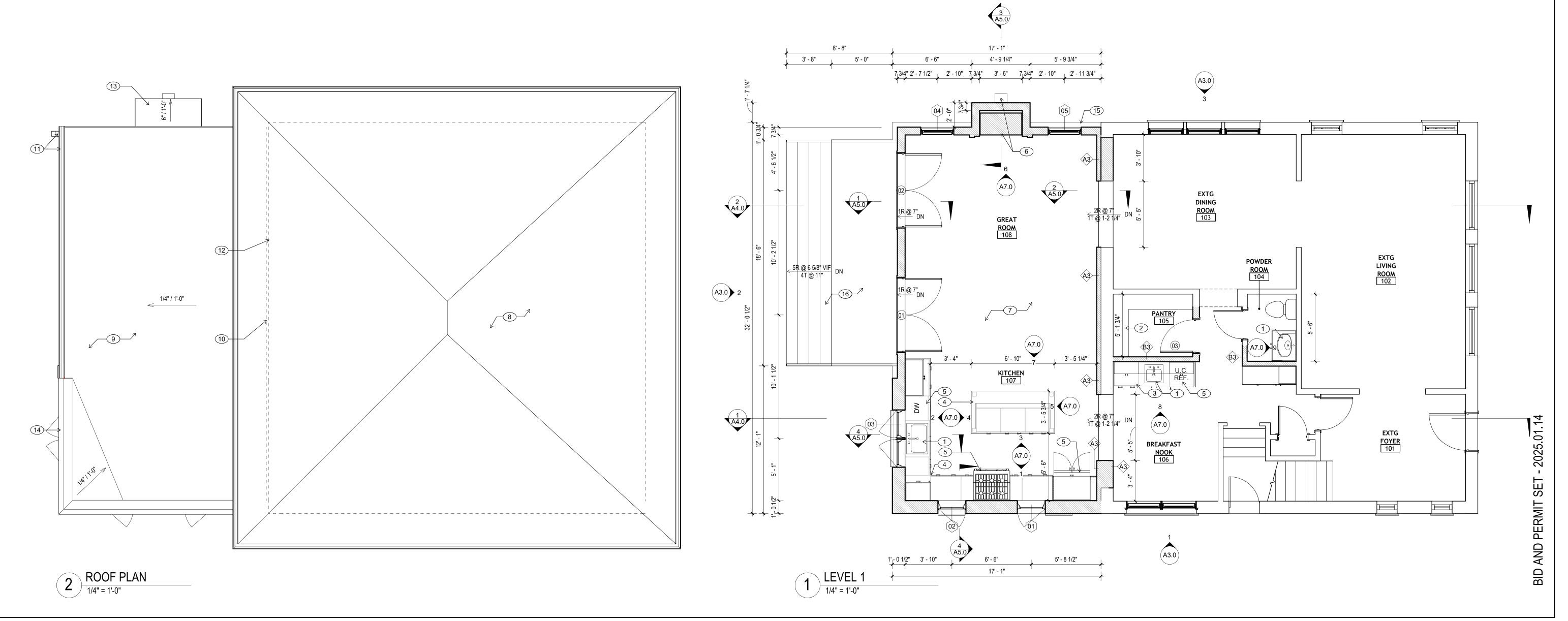
St. Louis, MO 63129 Tel: 314.330.8958

ADDITION / RENOVATION
WITTENBERG RESIDENCE

REVISION SCHEDULE Description
BID/PERMIT

Dwg Title:

Sheet No. Project No. 2025.01.14 1/4" = 1'-0"



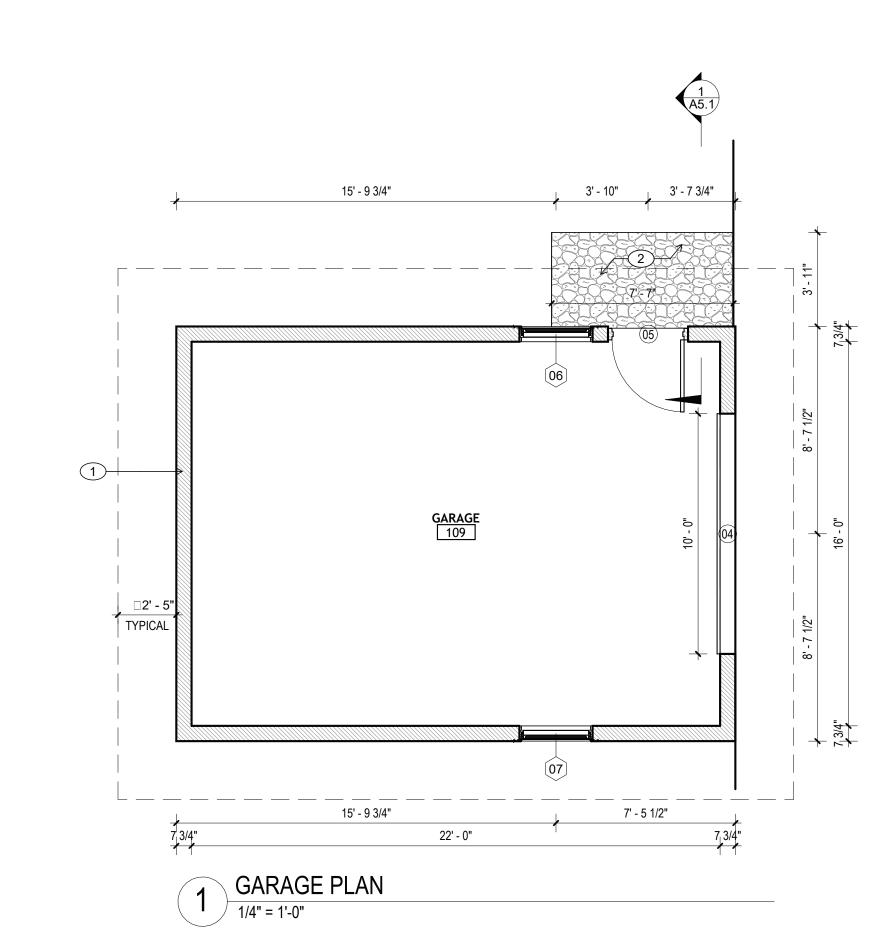
- CONTRACTOR TO REVIEW EXISTING MEP SYSTEMS AND DESIGN FOR NEW
- PATCH WALL OR REPLACE GYP.BD. AS NEEDED.
- MEP WORK WILL REQUIRE ASSESSING EXISTING CONDITIONS AND CAPACITY OF EXISTING SERVICES. COMPARE PROPOSED RECEPTABLE LOCATIONS WITH EXISTING. NEW HOME RUNS MAY BE REQUIRED.
  - COORDINATE WITH DESIGN BUILD MEP CONTRACTORS. COORDINATE LOW VOLTAGE WIRING AND LOCATIONS WITH OWNER BEFORE
  - INSTALLATION. THIS IS TO INCLUDE PHONE, TV, DATA, ETC. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC,
- SECTIONS R314.3.1 AND R315.2 PROVIDE INSULATION VALUES PER IRC 2021, R402.1.2 OR AS ADOPTED BY
- UNIVERSITY CITY BUILDING DEPT. SEE STRUCTURAL ENGINEER DRAWINGS FOR STRUCTURAL RELATED INFORMATION.

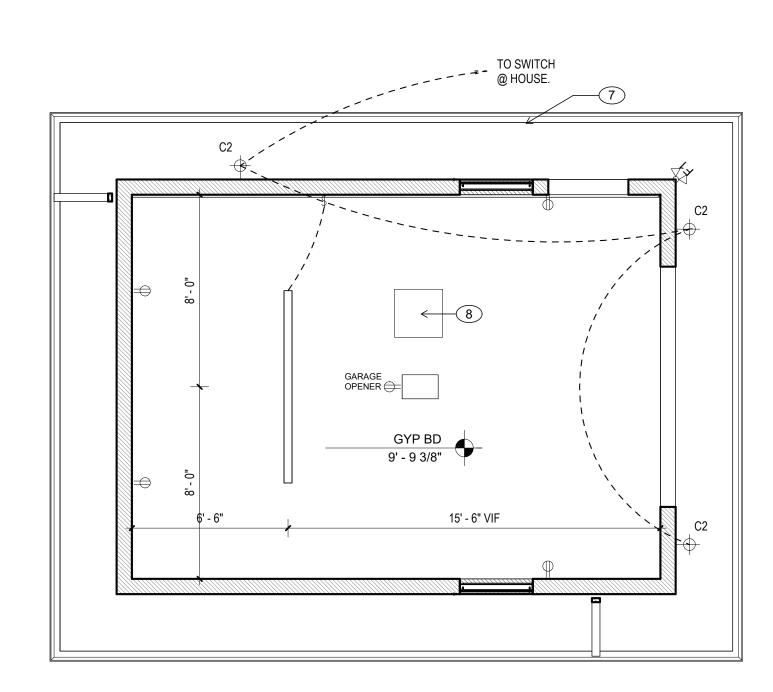
### **GENERAL RCP NOTES**

- CONTRACTOR TO REVIEW EXISTING MEP SYSTEMS AND DESIGN FOR NEW
- COORDINATE LIGHTING LAYOUT WITH STRUCTURAL, MECHANICAL, PLUMBING AND ARCH'L ELEMENTS. HIGHLIGHT ANY CONFLICTS W/ ARCHITECT.
- MEP DEVICES-COORDINATE ALL DIFFUSERS, LIGHTING, AIR GRILLES, ETC. WITH ALL DESIGN-BUILD CONTRACTORS.
- CEILING SYSTEMS/FIXTURE SUPPORT SUPPORT FROM BLDR. STRUCTRUE ONLY. DO NOT SUSPEND FROM MEP COMPONETS. ALL HANGERS/SUPPORT SYSTEMS TO COMPLY WITH APPLICABLE CODES.
- CEILING HUNG FIXTURES EQUIPMENT AND ACCESSORIES PROVIDE METAL STRAP REINFORCING OR FRT WOOD BLOCKING OR STUD FRAMING. COMPLY WITH MFR RECOMMENDATIONS.
- GC TO CONDUCT COORDINATION MEETINGS TO IDENTIFY ANY CONFLICTS, CLEARANCE OR CEILING HEIGHT ISSUES PRIOR TO ANY INSTALLATION. PROVIDE DRAWING TO OWNER AND ARCHITECT INDICATING ELEVATIONS AND LOCATIONS OF CONFLICTING ELEMENTS FOR RESOLUTION.
- COORDINATE LOW VOLTAGE WIRING AND LOCATIONS WITH OWNER BEFORE INSTALLATION. THIS IS TO INCLUDE PHONE, TV, DATA, ETC.
- PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC,
- SECTIONS R314.3.1 AND R315.2. CONFIRM SWITCH, DECORATIVE PENDANT, SCONCE AND FAN LOCATIONS WITH OWNER.

## **KEYNOTED NOTES**

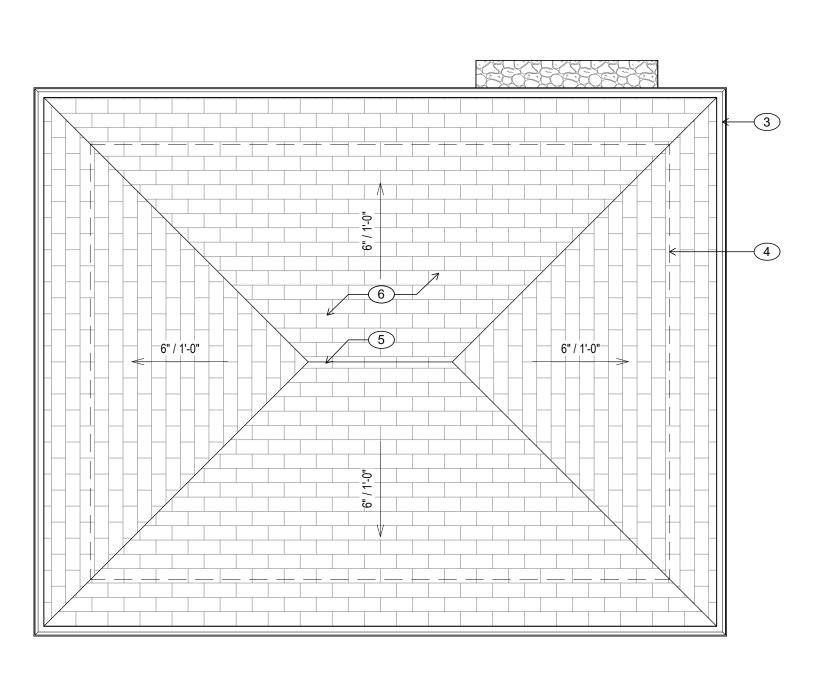
- 1 NEW BRICK AND CEMENT FIBER GARAGE STRUCTURE.
- 2 NEW STONE PAVER ON CONCRETE SLAB & FOUNDATION WALL. CLAD SIDES W/
- SAME STONE. 3 GUTTER AND DOWNSPOUT, PROFILE AND COLOR TO MATCH EXTG.
- 4 LINE OF BUILDING BELOW 5 RIDGE VENT
- 6 NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING.
- 7 LINE OF ROOF/EAVES ABOVE.
- 8 ACCESS PANEL.





GARAGE - LIGHTING & POWER PLAN

1/4" = 1'-0"



2 GARAGE ROOF PLAN
1/4" = 1'-0"

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ADDITION / RENOVATION
WITTENBERG RESIDENCE REVISION SCHEDULE Date Description 2025.01.14 BID/PERMIT

GARAGE PLANS

Dwg Title:

BID AND PERMIT SET - 2025.01.14

Sheet No. Project No. 2025.01.14 Drawn By: 1/4" = 1'-0"





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Tel: 314.446.0885

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Structural Engineer

DSK Structural Engineering, LLC
5614 Heintz Rd
St. Louis, MO 63129
Tel: 314.330.8958

ADDITION / RENOVATION
WITTENBERG RESIDENCE
7269 MARYLAND AVENUE

REVISION SCHEDULE
Date Description
2025.01.14 BID/PERMIT

EXTERIOR ELEVATIONS

Dwg Title:

A3.0

 Sheet No.

 Project No.
 833

 Date:
 2025.01.14

 Drawn By:
 T+L

 Scale:
 1/4" = 1'-0"

**KEYNOTED NOTES** 

ASPHALT SHINGLES,
MATCH EXISTING
GUTTER AND
DOWNSPOT, MATCH
EXISTING

NEW SINGLE
DOOR
NEW WINDOW
TO MATCH EXTG
COLOR AND
STYLE.

STONE WALK
& RETAINING
WALL

WEST GARAGE ELEV.

1/4" = 1'-0"

- ASHPHALT SHINGLES, MATCH EXISTING

NEW GUTTER AND DOWNSPOUT, MATCH EXISTING

NEW WINDOW TO MATCH EXTG COLOR AND STYLE.

HARDIE SIDING

SOUTH GARAGE ELEV.

1/4" = 1'-0"

1 EAST GARAGE ELEV.

1/4" = 1'-0"

ASHPHALT SHINGLES, MATCH EXISTING

NEW GUTTER AND DOWNSPOUT, MATCH EXISTING

HARDIE SIDING

NEW GARAGE DOOR

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Tel: 314.330.8958

Architect
TAO+LEE Associates, Inc.
411 N. 10th St, Suite 402
St. Louis, MO 63101
Tel: 314.446.0885

Structural Engineer

DSK Structural Engineering, LLC
5614 Heintz Rd
St. Louis, MO 63129

ADDITION / RENOVATION
WITTENBERG RESIDENCE
7269 MARYLAND AVENUE
UNIVERSITY CITY, MO 63130

REVISION SCHEDULE
Date Description
2025.01.14 BID/PERMIT

GARAGE EXTERIOR ELEVATIONS

Dwg Title:

BID AND PERMIT SET - 2025.01.14

A3.1

 Sheet No.

 Project No.
 833

 Date:
 2025.01.14

 Drawn By:
 T+L

 Scale:
 1/4" = 1'-0"



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DSK Structural Engineering, LLC 5614 Heintz Rd St. Louis, MO 63129 Tel: 314.330.8958

> ()ш ADDITION / RENOVATION WITTENBERG RESID MARYLAND /

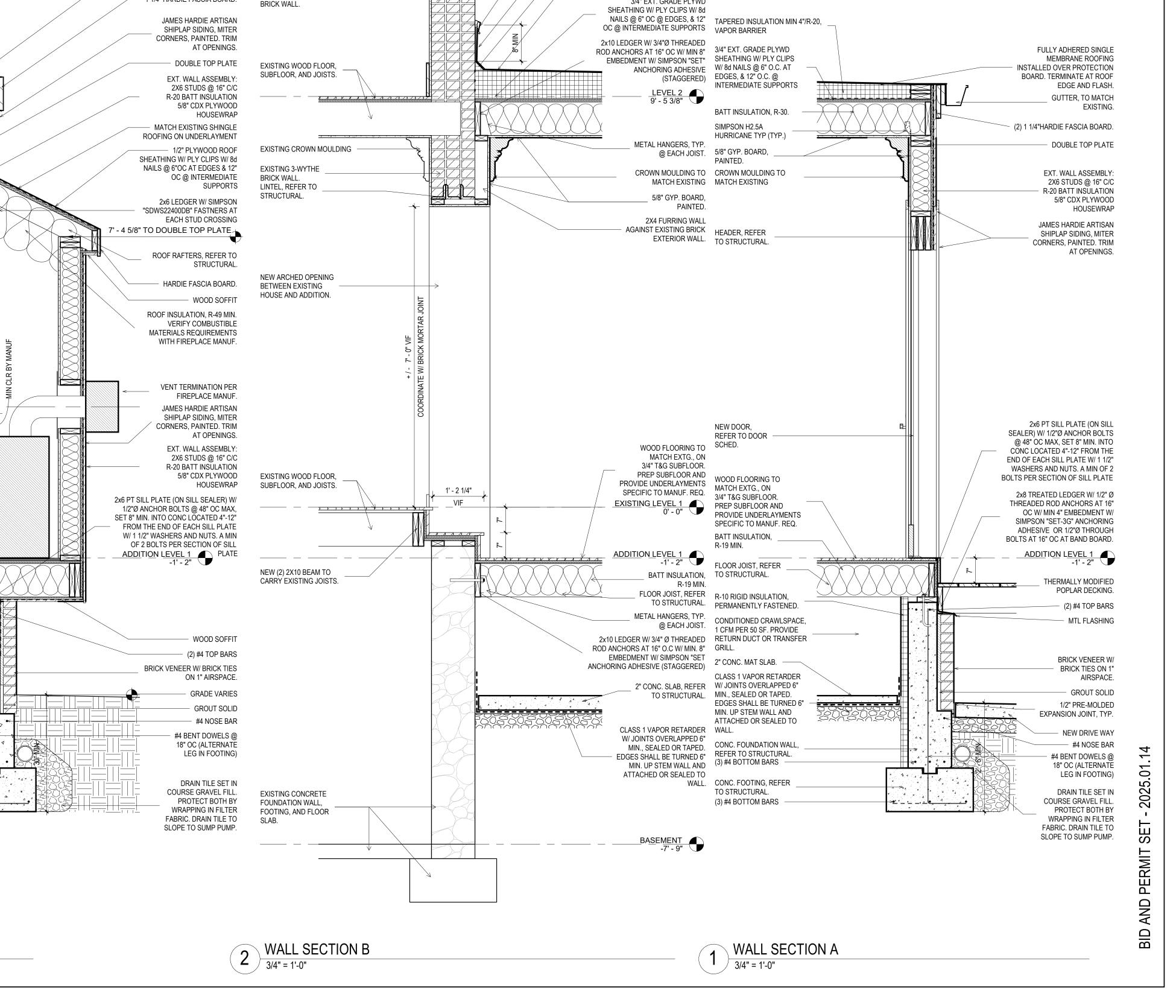
REVISION SCHEDULE Date Description

2025.01.14 BID/PERMIT

WALL SECTIONS

Dwg Title:

Sheet No. 833 Project No. 2025.01.14 Date: T+L Drawn By 3/4" = 1'-0" Scale:



SEALED TERMINATION BAR WITH FASTENERS AT 12" OC MAX W COUNTER FLASHING AT GROUT LINE

FULLY ADHERED SINGLE MEMBRANE

PROTECTION BOARD. TURN UP WALL

TAPERED INSULATION MIN 4" / R-20,

FULLY ADHERED SINGLE

INSTALLED OVER PROTECTION

BOARD. TERMINATE AT ROOF

1 1/4" HARDIE FASCIA BOARD.

MEMBRANE ROOFING

EDGE AND FLASH.

EXISTING 3-WYTHE

**ROOFING INSTALLED OVER** 

AND TERMINATE AT BAR

—— CANT STRIP

3/4" EXT. GRADE PLYWD

VAPOR BARRIER

BRICK VENEER ON BRICK TIES W/ 2" AIRSPACE EXT. WALL ASSEMBLY: 2X6 STUDS @ 16" C/C R-20 BATT INSULATION 5/8" CDX PLYWOOD WOOD FLOORING TO HOUSEWRAP MATCH EXTG., ON 2x6 PT SILL PLATE (ON SILL 3/4" T&G SUBFLOOR. SEALER) W/ 1/2"Ø ANCHOR BOLTS PREP SUBFLOOR AND @ 48" OC MAX, SET 8" MIN. INTO PROVIDE UNDERLAYMENTS CONC LOCATED 4"-12" FROM THE END OF EACH SILL PLATE W/ 1 1/2" SPECIFIC TO MANUF. REQ. WASHERS AND NUTS. A MIN OF 2 BATT INSULATION, BOLTS PER SECTION OF SILL PLATE R-19 MIN. ADDITION LEVEL 1 FLOOR JOIST, REFER TO STRUCTURAL. R-10 RIGID INSULATION, PERMANENTLY FASTENED. (2) #4 TOP BARS CONDITIONED CRAWLSPACE 1 CFM PER 50 SF. PROVIDE RETURN DUCT OR TRANSFER - FLASHING 2" CONC MAT SLAB ---WEEP CLASS 1 VAPOR RETARDER **GROUT SOLID** W/ JOINTS OVERLAPPED 6" MIN., SEALED OR TAPED. GRADE VARIES EDGES SHALL BE TURNED 6" MIN. UP STEM WALL AND 1/2" PRE-MOLDED ATTACHED OR SEALED TO EXPANSION JOINT, TYP. **NEW DRIVE WAY** CONC. FOUNDATION WALL #4 NOSE BAR REFER TO STRUCTURAL. #4 BENT DOWELS @ (3) #4 BOTTOM BARS 18" OC (ALTERNATE LEG IN FOOTING) CONC. FOOTING, REFER TO STRUCTURAL. DRAIN TILE SET IN COURSE GRAVEL FILL. (3) #4 BOTTOM BARS PROTECT BOTH BY WRAPPING IN FILTER FABRIC. DRAIN TILE TO SLOPE TO SUMP PUMP.

PRECAST PARAPET CAP

MTL FLASHING

DOUBLE TOP PLATE

TIES W/ 2" AIRSPACE

EXT. WALL ASSEMBLY:

2X6 STUDS @ 16" C/C

5/8" CDX PLYWOOD

HOUSEWRAP

MTL FLASHING

STRUCTURAL?

SCHED./

R-20 BATT INSULATION

BRICK LINTEL - REFER TO

NEW WINDOW, REFER TO

ROWLOCK COURSE SILL

SLOPE TO DRAIN

BRICK VENEER ON BRICK

TAPERED INSULATION MIN 4"/R-20,

VAPOR BARRIER

3/4" EXT. GRADE PLYWD

SHEATHING W/ PLY CLIPS

W/ 8d NAILS @ 6" O.C. AT

INTERMEDIATE SUPPORTS

BATT INSULATION, R-30

ROOF RAFTERS, REFER

TO STRUCTURAL.

5/8" GYP BOARD,

MATCH EXISTING -

5/8" GYP BOARD,

PROVIDE BLOCKING FOR

REFER TO FIREPLACE

MANUF TV INSTLLATION

MANTEL AND DECORATIVE

BARRIER FRONT TO BE

SELECTED BY OWNER. REFER TO FIREPLACE MANUF FOR DIMENSIONAL

MAJESTIC MERIDIAN 36

SUBFLOOR AS REQUIRED

PER FIREPLACE MANUF. -

PAINTED. -

TV MOUNT.

GUIDELINES -HEADER, REFER TO

STRUCTURAL.

CONSTRAINTS -

FIREPLACE -

DIRECT VENT FAS

STONE HEARTH —

MATCH EXTG., ON

BATT INSULATION,

FLOOR JOIST, REFER TO

R-10 RIGID INSULATION,

PERMANENTLY FASTENED

CONDITIONED CRAWLSPACE.

RETURN DUCT OR TRANSFER

CLASS 1 VAPOR RETARDER

W/JOINTS OVERLAPPED 6"

1 CFM PER 50 SF. PROVIDE

2" CONC. MAT SLAB.

MIN., SEALED OR TAPED.

MIN. UP STEM WALL AND

ATTACHED OR SEALED TO

CONC. FOUNDATION WALL,

REFER TO STRUCTURAL.

CONC. FOOTING, REFER

(3) #4 BOTTOM BARS

TO STRUCTURAL.

(3) #4 BOTTOM BARS

EDGES SHALL BE TURNED 6"

R-19 MIN

STRUCTURAL.

GRILL.

3/4" T&G SUBFLOOR.

PREP SUBFLOOR AND

PROVIDE UNDERLAYMENTS

SPECIFIC TO MANUF. REQ.

WOOD FLOORING TO

CROWN MOULDING TO

PAINTED. -

EDGES, & 12" O.C. @

TO PARAPET 11' - 3 3/8"

WALL SECTION D

FULLY ADHERED SINGLE MEMBRANE

PROTECTION BOARD. WRAP UP AND

OVER PARAPET, TERMINATE WITH

ROOFING INSTALLED OVER

TAPERED INSULATION,

3/4" EXT. GRADE PLYWD

SHEATHING W/ PLY CLIPS

W/ 8d NAILS @ 6" O.C. AT

INTERMEDIATE SUPPORTS

EDGES, & 12" O.C. @

BATT INSULATION,

TO STRUCTURAL

ROOF RAFTERS, REFER

5/8" GYP BOARD, PAINTED

5/8" GYP BOARD, PAINTED

HEADER, REFER TO STRUCTURAL.

CROWN MOULDING TO MATCH EXISTING

R-49 TOTAL.

VAPOR BARRIER

FLASHING

CANT STRIP

(2) #4 BOTTOM BARS

(3) #4 BOTTOM BARS

GARAGE WALL SECTION A

0'-8" 0'-8" 0'-8"



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others relating to or intended to be used for this project.

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TAO+LEE Associates, Inc. 411 N. 10th St, Suite 402 St. Louis, MO 63101 Tel: 314.446.0885

Structural Engineer

DSK Structural Engineering, LI

DSK Structural Engineering, LLC 5614 Heintz Rd St. Louis, MO 63129 Tel: 314.330.8958

ADDITION / RENOVATION
WITTENBERG RESIDENCE
7269 MARYLAND AVENUE
UNIVERSITY CITY, MO 63130

REVISION SCHEDULE
Date Description
2025.01.14 BID/PERMIT

GARAGE WALL SECTIONS

Dwg Title:

- 2025.01.14

BID AND PERMIT SET -

BASEMENT -7' - 9"

DRAIN TILE SET IN

COURSE GRAVEL FILL.
PROTECT BOTH BY
WRAPPING IN FILTER
FABRIC. DRAIN TILE TO
SLOPE TO SUMP PUMP.

A5.1

 Sheet No.

 Project No.
 833

 Date:
 2025.01.14

 Drawn By:
 T+L

 Scale:
 3/4" = 1'-0"

# Wittenberg Residence – Exterior Materials

**SIDING SIDING COLOR DECK BRICK** James Hardie Paint Brick Decking Artisan Shiplap Siding Match Front Plaster Match Existing Thermally-Modified Color Poplar



### Wittenberg Residence – Surrounding Environment

7273 Maryland Ave

7269 Maryland Ave

7265 Maryland Ave





### Wittenberg Residence – Surrounding Environment

7236 Maryland Ave

7240 Maryland Ave

7250 Maryland Ave

7254 Maryland Ave





### Wittenberg Residence – Existing Condition Photos

FRONT SIDE REAR BACKYARD







*Note:* Existing garage to be demolished.



*Note:* Placement of new garage.





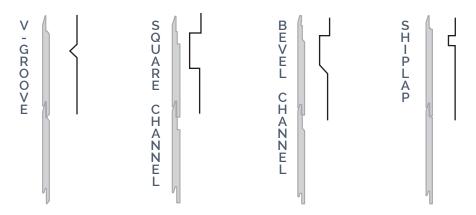
#### Artisan® Siding with Lock Joint System

SINGLE FAMILY INSTALLATION REQUIREMENTS

**EFFECTIVE MAY 2019** 

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE).

All profiles can be installed horizontally, vertically, and as soffit.



#### **STORAGE**

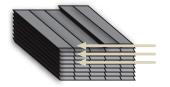
Store flat and keep dry and covered prior to installation.Installing siding wet or saturated may result in shrinkage at joints. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product



#### **HANDLING**

To prevent damage to edges, extra care should be taken when removing planks from the pallet, while handling, and when installing. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

PULL FROM ACROSS THE STACK







#### **CUTTING INSTRUCTIONS**

- 1. Position cutting station so that wind will blow dust away from user and others in working area.
- 2. Use one of the following methods:
  - a. **Best**: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system
  - b. **Better**: Circular saw equipped with a HardieBlade saw blade and a dust collection feature (e.g. Roan® Saw)
  - C. Good: Circular saw equipped with a HardieBlade saw blade

For maximum dust reduction, James Hardie recommends using the "Best" cutting practices.

**For best performance** when cutting with a circular saw, James Hardie recommends using HardieBlade saw blades.

NOTE: James Hardie makes no representation or warranty that use of a particular cutting option will assure your compliance with applicable laws and safety requirements. If you are unsure which cutting option is best for your jobsite, consult a qualified industrial hygienist or safety professional, or contact your James Hardie representative for assistance.



- NEVER grind or cut with a power saw indoors.
- **NEVER** dry sweep dust; use wet dust suppression or vacuum to collect dust.

V-GROOVE | SQUARE CHANNEL | BEVEL CHANNEL | SHIPLAP





#### **GENERAL REQUIREMENTS**

- These instructions are to be used for single family installations only. For Commercial / Multi-Family installation requirements go to www.JamesHardiePros.com\*
- Artisan® siding can be installed over braced wood or steel studs, 20 gauge min (33 mils) to 16 gauge max (54 mils), spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over non-nailable substrates (foam, gypsum, etc.) can be located in JH Tech Bulletin 19 at www.aspyredesign.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and
  junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. HardieWrap® Weather Barrier, a
  non-woven non-perforated housewrap, does comply with building code requirements.
- All flashing and clearance details in figs. 1-13 MUST be followed when installing James Hardie® products.
- · Adjacent finished grade must slope away from the building in accordance with local building codes typically a minimum of 6in. in the first 10ft.
- Do not use Artisan<sup>®</sup> siding in fascia or trim applications.
- · Artisan siding may be installed on vertical wall applications only.
- Do not install James Hardie® products such that they may remain in contact with standing water.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin #8 "Expansion Characteristics of James Hardie Siding Products at www.aspyredesign.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

#### CLEARANCE AND FLASHING REQUIREMENTS

Figure 1 Roof to Wall

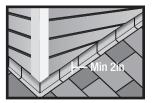


Figure 2 Horizontal Flashing



Figure 3
Kickout Flashing



Figure 4
Slabs, Path, Steps to Siding

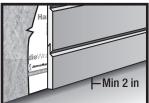


Figure 5
Deck to Wall

Z-Flashing
Min ¼ in

-Min 2 in

Figure 6 Ground to Siding

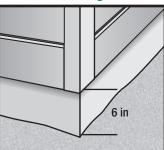


Figure 7
Gutter to Siding



Figure 8
Sheltered Areas

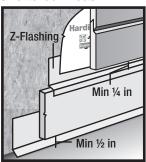


Figure 9 Mortar/Masonry

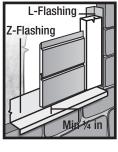


Figure 10 **Drip Edge** 

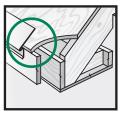


Figure 11 Block Penetration

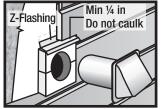


Figure 12 Valley/Shingle Extension

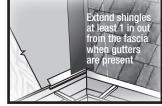
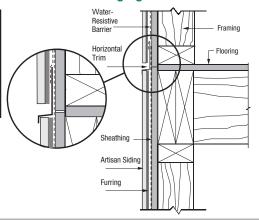


Figure 13
Bridging Floors



<sup>\*</sup>James Hardie recommends installing a rainscreen (an air gap) between the Artisan siding and the water-resistive barrier as a best practice.

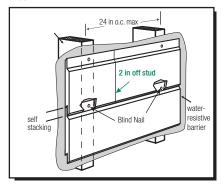


## ARTISAN SIDING INSTALLED **HORIZONTALLY**

#### JOINT PLACEMENT & TREATMENT

Artisan® siding butt joints shall land a minimum 2 in off stud (fig. 14). Do not nail within 2 in of the end of planks.

FIGURE 14

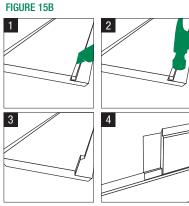


Artisan® siding butt joints can be treated with either Option A caulk\* or Option B by removing minimum 3 in of locking lip from both ends of siding then place a joint flashing.

OPTION A: Caulked Butt Joint



#### OPTION B: JOINT FLASHING



#### **INSTALLATION/FASTENER REQUIREMENTS**

- A. Follow all clearance requirements.
- B. A starter strip is not needed.
- C. Level and install starter course.

Tip: Use a small scrap piece of siding to use as a block to seat the siding into the course below.

- D. Artisan siding can now be installed by stacking the siding onto the course below. This can be completed by one person without the need of a lap gauge.
- E. Measure occasionally to ensure siding is level and has proper reveal.
- F. In areas such as gables, under windows, or other areas where stacking may be difficult use one of the following methods
  - 1. Cut the material in sections, install first section into place. Take remaining section and slide into place, then fasten both sections.
  - 2. Using a utility knife, cut the bottom lip from the siding and install in the traditional method

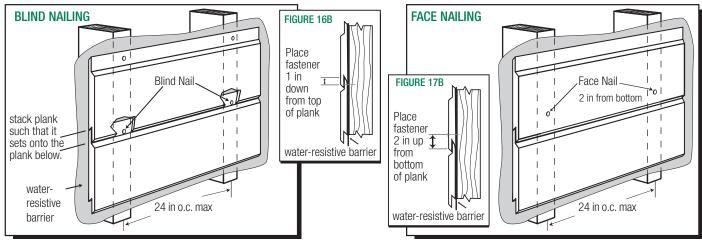


FIGURE 16A FIGURE 17A

For proper fastener selection and fastening schedules for various wind load requirements and framing options, refer to the product Technical Data Sheet at www.aspyredesign.com



## ARTISAN SIDING INSTALLED VERTICALLY

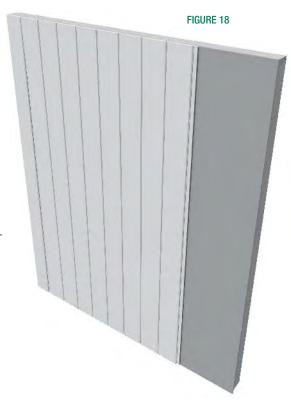
#### General Requirements

The vertically installed Artisan siding with Lock Joint System must not bridge over transitions between floors or stories. A horizontal joint must be created between floors, and z-flashing must be provided at each horizontal joint.

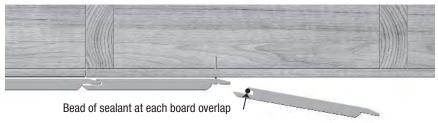
Do not create horizontal butt joints between planks. Only use full length pieces for each floor section, except where abutting wall openings and penetrations.

A bead of sealant must be placed along the entire length at each board underlap (see Fig. 19).

• The bead of sealant shall be placed on the underlap of the board about to be installed on the wall.



#### FIGURE 19



#### Direct Fastening to Wood Structural Panel (WSP)

- A minimum 7/16 in WSP, attached per code, is available as the outer most layer directly behind the siding.
- Siding is fastened directly to the minimum 7/16 in WSP over a standard Water Resistive Barrier (WRB) or drainable housewrap.

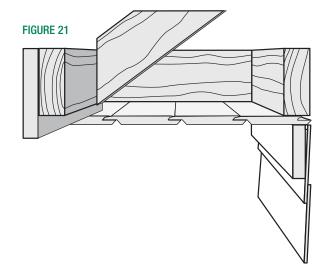
For proper fastener selection and fastening schedules for various wind load requirements and framing options, refer to the product Technical Data Sheet at www.aspyredesign.com

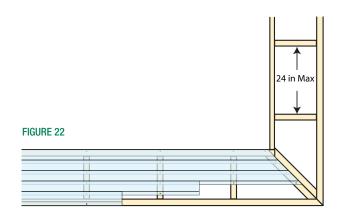


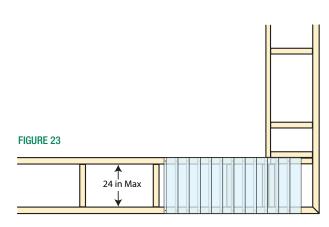
## ARTISAN SIDING PRODUCTS AS **SOFFIT**

#### **INSTALLATION / FASTENER REQUIREMENTS**

- Artisan siding with the Lock Joint System may be installed in soffit applications over wood or steel framing spaced a maximum of 24 in on center.
- Additional framing may be needed to ensure proper fastening.
- Artisan siding can be installed in the long direction (fig. 22) or the short direction (fig. 23)
- Plan and cut out for any venting requirements prior to installation of Artisan siding.
- Place butt joints between studs (fig. 22). Install butt joints in moderate contact in soffit applications (caulking, H covers, and battens are also acceptable)







#### **FASTENER REQUIREMENTS**

- BLIND NAILING: Place fastener no closer than 1 in from Artisan siding ends and 1 in. down from top of Artisan siding.
- FACE NAILING: Place fastener no closer than 1 in from Artisan siding ends and 2 in from bottom of Artisan siding.

For proper fastener selection and wind load table, refer to the product Technical Data Sheet at www.aspyredesign.com



#### GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel.

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- · Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (For steel framing, remove and replace nail).
- Do not use aluminum fasteners, staples, or clipped head nails.

#### PNEUMATIC FASTENING

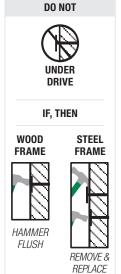
James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail







is driven. If setting the nail depth proves difficult. choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).







#### **CAULKING & PAINTING**

Elastomeric Joint Sealant complying with ASTM C920 Grade NS. Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. Note: Some caulking manufacturers do not allow tooling.

DO NOT use stain, oil/alkyd based paint, or powder coating on James Hardie® Products. Factory-primed James Hardie Products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturer's specifications. Back-rolling is recommended if the paint is sprayed.

#### **CUT EDGE TREATMENT**

Caulk, paint or prime all field cut edges.

#### **CARE & MAINTENANCE**

As a guide, it is recommended that normal maintenance tasks shall include but not be limited to:

- Washing down the exterior surfaces every 6 to 12 months with a garden hose or low pressure water spray to remove dirt and debris.\*
- Re-applying of exterior finishes.\*
- Maintaining the exterior envelope and connections including joints, penetrations, flashings, and sealants (caulking) that may provide a means of moisture entry beyond the exterior cladding.
- · Cleaning out gutters, blocked pipes, and overflows as required.
- Pruning back vegetation that is touching the building. Clearance between the siding and shrubs is recommended.
- Ensuring required external ground clearances and drainage slopes are maintained.



#### **WARNING**

High pressure water blast and sand blasting may damage the surface of the fiber cement product. Low pressure water spray, a soft medium bristle (nonmetal) brush is most suitable for cleaning fiber cement products. Acid washing can damage the fiber cement surface and is not recommended.

Note: If using a pressure washer, care must be taken to ensure that the water stream does not damage the surface of the siding. Damage to siding arising from improper cleaning or maintenance may not be covered by the James Hardie warranty. Using wide fan tips that are kept a minimum of 6 feet from the wall and at pressures under 1500 psi will minimize the chance of damaging the siding.

#### **COVERAGE CHART / ESTIMATING GUIDE**

Number of 12 ft planks, Includes 5% waste factor.

Coverage Area Less Openings 1 SQ = (100 sq ft)	Plank Width Exposure	Plank Width Exposure 9
1	15	12
2	30	24
3	45	35
4	60	46
5	75	59
6	90	70
7	105	82
8	120	94
9	135	105
10	150	117
11	165	129
12	180	140
13	195	152
14	210	164
15	225	175
16	240	187
17	255	199
18	270	210
19	285	222
20	300	234

LICA WARNIN

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

A WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

**RECOGNITION:** Artisan® Siding with Lock Joint System complies with ASTM C1186 and meets the Fiber-Cement Siding code requirements in the 2006, 2009, 2012, 2015 & 2018 International Building Code® Sections 1404.10,1405.16, and 1405.16.2 (Sections 1403.10, 1404.16 & 1404.16.2 in 2018); and the 2006, 2009, 2012, 2015 & 2018 International Residential Code® for One- and Two-Family Dwellings Table R703.4 (Table R703.3 in 2015 & 2018 IRC) and section R703.10.2. Supplementary code compliance details are found the Artisan® Siding with Lock Joint System Technical Data Sheet

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\SPYRE COLLECTION by lames Hardie





### Hardie® Artisan Siding with Lock Joint System

SUBMITTAL FORM

05

Submitted to:		Z10 <sup>®</sup> Product Zone Z5 <sup>®</sup> Product Zone
Project Name:		
Submitted by:		
Date:	Joint Style: V- Groove Square Channel Shiplap	

#### **SPECIFICATION SHEET**

05

**DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION** 

**SECTION: 07 46 46 FIBER CEMENT SIDING** 

#### Manufacturer

James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by Intertek:

- Reno, Nevada
- Prattville, Alabama

#### Compliance with the following codes

- 2024, 2021, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2024, 2021, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)

#### **Features**

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant

#### Use

Hardie® Artisan Siding with Lock Joint System is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

#### **Description**

Hardie® Artisan Siding with Lock Joint System is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Artisan Siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

#### **Available Sizes**

Product	Width (inches)	Exposure (inches)	Length (feet)	Thickness (inches)
V-Groove	8-1/4	7	12	5/8
Shiplap	10-1⁄4	9	12	5/8
Square Channel	10-1⁄4	9	12	5/8

#### **Panel Texture & Finish**

Hardie® Artisan Siding with Lock Joint System comes in a smooth finish.

Finish comes primed for field paint.

#### **Engineered for Climate®**

Hardie® Artisan Siding with Lock Joint System is engineered for performance to specific weather conditions by climate zones as identified by the following map.



SS2005 PAGE 1 OF 2

#### SPECIFICATION SHEET 05 FEBRUARY 2024

#### **Performance Properties**

	General Property	Test Method	Unit or Characteristic	Requirement	Result	
			Length	± 0.5% or ± 1/4 in	-	
S			Width	$\pm$ 0.5% or $\pm$ 1/4 in		
벌			Thickness	± 0.05 in		
ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Squareness	$\Delta$ in diagonals $\leq$ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	Pass	
٩L			Edge Straightness	≤ 1/32 in/ft of length		
PHYSICAL	Density, lb/ft <sup>3</sup>	ASTM C1185		As reported	<75	
Ě	Water Tightness	ASTM C1185	Visual Observations	No drop formation	Pass	
₾.	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass	
	riezurai Strerigiri	A01101 01 100	Equilibrium conditioned, psi	>1450 psi	1 ass	
>	Warm Water Resistance, Observations	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass	
들	Heat/Rain Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass	
AB	Freeze/Thaw Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass	
DURABILITY	Treeze/ maw riesistance		Freeze/Thaw, % strength retention	≥ 80%	1 000	
	UV Accelerated Weathering Test	ASTM G23	Visual Observations	No cracking, checking, or crazing	Pass	
			Flame Spread Index (FSI)		0	
S	Surface Burning Characteristics	ASTM E84	Smoke Developed Index (SDI)		≤ 5	
Ĕ			Fuel Contributed		0	
SE			NFPA Class		А	
FIRE			Uniform Building Code Class	As reported	1	
A A			International Building Code® class		Α	
FIRE CHARACTERISTICS	Non-combustibility	ASTM E136	Non-combustible	Pass/fail	Pass	
Ö	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

#### Installation

Install Hardie® Artisan Siding with Lock Joint System in accordance with:

- Hardie® Artisan Siding with Lock Joint System Installation Instructions
   Hardie® Artisan Siding with Lock Joint System Installation Instructions
- Hardie® Artisan Siding with Lock Joint System Technical Data Sheet
- Requirements of authorities having jurisdiction

#### Warranty

Hardie® Artisan Siding with Lock Joint System: 30-year, Non-Prorated, Limited Warranty

#### **Sustainable Design Contribution**

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Materials Compliant

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

#### Storage and Handling

Store flat and keep dry and covered prior to installation.

#### **Technical Services**

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800) 426-4051

SS2005 2/24 PAGE 2 OF 2

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.





Prepared by: Noah Chapin, City Planner

**Department of Planning and Zoning** 6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

#### HISTORIC PRESERVATION COMMISSION MEETING

#### STAFF COVER SHEET - HPC-25-06

MEETING DA	TE:	April 17, 2025	
APPLICATIO	N TYPE:	Other: Review approved lightning protection system	
LOCATION:		6801 Delmar Boulevard	
HISTORIC DI	STRICT:	University City Civic Complex Historic District (Local)	
PROJECT DE	SCRIPTION:	Add exterior mounted lightning protection to City Hall, Annex, and Trinity buildings.	
APPLICANT:		City of University City Contact: David Lowell, Navigate Building Solutions	
PROPERTY OWNER:		City of University City	
COUNCIL WARD:		2	
EXISTING ZO	NING:	PA – Public Activity	
EXISTING LA	ND USE:	Government Office	
SURROUNDI North: East: South: West:	NG ZONING AND Public Activity Public Activity Public Activity Public Activity	LAND USE  Police Library  WashU Music Center  Place of Worship	
COMPREHEN	NSIVE PLAN CON	ORMANCE No reference	
ZONING ORD	DINANCE CONFO	MANCE No reference	
PERTINENT (	CODE	§400.1740 Historic District Established (University City Civid Complex)	
SECTION(S):		§400.1750 District Regulations and §400.1760 District Standards	

# 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 6801 Delmar Blvd,	University City MO 63130
NAME OF HISTORIC DISTRICT University City	/ Civic Complex Historic District
GENERAL INFORMATION	
Owner City of University City	Phone
Address (if different)	
Applicant_City of University City	
Address	
Signature of applicant	Date
TYPE OF REVIEW REQUESTED	
Design Review for Conformance with District Star	ndards
Preliminary Review/Consultation	
Permit to Demolish	
Designation of Historic Landmark or District	
x_Other: Review prior to installation of approve	ed lightning protection system

**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.

1
1. Add exterior mounted lighting protection to City Hall & Annex building. Please note
2. per design engineer, City Hall and Annex are interconnected via building systems
3. and should be considered one entity for the purposes of protection
4.
5. Add exterior mounted lighting protection to Trinity building
6.
7
8.
9.
10
Required: Photographs of the area, building or buildings to be affected by your project.  Submit, as appropriate, 12 copies of: SpecificationsSite PlansMaterials SamplesManufacturer's LiteratureX_OtherDrawings 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)

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



March 27, 2025

City Of University City
Department of Community Development, 4TH Floor
6801 Delmar Blvd.
University City, MO 63130 3/25/25

#### RE: Lighting Protection for City Hall, Annex & Trinity Buildings

Dear Committee:

NAVIGTAE Building Solutions, as a construction consultant to the City and on behalf of City staff, submitting this package for review of an exterior mounted lighting protection system designated to be installed as part of the previously approved historic renovation of the Annex & Trinity buildings.

The lightning protection system has been included in the scope of this project since inception. This system, which is not currently in place on any of these historic structures, is designed to reduce the potential from damage in the event of a lightning strike to the historic structures, staff and guests within as well as electrical, security, surveillance and information systems.

While the plans for this project received City approval many months ago, City staff thought it prudent to bring this particular element forward when it was undergoing technical review as part of the construction process.

Please find attached photos of some mockups of the proposed exterior cables that will run from roof to ground, statements from the design engineer, technical data regarding lighting strikes and a recommendation from NAVIGATE

Sincerely

NAVIGATE Building Solutions

David C. Lowell

Sr. Project Manager

DCL;dcl



### **Mockup pictures with aluminum cables**

















# **Mockup pictures with copper cables**











# Design team comments & technical data

#### **David Lowell**

From: Maggie Hayden <mhayden@trivers.com>
Sent: Monday, February 10, 2025 4:00 PM
To: Brooke Sharp; Darin Girdler; Mirela Celaj

Cc: David Lowell; Amanda Truemper; Erin Wigger; Steve Lingelbach; Brian P. Halim

Subject: RE: U City Annex & Trinity - City Hall Lightning Protection

Attachments: E-101.pdf

Hi Brooke.

Lightning protection at all three buildings has always been shown on sheet E-101 – Lightning Protection Plan. City Hall does not have an existing lightning protection system. To provide lighting protection for Annex & the Annex connector, meant adding lighting protection to City Hall as well since it is connected to Annex. I've attached sheet E-101 for reference.

#### Thanks,

Maggie Hayden, AIA, LEED Green Associate Senior Project Architect | Associate she·her·hers

#### **Trivers**

314.446.5032 d 314.478.2325 m www.trivers.com

From: Brooke Sharp <bsmith@ucitymo.org><br/>Sent: Monday, February 10, 2025 3:53 PM

To: Maggie Hayden <mhayden@trivers.com>; Darin Girdler <dgirdler@ucitymo.org>; Mirela Celaj

<mcelaj@ucitymo.org>

**Cc:** David Lowell <david@navigatebuildingsolutions.com>; Amanda Truemper <atruemper@trivers.com>; Erin Wigger <ewigger@ics-stl.com>; Steve Lingelbach <SLingelbach@ics-stl.com>; Brian P. Halim <Brian.P.Halim@imegcorp.com> **Subject:** RE: U City Annex & Trinity - City Hall Lightning Protection

Gregory has asked if this was included in the initial plans/bid docs. Specifically for City Hall.



Brooke A. Sharp, JD, MPA
Deputy City Manager - Development
City of University City
6801 Delmar Boulevard
University City, MO 63130

bsmith@ucitymo.org

P: 314.505.8536 | www.ucitymo.org

380 North 18th St., Suite 100 St. Louis, MO 63103 314.241.2900

Justice Architect HOK 10 S Broadway 200 ST. Louis, MO 63102 314.754.4252 Structural Engineer

1630 Des Peres Road, Suite St. Louis, MO 63131 314.375.4560 MEPFPT Engineer IMEG 15 Sunnen Drive. Suite 104 St. Louis, MO 63143 314.645.1132

Civil Engineer Civil Design, INC. 5220 Oakland Ave St. Louis, MO 63110

314.880.4427 Landscape Architect DG2 4835 MO - 109 Suite 102 Eureka, MO 63025 636.549.9007

Lighting Consultant H2LTG 1015 Grupp Rd #31493 St. Louis, MO 63131

314.531.5200

UNIVERSITY CITY
ANNEX + TRINITY
6801 DELMAR BLVD
ST. LOUIS, MO, 63130

These drawings have been prepared by Trive Associates and contain proprietary and confide tial information that is the intellectual prope of Trivers Associates. Reproduction and use these documents or the underlying design co cepts contained therein without the prior and w ten permission of Trivers Associates is prohibite These drawings have been prepared for use or specific project. Each project is different and the use of these drawings on projects, other than the project for which they were created, is inappro ate. Trivers Associates assumes no responsibil or liability for the use of these drawings on project other than the project for which they were create

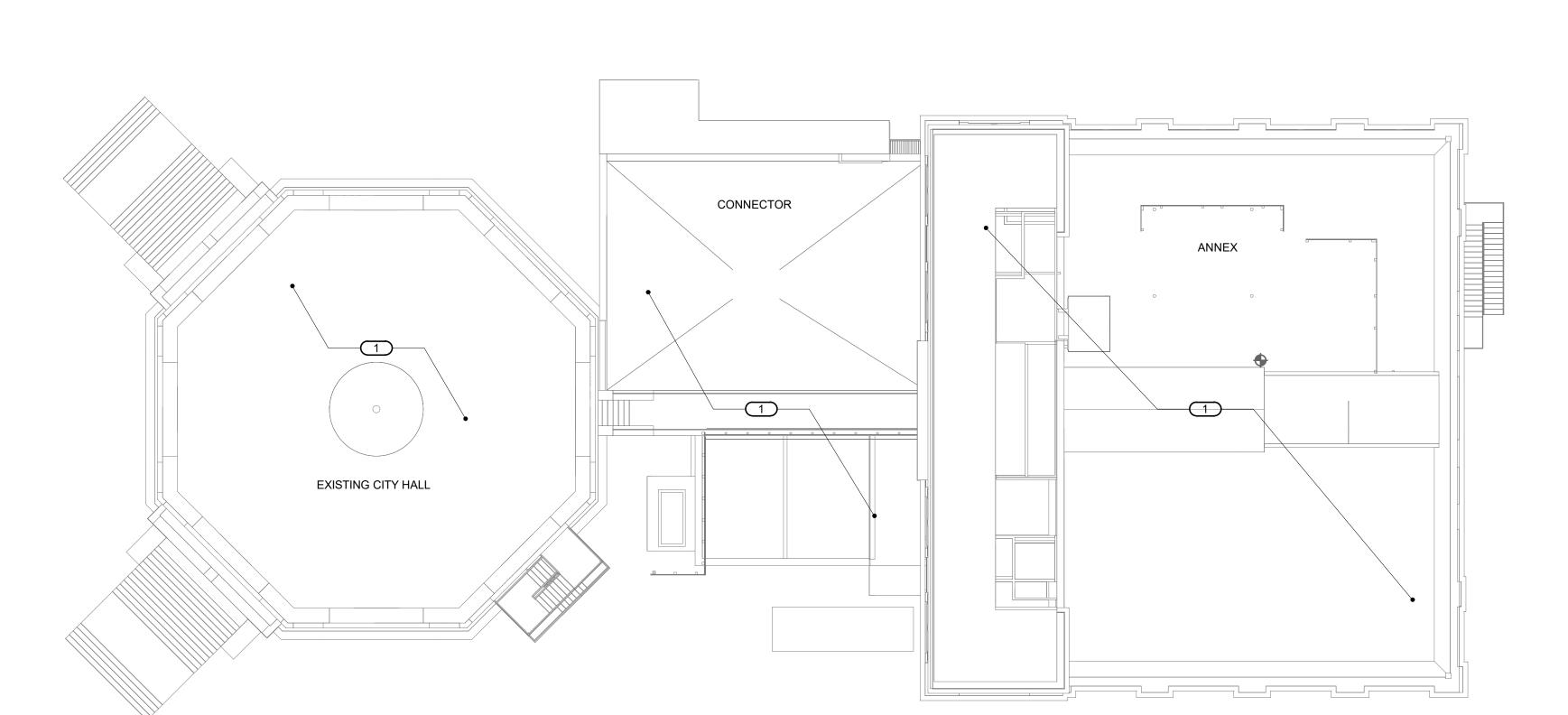
Trivers Associates, Inc. 2024 21028.00 PROJECT #:

No. Description Date LIGHTNING PROTECTION PLAN

KEYNOTES: #

TRINITY

1. PROVIDE LIGHTNING PROTECTION ON ROOF ACCORDING TO SPECIFICATIONS. REFER TO ALL OTHER DISCIPLINE DRAWINGS AND SHOP DRAWINGS FOR OTHER COMPONENTS THAT WILL AFFECT THE LIGHTNING PROTECTION DESIGN. THESE INCLUDE, BUT ARE NOT LIMITED TO HVAC, PLUMBING, LADDERS, PV ARRAYS. ELECTRICAL CONTRACTOR, AND LIGHTNING PROTECTION DESIGNER/INSTALLER SHALL VISIT THE SITE PRIOR TO BID. EXPOSED DOWN CONDUCTORS SHALL BE DISCUSSED WITH THE OWNER PRIOR TO SHOP DRAWING SUBMITTAL FOR ENGINEER REVIEW.





С

DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF IMEG CORP AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF IMEG CORP. REFERENCE SCALE IN INCHES 

15 SUNNEN DR, SUITE 104 SAINT LOUIS, MO 63143 314.645.1132 FAX: 314.645.1173 www.imegcorp.com PROJECT # 21005338.00

Missouri State Certificate of Authority E-2017008530 IMEG CORP RESERVES PROPRIETARY RIGHTS. INCLUDING COPYRIGHTS. TO THIS

#### **David Lowell**

From: Maggie Hayden <mhayden@trivers.com>
Sent: Friday, February 21, 2025 2:50 PM
To: Brooke Sharp; Darin Girdler; Mirela Celaj

Cc: David Lowell; Amanda Truemper; Erin Wigger; Steve Lingelbach; Brian P. Halim

Subject: RE: U City Annex & Trinity - City Hall Lightning Protection

Attachments: 20211021 UCity Meeting Minutes - MEP Demo, New Work, Lighting.pdf; 21005338.00

LP analysis.pdf

Your attachment(s) have been modified for security. Learn more here and if necessary release original

#### Hi Brooke,

Brian and I have been working through the lightning protection questions you mentioned below. I've attached the minutes from the meeting in 2021 where we discussed lightning protection and IMEG's Lightning Protection Analysis.

1. Why is this needed? Here is some verbiage from our standard lightning protection assessment letter that explains why we recommended a lighting protection system and lists some consequences:

IMEG Engineering has done a Lightning Protection Risk Assessment in accordance with National Fire Protection Association (NFPA) code section 780 - 2017 edition for the above project. The lighting risk assessment calculations and compares the expected lightning frequency to the tolerable lightning frequency to decide if a lightning protection system should be installed.

The risk assessment calculates that for this project the expected lightning frequency exceeds the tolerable lightning frequency and a lightning protection system should be installed.

Some of the consequences of lighting strikes to the building or structure listed in the NFPA 780 are:

- 1. Equipment damage and fire close to the strike point or path. Perforation of electrical installations.
- 2. Risk consequent to power failure, loss of ventilation, refrigeration, pumping and production.
- 3. Risk of panic, loss of alarm systems, power failures, egress problems and loss of life.
- 4. Loss of computer and electronic equipment.
- 5. Irreplaceable loss of cultural heritage items or artifacts.
- 6. Environmental impact due to combustibles, explosive and dangerous materials.

Please review the lightning protection risk assessment and consequences. A lightning protection system may qualify the building for a reduction in insurance premiums with some companies.

- 2. Is it required or recommended? If required, please reference the code provision or other source(s) that show that it is required.
  - a. Lightning Protection is not required, but is recommended. If installed, it must meet code requirements, which is why the sub contractor was showing 8 down conductors at City Hall.

We did an analysis using the guidelines found in NFPA 780, see attached PDF. This analysis recommends a lightning protection system, which it typically does unless the building is surrounded by taller structures, located in a valley, etc.

I also asked Brian if it is possible to provide lightning protection at Connector/Annex and Trinity only and not at City Hall. The sub contractor/GC may have additional things to add to this question, but here is IMEG's response:

Regarding providing lightning protection for the Connector/Annex and not City Hall, this ultimately comes down to the owner and the owner's insurance company. Does the owner's insurance company require a lightning protection system, or offer reduced premiums if one is installed? Does that lightning protection system have to be UL master label certified? If City Hall and Connector/Annex have the same address, then City Hall also needs lightning protection for the system to be UL master label certified.

The engineer I spoke with also recommend the owner consider any possible media backlash if a historic building is damaged or systems go down due to a lightning strike and lightning protection was not installed. That may not be a concern, but I thought it was worth passing on.

Also, we also wanted to track how/when this was added to the project. IMEG completed Lightning Protection in 2021 and the drawing was added to the documents in the 07/29/2022 Owner Review set and the 08/25/2022 100% CD submission. It was also included in the 4/18/2022 cost estimate.

Please let me know if you have any other questions. I believe Steve or Erin mentioned that the sample has been dropped off at the Trailer.

Maggie Hayden, AIA, LEED Green Associate Senior Project Architect | Associate she·her·hers

## **Trivers**

314.446.5032 d 314.478.2325 m www.trivers.com

From: Brooke Sharp <bsmith@ucitymo.org>
Sent: Wednesday, February 19, 2025 10:31 AM

**To:** Maggie Hayden <mhayden@trivers.com>; Darin Girdler <dgirdler@ucitymo.org>; Mirela Celaj <mcelaj@ucitymo.org>

**Cc:** David Lowell <david@navigatebuildingsolutions.com>; Amanda Truemper <atruemper@trivers.com>; Erin Wigger <ewigger@ics-stl.com>; Steve Lingelbach <SLingelbach@ics-stl.com>; Brian P. Halim <Brian.P.Halim@imegcorp.com> **Subject:** RE: U City Annex & Trinity - City Hall Lightning Protection

Maggie/Team,

Gregory has requested a report addressing the following:

- 1. Why is this needed?
- 2. Is it required or recommended? If required, please reference the code provision or other source(s) that show that it is required.

Lastly, he asked if it was possible to have at least one placed on City Hall as a "mock-up" for viewing prior to installing all 8 of them.

#### 21005338 UCity Annex and Trinity Bldg Project:

## Input values:

		_
Length L	160	in ft
Width W	100	in ft
Height H	40	in ft
Ng	8	**From the table on right side
C1	0.25	**From the table on right side
C2	1	**From the table on right side
C3	1	**From the table on right side
C4	1	**From the table on right side
C5	1	**From the table on right side

#### Results:

Effective area Ae	123616	sq. ft
	0.011484302	km. sq
Lightning		
Frequency Nd	0.022968604	Flashes/year
Nc	0.001500	Flashes/year

Status **Building needs Lightning Protection**  Lightning Risk Assessment: NFC 780 Annex L link to spreadsheet

Sample: Hospital, Structural Metal frame – composition roof, 500'x100'x30' above other structures, on flat site, located in Des Moines, IA.

 $\begin{array}{ll} A_e = LW + 6H(L + W) + pi9H^2 & \text{Equivalent collector area, refer to Figure L.4.1.2 (a)} \\ A_e = 500*100 + 6*30*(500 + 100) + pi*9*(30)^2 = 50000 + 108000 + 3.1417*9*900 = 183,447 \text{ sq.ft.} \\ \textbf{A}_e = 183,447 & 0.09290304 = 17,042 \text{ m}^2 = 17,042/1,000,000 = .017042 \text{ km}^2 \end{array}$ 

 $N_d = (N_g)(A_e)(C_1)$   $N_g$  is obtained from Figure L.2 and  $C_1$  is from Table L.4.2.

 $N_d = (5)(.017042)(.5)$ 

 $N_d = .042607$  The yearly lightning strike frequency; flashes/yr

 $N_c = 1.5 * 10^{-3} / (C_2)(C_3)(C_4)(C_5)$  the tolerable lightning frequency.

 $C_2$  is from Table L.5.1.2(a) =  $C_3$  is from Table L.5.1.2 (b) = 3.0  $C_4$  is from Table L.5.1.2 ( c) = 3.0  $C_5$  is from Table L.5.1.2 (d) = 5.0

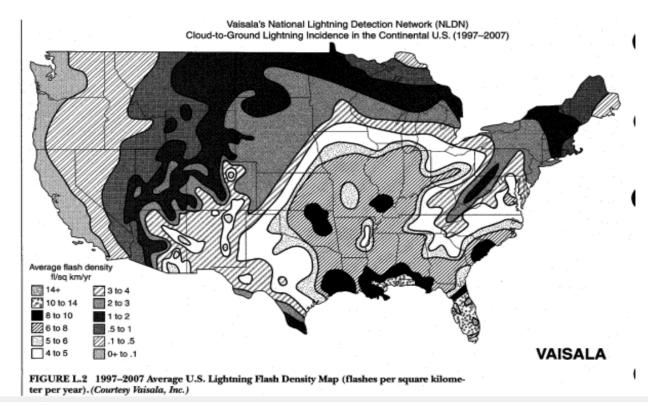


Table L.4.2 Location Factor - C<sub>1</sub>

Table L.4.2 Location Factor - C1	
Relative Structure Location	C <sub>1</sub>
Structure surrounded by taller structures or trees within a distance of 3H	0.25
Structure surrounded by smaller structures of equal or lesser height within a	
distance of 3H	0.5
Isolated structure, no other structures located within a distance of 3H	1
Isolated structure on a hilltop	2

Table L.5.1.2(a) Determination of Construction Coefficient C<sub>2</sub>

C <sub>2</sub> - Construction Coefficients				
	Roof			
Structure	Metal	Nonmetallic	Combustible Roof	
Metal	0.5	1.0	2.0	
Nonmetallic	1.0	1.0	2.5	
Combustible	2.0	2.5	3.0	

Table L.5.1.2(b) Determination of Structure Contents Coefficient C <sub>3</sub>

rabic micrimator of chactare contents continued to	
Structure Contents	$C_3$
Low value and noncombustible	0.5
Standard value and noncombustible	1.0
High value, moderate combustibility	2.0
Exceptional value, flammable liquids, computer or electronics	3.0
Exceptional value, irreplaceable cultural items	4.0

Table L.5.1.2(c) Determination of Structure Occupancy Coefficient C 4

$C_4$
0.5
1.0
3.0

Table L.5.1.2(d) Determination of Lightning Consequence Coefficient C 5

Lightning Consequence	$C_5$
Continuity of facilities services not required, no environmental impact	1.0
Continuity of facilities services required, no environmental impact	5.0
Consequences to the environment	10.0



## **NAVIGATE** comments

#### **David Lowell**

From: David Lowell

Sent: Thursday, February 20, 2025 9:17 AM

**To:** Brooke Sharp

Cc:Mirela Celaj; Darin GirdlerSubject:UCPS lightning protection.

#### Brooke,

I have a few thoughts I would like to share regarding the lightning protection on City Hall, Annex & Trinity. I fully understand The City's situation of balancing best building practices with public perception regarding historically relevant structures such as City Hall. My thoughts are therefore meant to be sympathetic to the public's opinion while also providing the City with some additional points of consideration for the public to weigh in the process of finalizing a path.

A typical lightning bolt has about 300 million volts and 30,000 amps. However, lightning bolts can range from 40,000 to 120,000 volts and 5,000 to 200,000 amps. Major lightning strikes can carry up to one billion volts. For comparison, the new service feeding Annex & Trinity is 1200 amps at 480 volts.

If a structure is stuck by lightning, the electrical energy will follow the easiest path to ground. Literally mother earth. If there are no receptors (lighting rods) and ample conductors to create a favorable path (the cables down the outside of the building) it will go through the building making its own path(s). Through items you would not normally suspect to be conductors due to the higher volts and amps and causing damage. Lightning causes an estimated \$5 billion in property damage per year in the US.

There are protections on the incoming electrical service. They are not guaranteed protection either, they do greatly reduce the risk for damage. Much more vulnerable are all the electronics in City Hall, Annex & Trinty that can get "fried" from a hit coming through a backdoor as the energy makes its own path(s) to ground. fire alarm systems, computer CPUs, phone systems, UPSs, Elevator controls, HV/AC controls and controlled access systems. Even electrical panel breakers can be damaged. Water in small pipes or fire sprinkler lines can instantly boil causing the pips to split and create flooding.

The physical structure can also take damage. The metal in the roof, gutters & down spouts is a default lighting rod. The energy of the strike can latterly blow apart parts of the roof, gutters and copings allowing rain in and cause fire.

All of this damage can of course be repaired. In the meantime, however, operations will be impacted, and it will take time and an insurance claim to repair it. A large claim will obviously increase future rates. More cost to the citizens.

In addition to City Hall, because all the systems between City Hall, Annex and Trinity will now be interconnected, a direct strike to one can absolutely affect all. This could then adversely affect police operations and public safety.

From a pure construction and facility maintenance perspective you will not be shocked (pun intended) to learn that my recommendation is to install the lightning protection. At first, to some residents it will most certainly be an abomination. In time the revised exterior details of the rods and conductors will meld into the familiar facade and character of the building. The preventative protections gained will offset the short-term compromise to aesthetics while the new becomes the norm.

I hope this additional information assists the City in reviewing options with the public.

Good luck. If I can be of any further assistance, please let me know.

**David C. Lowell,** LEED® Green Associate **Sr. Project Manager** 



Missouri Office: 8419 Manchester Road | Saint Louis, MO 63144

Kansas Office: 6400 W. 110<sup>th</sup> Street, Suite 200| Overland Park, KS 66221

Mobile314-517-0935 I david@navigatebuildingsolutions.com

www.navigatebuildingsolutions.com | Facebook | LinkedIn



# **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-25-07

MEETING DATE:		April 17, 2025		
APPLICATION TYPE:		Design Review for Conformance with District Standards		
LOCATION:		7420 Shaftesbury Avenue		
HISTORIC DISTRICT:		University City Education Complex Historic District (Loca Historic District)		
PROJECT DESCRIPTION:		Concrete piers for the installation of the pre-fab utility container for Fresh Harvest 365 – Smart Farm.		
APPLICANT:		Karl A. Grice, FAIA		
PROPERTY O	WNER:	Olu Mitchom – U-City Schools		
COUNCIL WA	RD:	2		
EXISTING ZO	NING:	PA Public Activity		
EXISTING LAND USE:		Education		
North: East: South:	IG ZONING AND LAN SR-Single Family Res PA – Public Activity PA – Public Activity HRO – High Density I	sidential District	Single Family Residential Open Space Education Multifamily Residential	
	SIVE PLAN CONFOR	RMANCE o reference		
	INANCE CONFORMA [ ] No [ ] No	ANCE o reference		
PERTINENT CODE		§400.1800 Historic D Education Complex H	istrict Established. (University City listoric District)	
SECTION(S):		§400.1810 District Regulations and §400.1820 Landmark Standards		

Prepared by: Noah Chapin, City Planner

# 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.

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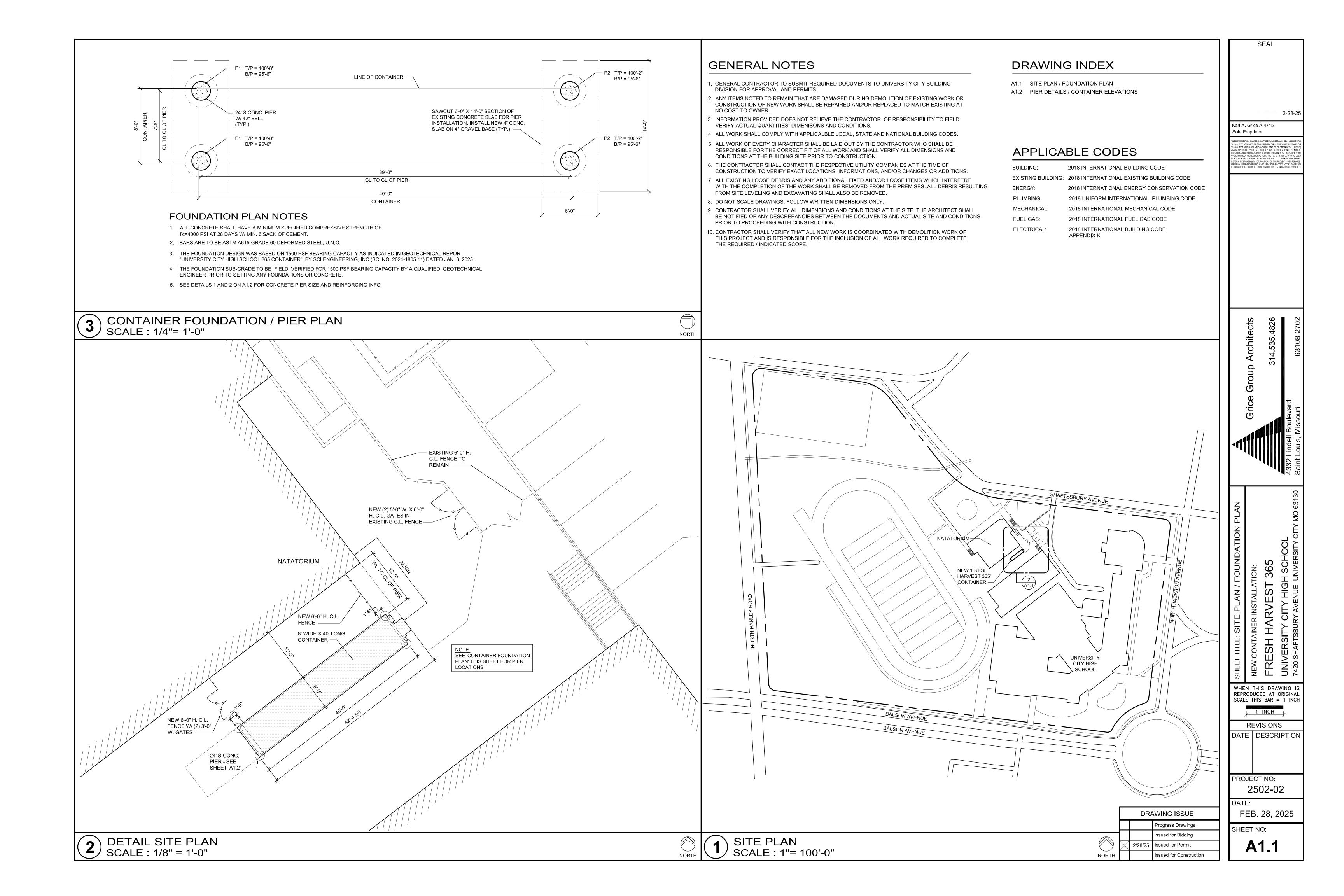
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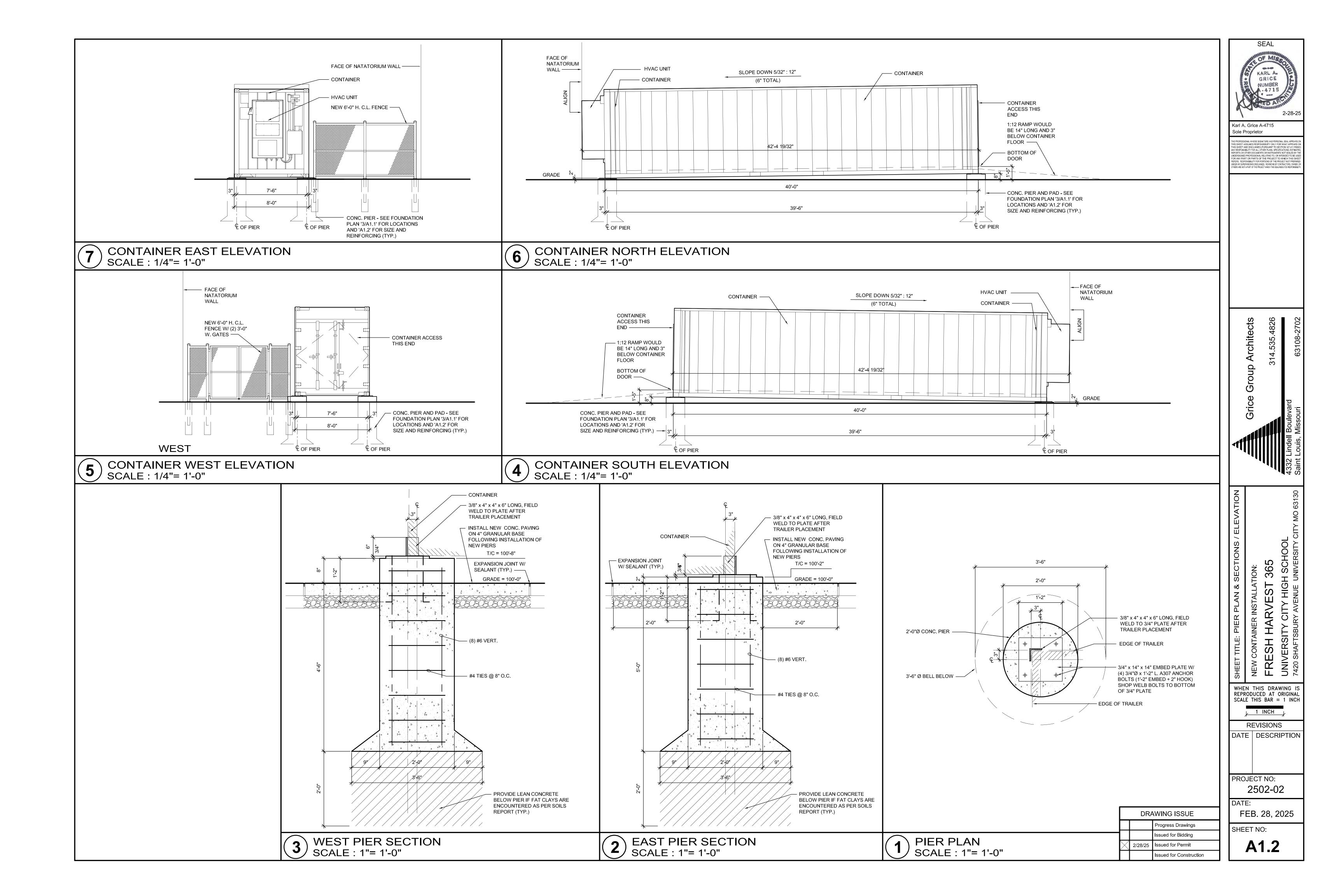
ADDRESS OF PROPERTY 7420 Shaftbury Avenue	
NAME OF HISTORIC DISTRICT University City Educati	on Complex Historic District
GENERAL INFORMATION	
Owner Olu Mitchom - U-City Schools	Phone 314.290.4009
Address (if different) 7700 Olive Boulevard	
Applicant Olu Mitchom - U-City Schools	Phone 314.290.4009
Address 7700 Olive Bouleyard	
Signature of applicant	Date 4/14/25
9	
TYPE OF REVIEW REQUESTED	
X 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.

stallation of the pre-fab utility o	container for Smart Farm.
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Manuacturer 3 Diterature	
rails	
	NTS: Submit at least 21 days priorea, building or buildings to be affees of:

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







# **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-25-08

MEETING DATE:		April 17, 2025			
APPLICATION TYPE:		Other: Window replacement			
LOCATION:		1340 Partridge Avenu	ue		
HISTORIC DI	STRICT:		Theodore Solorgne House (Local Historic Landmark)		
PROJECT DE	SCRIPTION:		Replacing two windows in front office facing Partridge Ave. Window frames are deteriorating.		
APPLICANT:			Don Oldham, Good S	Shepherd Children + Family Services	
PROPERTY C	OWNER:		Archdiocese of St. Louis, MO		
COUNCIL WARD:		3			
EXISTING ZONING:			PA Public Activity		
EXISTING LAND USE:			Family Service Center		
SURROUNDING ZONING AND LAN North: SR-Single Family Res East: SR-Single Family Res South: PA – Public Activity West: SR-Single Family Res		sidential District sidential District	Single Family Residential Single Family Residential Park Single Family Residential		
COMPREHEN	ISIVE PLAN C [ ] No		RMANCE o reference		
ZONING ORD	INANCE CON [ ] No		NCE o reference		
PERTINENT CODE		§400.1890 Historic Landmark Established. (Theodore Solorgne House)			
SECTION(S):		§400.1900 Landmark Regulations and §400.1910 Landmark Standards			
Prepared by: Noah Chapin, City Plann			nner		

## 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 1340 Partridge Ave. St. Louis, MD. 63130
NAME OF HISTORIC DISTRICT The odore Salorgue House
GENERAL INFORMATION Owner Archdiocese of St. Louis Mo. Phone 314-792-7000
A
Address (if different) 20 Archbishop May Dr. St. Lovis, MO 43119
Applicant Good Shepherd Children + Fayin by Services Phone 3(4-854-5700
Address 1340 Partridge Ave UniVersity City MO 63130
Signature of applicant Date 4-3-25
TYPE OF REVIEW REQUESTED
Design Review for Conformance with District Standards
Preliminary Review/Consultation
Permit to Demolish
Designation of Historic Landmark or District
x Other: Window Teolacement

**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.

2 The 2 windows	ows in Front office facing	4
2. THE 2 WITCHOW!	S TRANKS WILL WELLENGELING	3.
3		
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10SUBMITTAL REQUIREM. Required: Photographs of the	ENTS: Submit at least 21 days prior to re	egularly scheduled meeting
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SUBMITTAL REQUIREM Required: Photographs of the	ENTS: Submit at least 21 days prior to rearea, building or buildings to be affected pies of:  Specifications  Manufacturer's Literature	egularly scheduled meeting by your project. Site PlansOther
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1340 Partridge Avenue - St. Louis, MO 63130 - (314) 854-5700 - goodshepherdstl.org - goodshepinfo@gsstl.org

April 3, 2025

Dear Historic Preservation Commission,

Please find enclosed information to replace two windows at 1340 Partridge Ave., University City. The windows are in very poor condition and falling apart. The windows are in front of the house to the left of the porch. The house is a Historic Landmark in University City. It is the Theodore Salorgne House and number 5 on the Landmarks map.

Please mail correspondence to me at 1340 Partridge Ave, University City, MO 63130.

I can be reached at 314-719-7475.

Sincerely,

Don Oldham

Housekeeping Lead

**Board of Directors:** Jared Bryson, Kristin Croce, Lisa Fiorini, Ann Grana, Mark Jasper, Joyce Jones, Charles G. Klasek, Bridget Marzette-Bender, John Meilink, Deborah Radasch, Margaret Rogers, Mike Rupinski, Carlos A. Saenz, Henry Saur, Greg Schafer, Ron Steinkamp, Michael C. Talleur, Jr., Timothy Vosse, Robert Welsh





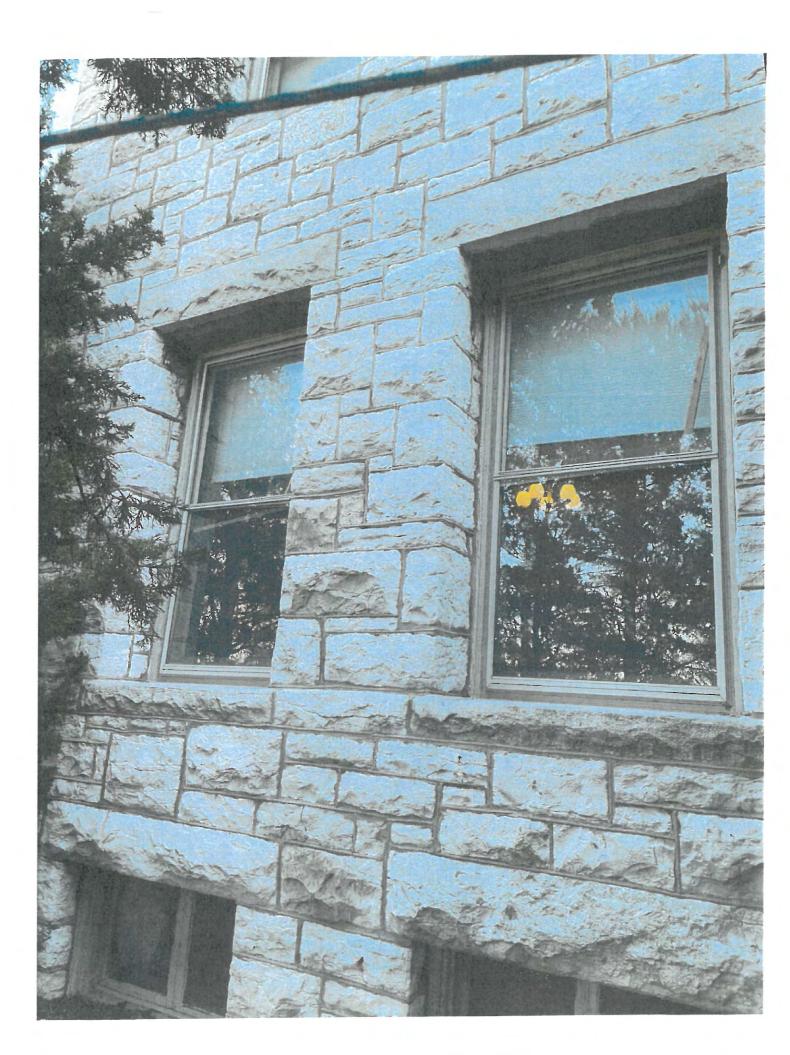














## The Home Depot Special Order Quote

Customer Agreement #: H3002-379197 Printed Date: 4/3/2025

Customer: JURAJ SUSOVICA

Address: 1340 PATRIDGE AVE

ST LOUIS, MO 63130

Phone: 314-578-1373

Email: SOSON@JUNO.COM

Store: 3002

Associate: KELVIN

Address: 1603 S Hanley Rd

Brentwood, MO 63144

Phone: (314)647-6050

Pre-Savings Total: \$1,365.24

Total Savings: (\$0.00)

Pre-Tax Price: \$1,365.24

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

## JELD WEN

Harry Trees Africa



Frame Width = 44"
Frame Height = 84"
Sash Split = Even Divide

Jame Number	hem Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	JELD-WEN 44" x 84" V-2500 Rectangle Single Hung	Not Specified	\$682.62	\$682.62	2	\$0.00	\$1,365.24
11	Unit AUD Testal:		\$682.62	\$6872.62		\$0.00	\$1,365.24

#### Begin Line 100 Description

#### --- Line 100-1 ----

JELD-WEN V-2500 Rectangle Single Hung Room Location = Not Specified Is This a Remake = No Assembly = Full Unit Product Model = Tilt Regional Compliance = US National-AAMA Rating = PG20, DP+20/-20 Installation & Frame Type = Pocket / Replacement Measurement Type = Net Frame Size Frame Width = 44" Frame Height = 84" Vent Division = Even Divide Vent Height = 42 1/4" Extension Jamb = None Does Unit Meet Egress Req.? = Meets 5.7 sqft Egress (All Floors) Frame Color - Exterior = Desert Sand

Frame Color - Interior = Desert Sand

Energy Efficiency = Energy Star - North-Central

Glass Breakage Warranty = No

Upgraded Spacer Bar = Standard Sound Transmission Class = Standard Glazing = Insulated Low-E = SunStable With HeatSave Neat Glass = Yes Glass Type = Standard Insulated Glass Options = Argon Select Glass Thickness = 1/8 in - 1/8 out Screen Options = BetterVue Mesh Screen Screen Frame = Standard Screen Frame Secondary Vent Stop = Secondary Vent Stop Installation Accessories = Slope Sill Adaptor Exterior Frame Applied or Loose = Applied Interior Frame Options = None Jamb Installation Clip = No Jamb Installation Clips Perimeter Frame Options = Perimeter Foam Drywall Unit = Not a Drywall Unit Lock Type = Cam Lock(s)

Hardware Finish - Interior = Desert Sand Prep for Shipping = None Grid Type = No Grids Weight (lb) = 85.26 U-Factor = 0.25Solar Heat Gain Coefficient = 0.3 Visible Light Transmittance = 0.57 Condensation Resistance = 45 CPD# = JEL-A-225-10639-00003 SKU = 290246 SKU Description = S/O V-2500 SINGLE HUNG WINDOW Vendor Number = 60061863 Vendor Name = S/O JELDWEN INC SUMMIT Catalog Version Date = 02/21/2025 Catalog Version = 25.1.19.0 Manufacturer = JELD-WEN, Mt Vernon (OH)

Energy Star Qualified = North-Central

Number of Locks = 2 Locks

End Line 100 Description



#### Window & Patio Door Limited Warranty

#### OUR WARRANTY TO YOU...

JELD-WEN\* Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after June 1, 2019 for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

#### WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor<sup>2</sup> (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl & Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor <sup>2</sup> Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non- transferable

## Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor? necessary to replace the glass. Stress cracks occur when, in the first year after manufacture, the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner- Occupied or Commercial)	Applies to Products ordered with double-strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

Continued on next page

#### Special Coverages (continued)

Finish Options	Coverage	Notes
Finish on Metal Clad Exteriors	AAMA 2605: 30 years AAMA 2603/2604: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change <sup>3</sup> . Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change <sup>2</sup> . This

		(Spling sterr offinage		
Othe: Special Coverages	Coverage	Notes		
Amatad Protection for Vicus Products	Owner Occupied Single Family Residence: as long as you cover and occupy your residence	Coverage is for wood decay and/or terroite (famage in pine conditioning) warming coverage outside Canada. The contigeous 48 states and Alaska is contingent upon approval from the JELD WEN Customes Care Disagreement Please contact to		
	Commercial 20 years			
Custom Édaetaless Door State	As long as you own and ordany your residence			
Factory Profinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at examination the door or pay up to \$350.00 bet onoming to time are at respect		
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to require operator for one year.		
Reina table Roll Screens	5 years			



#### HOW TO GET ASSISTANCE

if you make a proximativity your IELD VVEN Product, routact the dealer/distributor or contractor from where you pain to receive product or contact us directly

	in the Whited States	In Eastern Canada	In Wostern Canada	In Ontatio Canada
Policy)!	HELD WEN Customer Care After Warranty Claims FO: Briz 1329 Plamath Falls OR 57601	JELD WEN Service Dept 90, rue Industrielle Saint Applinaire, Ouebec, Canada GOS ZEO	JELD: WEN Service Deep 550 Munroe Avenue Winnipeg, Manitoba. Canada R2K 4H3	JEED-WEN Service Ther 90 Stem Reign Reservanghan Onto the Canada LGH 309
Phoni	888 JWHotpU 888 594 3578	800-463 1930	888-945-5627 704-668-8230	800 440 2714 905 285 5700
£ak-	807 436 5954	888 998 1599	204 663 1032	905-265-5704
E strail	jeldymovanam s jold sym com		wpgservinsi jeld sven rom	
Sizet	case and consequences set act us	www.jujeld.wen.ca/contact us		

We can respond markly and elimently if you provide the following a) product identification (from the magical index money is come permanent label for the window identification number found on corner of glass), b) how to exist you with adopt the product can be inspected, and d) a description of the apparent problem and the product (photocraphs are holeful).

#### What We Will Do

Equil successing your notifications, we will conduct an acknowledgement within three business days to the contact, with himself or the property of the contact, with himself or the property action within 30 days after receipt of antification of the appropriate action within 30 days after receipt of antification of the same days after receipt of the same