



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, December 18, 2025

6:30 p.m.

IMPORTANT NOTICE REGARDING

PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION

HPC will Meet Electronically on December 18, 2025

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

Webinar via the link below:

https://us02web.zoom.us/j/85159697726?pwd=y9joeylk858OdTRE0pDm2QCxk0Gv-g.dNljBqRhWpQH-B_C

Passcode: 265050

Phone one-tap:

+16469313860,,85159697726#,,,,*265050#

US

+19292056099,,85159697726#,,,,*265050# US (New York)

Join via audio:

+1 646 931 3860 US

+1 719 359 4580 US

+1 929 205 6099 US (New York)

+1 253 205 0468 US

+1 301 715 8592 US (Washington DC)

+1 253 215 8782 US (Tacoma)

+1 305 224 1968 US

+1 346 248 7799 US (Houston)

+1 309 205 3325 US

+1 360 209 5623 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 669 444 9171 US

+1 507 473 4847 US

+1 669 900 6833 US (San Jose)

+1 564 217 2000 US

+1 689 278 1000 US

Webinar ID: 851 5969 7726

Passcode: 265050

International numbers available: https://us02web.zoom.us/j/85159697726?pwd=y9joeylk858OdTRE0pDm2QCxk0Gv-g.dNljBqRhWpQH-B_C

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 Interim 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: bahlvin@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention Becky Ahlvin, Interim Director of Planning and Development. Such comments will be provided to the Historic Preservation Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

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

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

AGENDA

HISTORIC PRESERVATION COMMISSION

1. Roll Call
2. Approval of Minutes – Approval of minutes from April 21, 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: bahlvin@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention Becky Ahlvin, Interim Director of Planning and Development. Such comments will be provided to the Historic Preservation Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

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

4. Old Business

- a. None

5. New Business

- a. **File Number:** HPC 25-15

Address: 7401 Balson Avenue

Applicant: Michelle Wells, Bond Architects

Property Owner: The School District of University City

Request: Remove and replace existing concession stand/press box. Replace concrete bleachers with aluminum.

VOTE REQUIRED

- b. **File Number:** HPC-25-16

Address: 7400 Balson and 7401 Balson

Applicant: Matthew Tuths

Property Owner: The School District of University City

Request: Adding three-rail split rail fencing around garden space

VOTE REQUIRED

6. Other Business

7. Reports

- a. Council Liaison Report

8. Adjournment



Department of Planning and Zoning

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

DRAFT MINUTES

HISTORIC PRESERVATION COMMISSION MEETING

Via Video Conference

6:00 pm; Wednesday, May 21, 2025

The Meeting was called to order at approximately 6:00 PM.

Roll Call

Present:

Peter Holness, Chair
Chris Trahan
Helen Fuller
Christine Mackey-Ross

Absent:

Ed Nickels
Caroline Hermeling

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

1. Approval of Minutes

Minutes from April 17, 2025, approved as printed.

2. Public Comments

There were no public comments for the record.

3. Old Business

a. None

4. New Business

File Number: HPC 25-09

Address: 435 Westgate Ave

Applicant: Renaissance Roofing, Inc.

Property Owner: Janet McGill

Request: Replace shingles on rear roof, remove chimney and fix roof, rebuild/repair decorative wooden boxes, replace rotten decking (Parkview Historic District – Local)

Vote Required

The applicant and contractor introduced the project, explaining that the shingles on the rear roof are deteriorated and leaking. The small chimney is also apparently not attached to anything in the house and will be removed as the nearby roofing is repaired. Motion to approve plans was made by Commissioner Mackey-Ross, seconded by Commissioner Fuller, and carried 4-0.

File Number: HPC 25-12

Address: 7400 and 7401 Balson Ave

Applicant: Olu Mitchum – Executive Director of Operations

Property Owner: University City School District

Request: Replace clay roof tiles with synthetic roof tiles

VOTE REQUIRED

The applicant team introduced the project, showing pictures of the proposed roof tiles and explaining where on the building they will go. The current phase is replacing the roof tiles on the auditorium over the summer before school is back in session, but the district hopes to undergo extensive renovations within the next few years, as their budget allows. The commission was impressed with the quality and style of the synthetic tiles, and happy that the school district was doing their best to maintain historic styles. There was discussion about the potential for historic tax credits for the school district's renovations. Motion to approve was made by Commissioner Fuller, seconded by Commissioner Trahan, and carried 4-0.

File Number: HPC 25-13

Address: 6363 Waterman Ave

Applicant: Jimmy Hand

Property Owner: Jimmy Hand

Request: Roof replacement – tile to shingles. New gutters with gutter guards (Parkview historic district – Local)

VOTE REQUIRED

The applicant introduced the project, explaining that the house was in some disrepair when he bought it and the roof repair is a major piece that still needs to be repaired, especially following the major storms of recent weeks. The contractor added that he has done a lot of roof work in Souldard, and these types of asphalt tiles are generally accepted as a satisfactory replacement for historic clay tile, for which the repair cost is usually prohibitive. Asphalt tiles are also allowed in the historic standards of the Parkview historic district. Motion to approve made by Commissioner Mackey-Ross, seconded by Commissioner Trahan, and carried 4-0.

5. Other Business – None

6. Adjournment

The meeting was adjourned at approximately 6:37 PM

Minutes prepared by city planner Noah Chapin.



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-25-15

MEETING DATE: December 18, 2025

APPLICATION TYPE: Design review for conformance with district standards

LOCATION: 7401 Balson Avenue

HISTORIC DISTRICT: University City Education District Historic Complex

PROJECT DESCRIPTION: Remove existing concession stand/press box and replace with new, replace existing concrete bleachers with aluminum

APPLICANT: Michelle Wells, Bond Architects

PROPERTY OWNER: The School District of University City

COUNCIL WARD: 2

EXISTING ZONING: Public Activity (PA)

EXISTING LAND USE: Public schools

SURROUNDING ZONING AND LAND USE

North:	SR-Single Family Residential District	Single Family Residential
East:	PA-Public Activity District	Open space
South:	PA-Public Activity District	Public schools
West:	HRO-High Density Residential/Office	Multi-Family Residential

COMPREHENSIVE PLAN CONFORMANCE

☐ Yes ☐ No ☒ No reference

ZONING ORDINANCE CONFORMANCE

☒ Yes ☐ No ☐ No reference

PERTINENT CODE §400.1800 Historic Landmark Established. (University City Education Complex Historic District)

SECTION(S): §400.1810 District Regulations and §400.1820 Landmark Standards

Prepared by: Steve Stricklan, Senior Planner

NOV 06 2025

25-008715

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 7401 Balson Ave., University City, MO 63130NAME OF HISTORIC DISTRICT University City Education District Historic Complex

GENERAL INFORMATION

Owner The School District of University City Phone 314-290-4009Address (if different) 7700 Olive Blvd., University City, MO 63130Applicant Michelle Wells (Bond Architects) Phone 314-354-8869Address 222 South Central Ave., Suite 501, St. Louis, MO 63105Signature of applicant M. Wells Date 11/6/25

TYPE OF REVIEW REQUESTED

☒ Design Review for Conformance with District Standards☐ Preliminary Review/Consultation☐ Permit to Demolish☐ Designation of Historic Landmark or District☐ Other: _____

DESCRIPTION OF PROPOSED PROJECT: Please include or attach sufficient information for the Commission to judge your proposed work; insufficient information may cause a delay in approval. Also, please include a brief explanation of the reason for the proposed change and a specific list of the exact proposed changes in detail on the following page.

List of Proposed Changes:

1. Stadium Seating - from concrete bleachers to aluminum
2. - concrete bleachers are in poor condition
3. Press Box - remove existing press box / concessions + replace
4. - existing is in poor condition
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

SUBMITTAL REQUIREMENTS: Submit at least 21 days prior to regularly scheduled meeting.
Required: Photographs of the area, building or buildings to be affected by your project.

Submit, as appropriate, 12 copies of:

<input type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Site Plans
<input type="checkbox"/> Materials Samples	<input type="checkbox"/> Manufacturer's Literature	<input checked="" type="checkbox"/> Other - photos
<input type="checkbox"/> Drawings of installation details		- 3D rendering

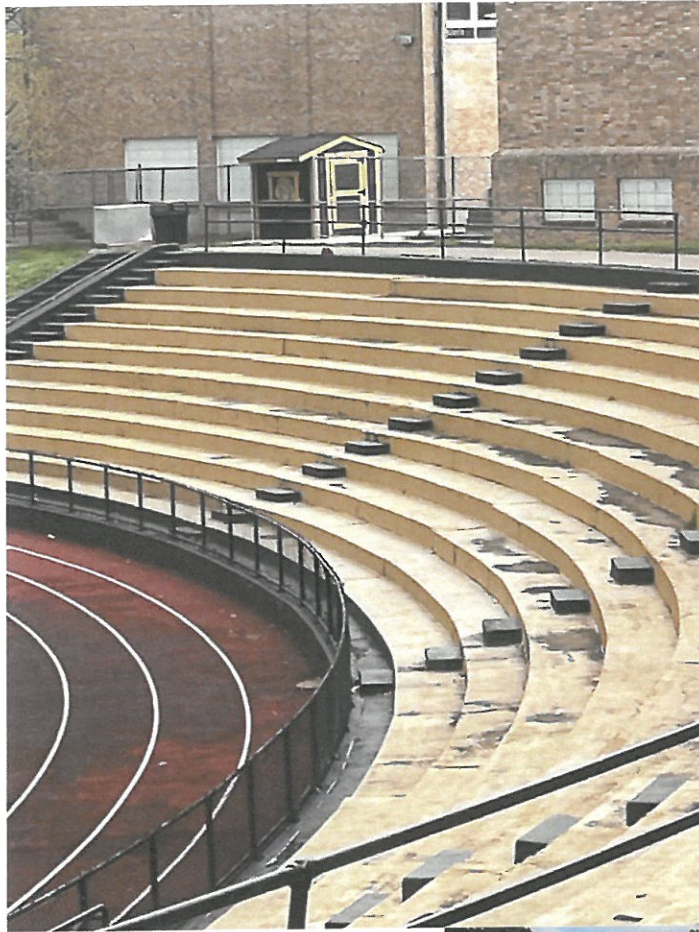
Photocopies and reductions are acceptable.

SUBMIT TO: Department of Community Development, 4TH Floor
6801 Delmar Blvd.
University City, MO 63130
(314) 862-3168 (FAX)

FOR FURTHER ASSISTANCE CALL: Zach Greatens, Planner (314) 505-8501

COMMENTS: _____

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

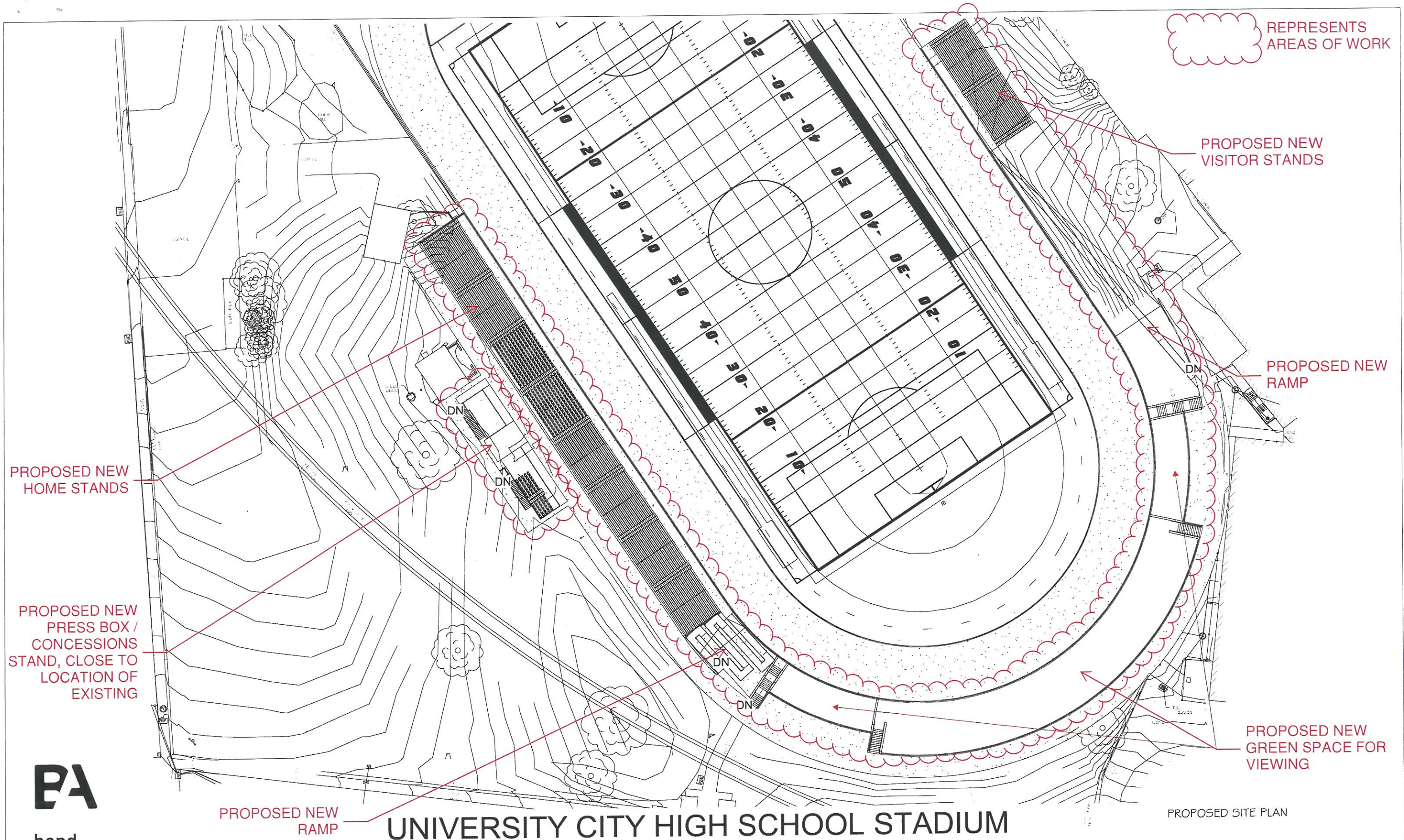


EXISTING CONCRETE STANDS



EXISTING PRESS BOX / CONCESSIONS STAND





REPRESENTS
AREAS OF WORK

PROPOSED NEW
VISITOR STANDS

PROPOSED NEW
RAMP

PROPOSED NEW
HOME STANDS

PROPOSED NEW
PRESS BOX /
CONCESSIONS
STAND, CLOSE TO
LOCATION OF
EXISTING

PROPOSED NEW
GREEN SPACE FOR
VIEWING

PROPOSED NEW
RAMP

UNIVERSITY CITY HIGH SCHOOL STADIUM

PROPOSED SITE PLAN

PA
bond
architects

7401 BALSON AVE., UNIVERSITY CITY, MO 63130

11/06/25



PA

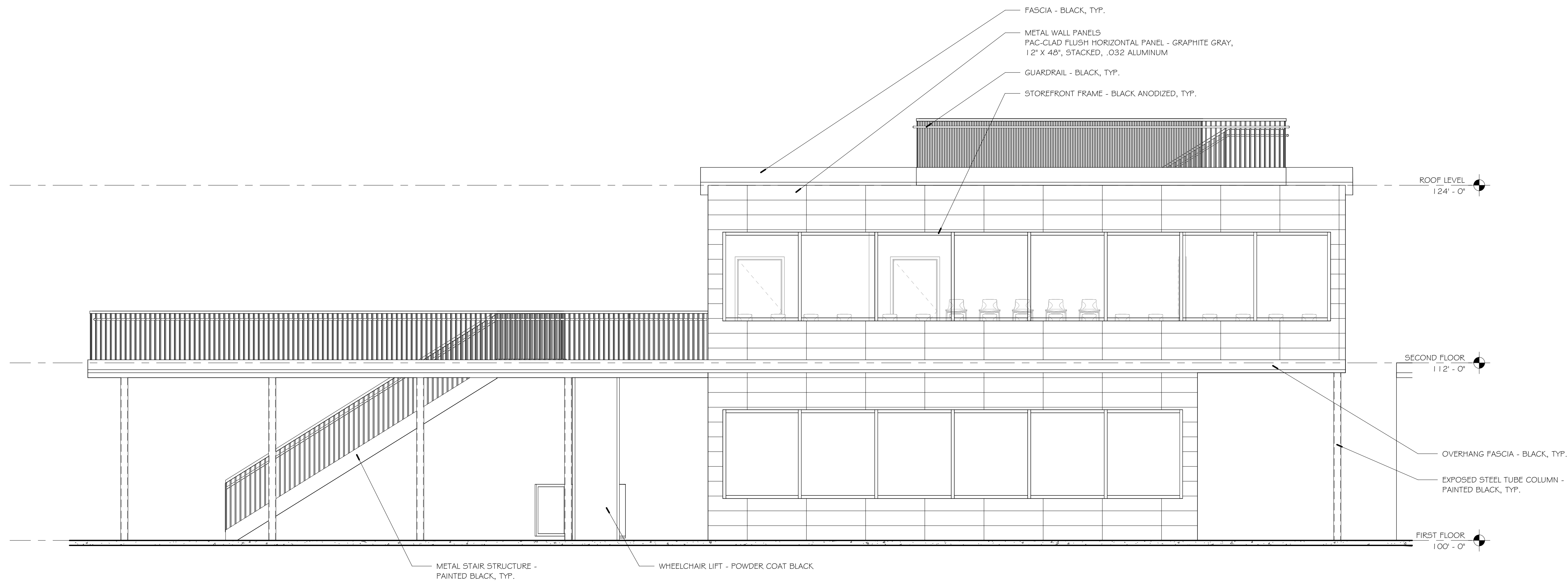
bond
architects

UNIVERSITY CITY HIGH SCHOOL STADIUM

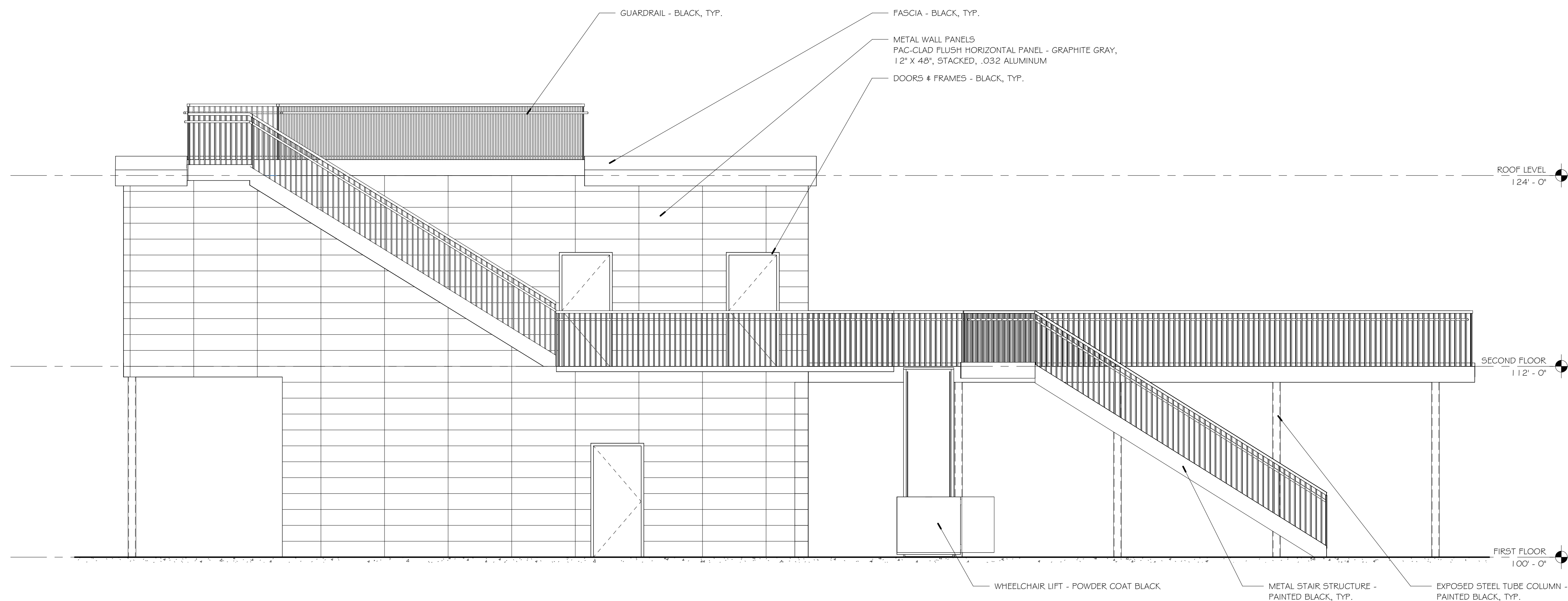
7401 BALSON AVE., UNIVERSITY CITY, MO 63130

11/06/25

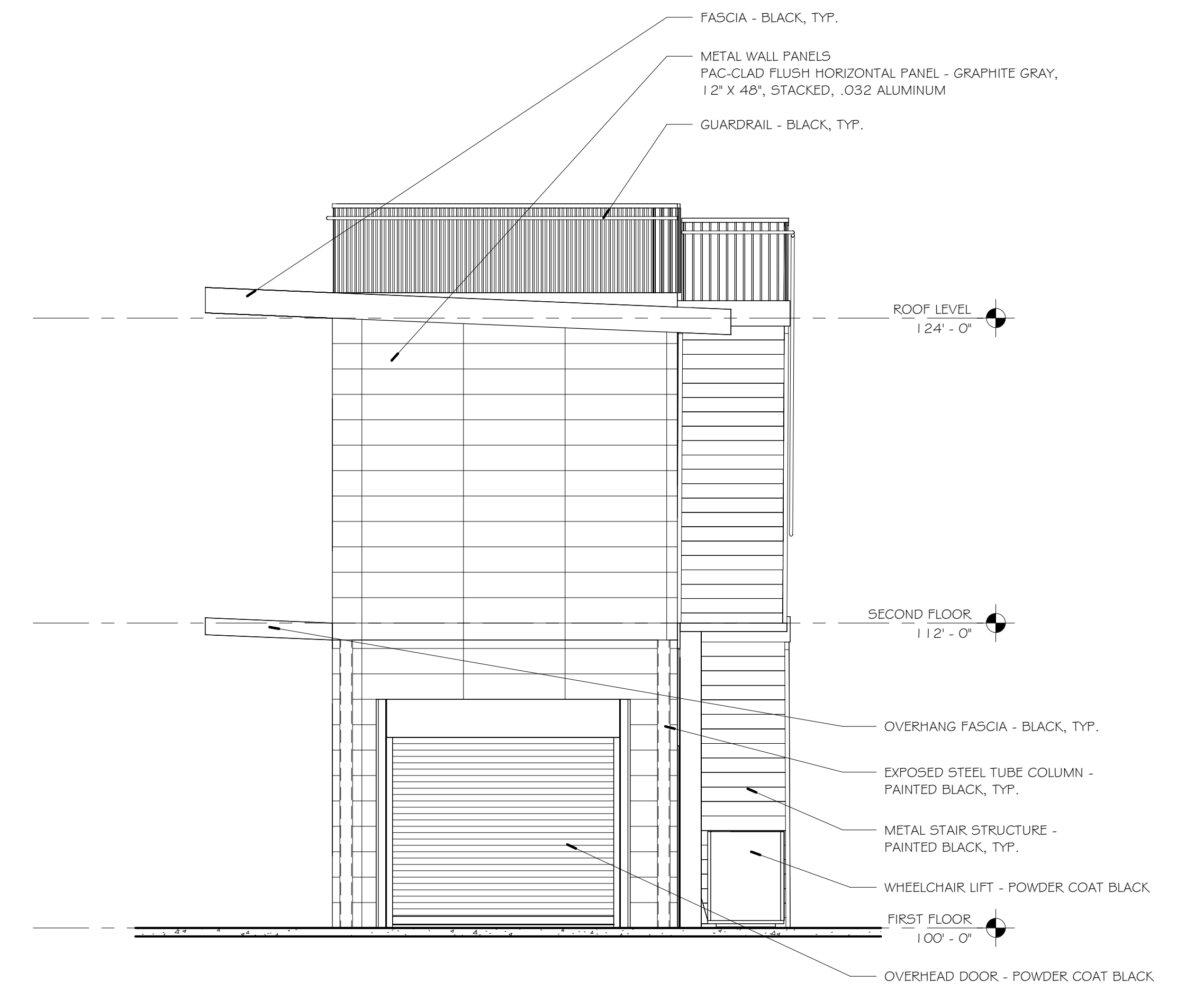
RENDERING OF PROPOSED STANDS &
PRESS BOX / CONCESSIONS



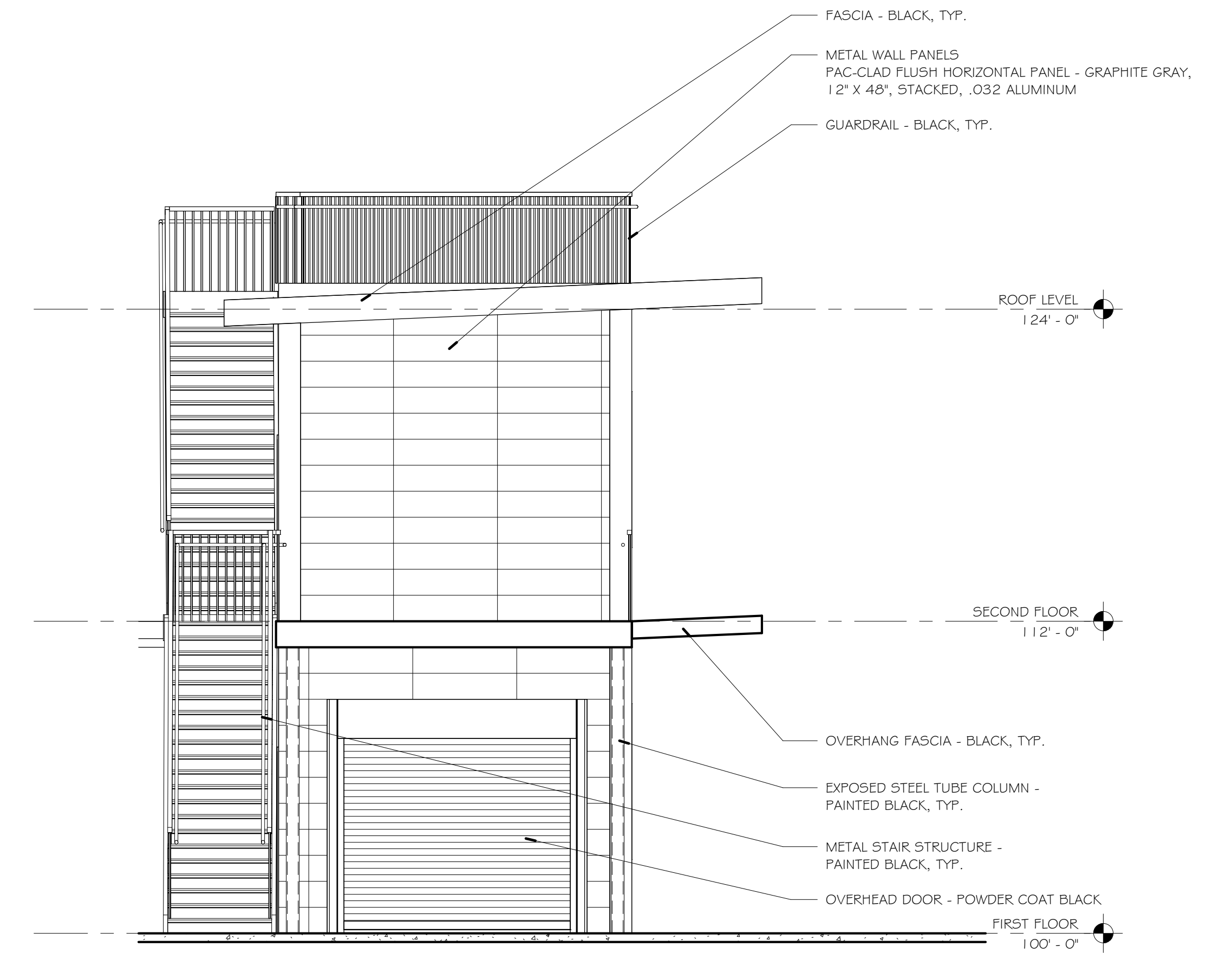
N
1
PO.0
NORTH CONCESSIONS / PRESS BOX ELEVATION
1/4" = 1'-0"



N
3
PO.0
SOUTH CONCESSIONS / PRESS BOX ELEVATION
1/4" = 1'-0"



N
2
PO.0
WEST CONCESSIONS / PRESS BOX ELEVATION
1/4" = 1'-0"



N
4
PO.0
EAST CONCESSIONS / PRESS BOX ELEVATION
1/4" = 1'-0"



bond
architects

UNIVERSITY CITY HIGH SCHOOL STADIUM

11/19/25



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-25-16

MEETING DATE: December 18, 2025

APPLICATION TYPE: Design review for conformance with district standards

LOCATION: 7401 Balson Avenue

HISTORIC DISTRICT: University City Education District Historic Complex

PROJECT DESCRIPTION: Install a three-rail split rail fence around garden area

APPLICANT: Matthew Tuths

PROPERTY OWNER: The School District of University City

COUNCIL WARD: 2

EXISTING ZONING: Public Activity (PA)

EXISTING LAND USE: Public schools

SURROUNDING ZONING AND LAND USE

North:	SR-Single Family Residential District	Single Family Residential
East:	PA-Public Activity District	Open space
South:	PA-Public Activity District	Public schools
West:	HRO-High Density Residential/Office	Multi-Family Residential

COMPREHENSIVE PLAN CONFORMANCE

☐ Yes ☐ No ☒ No reference

ZONING ORDINANCE CONFORMANCE

☒ Yes ☐ No ☐ No reference

PERTINENT CODE §400.1800 Historic Landmark Established. (University City Education Complex Historic District)

SECTION(S): §400.1810 District Regulations and §400.1820 Landmark Standards

Prepared by: Steve Stricklan, Senior Planner

25-669673

HISTORIC PRESERVATION COMMISSION OF UNIVERSITY CITY

APPLICATION FOR REVIEW

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ADDRESS OF PROPERTY 7401 Balson Ave, University City, MO 63130

NAME OF HISTORIC DISTRICT University City High School

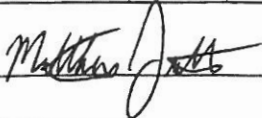
GENERAL INFORMATION

Owner School District of University City **Phone** 314-230-4000

Address (if different) 7700 Olive Blvd, University City, MO 63130

Applicant Matthew Tuths **Phone** 781-929-6053

Address 3456 Havenbrook Dr, St. Louis, MO 63114

Signature of applicant  **Date** 12/03/2025

TYPE OF REVIEW REQUESTED

☒ Design Review for Conformance with District Standards

☐ Preliminary Review/Consultation

☐ Permit to Demolish

☐ Designation of Historic Landmark or District

☐ Other:

DESCRIPTION OF PROPOSED PROJECT: Please include or attach sufficient information for the Commission to judge your proposed work; insufficient information may cause a delay in approval. Also, please include a brief explanation of the reason for the proposed change and a specific list of the exact proposed changes in detail.

List of Proposed Changes:

A three-rail split rail cedar fence installed around our garden space on the east side of the building. The fence
covers roughly a 220 foot perimeter and is 4 feet high. The bottom rail is 15.5" off the ground and each post is 10
feet apart. There are two gates in the fence, each 4 feet wide. Attached to the inside of the fence is wire mesh.
Along the entire fence line, the wire mesh is buried roughly 1 foot underground and extends up the fence to the
top rail. The wire mesh is attached vertically along each post and horizontally along each of the three rails with
fence staples. The purpose of the fence is to keep critters out of our school garden and create visual interest.

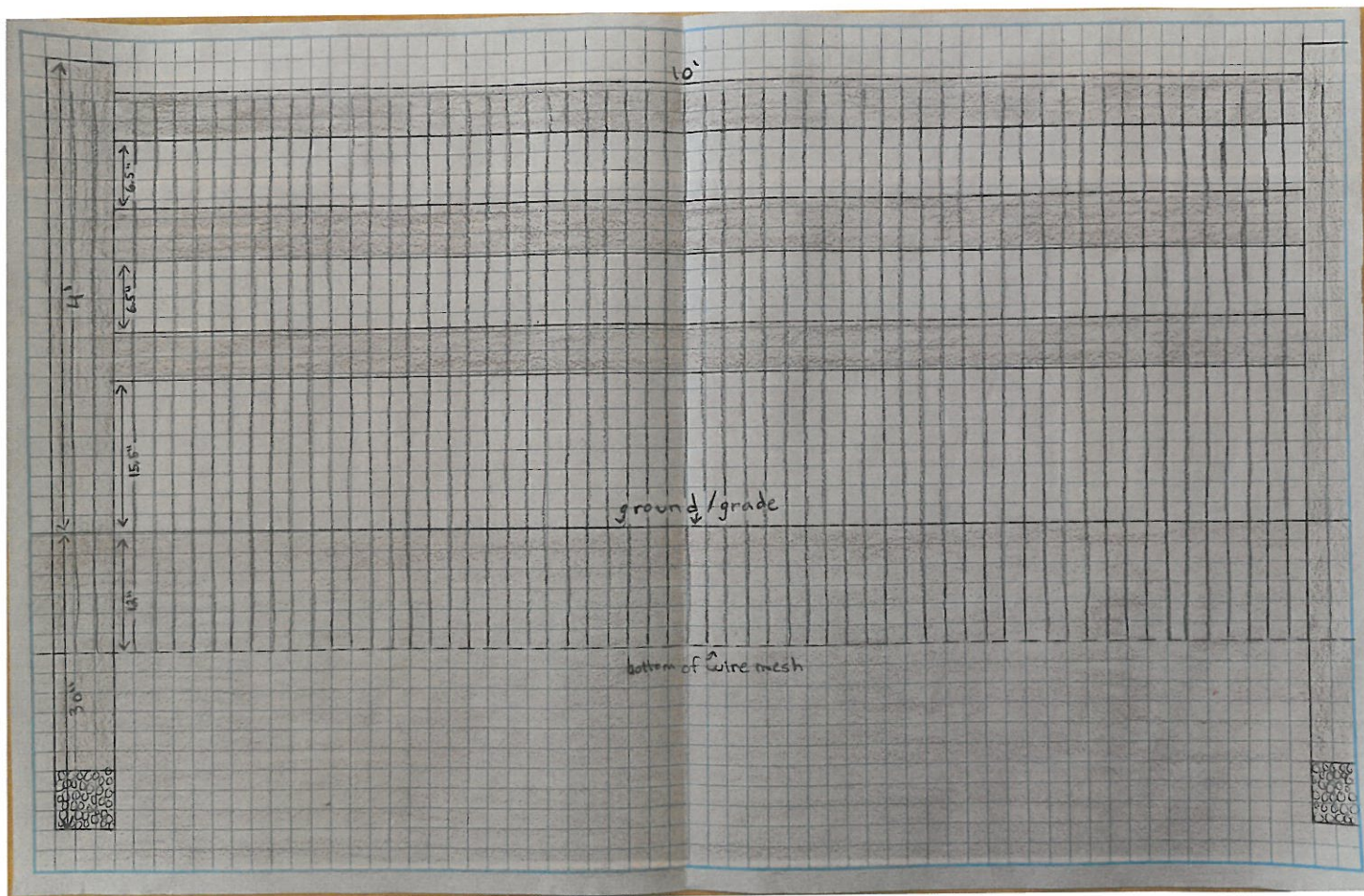
SUBMITTAL REQUIREMENTS: Submit at least 14 days prior to regularly scheduled meeting. Required: Photographs of the area, building or buildings to be affected by your project.

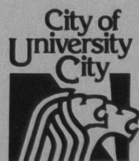
Submit, as appropriate, 2 copies of:

<input type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input type="checkbox"/> Site Plans
<input type="checkbox"/> Materials Samples	<input type="checkbox"/> Manufacturer's Literature	<input type="checkbox"/> Other
<input type="checkbox"/> Drawings of Installation Details		

Photocopies and reductions are acceptable.

SUBMIT TO: Department of Planning & Zoning 4th Floor
6801 Delmar Blvd.
University City, MO 63130
(314) 862-3168 (FAX)
E-mail: inspections@ucitymo.org





Department of Planning & Zoning

6801 Delmar Boulevard, University City, MO 63130

Phone: (314) 505-8500, Fax: (314) 862-3168

E-mail: inspections@ucitymo.org

F

PROJECT NUMBER:

FENCE PERMIT

Applicants must be entered into the computer system as a fencing contractor or be the homeowner prior to processing this permit. Please complete a contractor registration form if you are not already registered.

PROJECT DESCRIPTION

Include location and linear dimension of fence.

Two copies of site plan drawn to scale required with this application.

PROJECT ADDRESS

7401 Balson Ave

XXXX Street

PROJECT INFORMATION

Property Owner Name: School District of University City

First and Last Name

Fence Type: split rail wood

Example: Wood Privacy

Fence Height (Max 6 feet): 5 feet

Example: 6 Feet

Estimated Construction Cost: \$4,000

Example: \$3,000

Estimated Completion Date: 10/12/2025

MM/DD/YYYY

APPLICANT INFORMATION

All fields must be completed unless noted. PLEASE PRINT.

Applicant is the:

- ☐ Property Owner
☐ Contractor
☒ Other: _____

Name: Matthew Tuths

First and Last Name

Business Name: School District of University City

Full Business Name

Phone: (781) 929-6053

(XXX) XXX-XXXX

E-mail: mtuths@ucityschools.org

XXXX@XXXX.XXX

Mailing Address: 3456 Havenbrook Dr

XXX Street, Suite XXX

City/State/Zip: St Louis, MO 63114

City, State, Zip

REQUIRED QUESTIONS

I have provided a site plan showing property lines and location and dimensions of proposed fence. (See item #1 on next page.) ☒ Yes. (required for application)

If a portion of the fence must cross a property line onto neighboring property (i.e., to connect to a garage or existing fence), a signed letter from the neighboring property owner has been provided. (See item #2 on next page.) ☒ Yes. ☐ No.

Is the property in a private subdivision? If yes, trustee signatures are required. (See next page.) ☐ Yes. ☒ No.

Is there a pool or hot tub/spa on the property? ☐ Yes. ☒ No.
If yes: This application is not for a pool enclosure permit.

Is this application the result of a Stop Work Order or work performed without the required permit? ☐ Yes. ☒ No.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

PROJECT INFORMATION

- A site plan, drawn to scale, is required with this application. Please show the location and dimensions of the fence on the site plan. Acceptable site plans include a boundary survey or a subdivision plat. A copy of a subdivision plat may be obtained at the Plat Department of St. Louis County, located on the fourth floor of 41 S. Central, Clayton, Missouri 63105 (Phone: 314-615-7184).
- Fences must be constructed on the owner's property. If it is necessary for a fence to cross a property line (i.e. to connect to a garage or existing fence), the applicant shall provide two copies of a letter from the adjacent property owner. The letter shall state that the adjacent property owner allows the fencing to be installed and that the adjacent property owner understands maintenance or repair to the fence on their property is their responsibility. If the amount of fencing on the adjacent property owner's property exceeds 4 linear feet, a separate permit shall be obtained for the fence.
- If the fencing bounds or surrounds a pool, a pool enclosure permit is required (not a fence permit). Applying for the incorrect permit will result in a delay in processing.
- Front yard fences are not allowed in residential districts.
- Fences may not be taller than 6 feet in residential districts.
- Inspections that cannot be conducted due to the inspector not being able to access the work for inspection or failure of the work to be completed at the time of the inspection will result in an additional inspection fee.
- Typically, a minimum of three days notice is required to obtain an inspection.
- It is the responsibility of the applicant to obtain an approved final inspection.
- All work is to be performed in accordance with the requirements of the municipal code of University City.
- The scope of work outlined by the permit application is authorized by the owner, and the owner has authorized the application for this permit.
- If it is found by the City that the work being performed exceeds the work outlined by the permit application, the applicant shall amend the permit to include all work and pay any associated fees for said amendment.
- At the request of an agent of the City, the applicant or contractor for a project shall immediately produce the approved construction documents, a copy of the issued permit, and licenses for any electricians or plumbers working on the site.
- The applicant certifies that all information provided is true and correct to the best of their knowledge and that any stated value of construction (also known as the estimated construction cost) includes all materials, equipment, labor, overhead, and profit.
- The applicant agrees to adhere to all City, State, and Federal laws regarding the work to be performed under this permit.

FEE

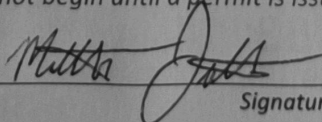
*The fee for a fence permit is **\$35.00**, in addition to the application fee of **\$35.00**.*

APPLICANT ACKNOWLEDGEMENT AND SIGNATURE

By signing below, I state the information provided on this permit application is truthful to the best of my knowledge, and I have read and understand the terms of service documentation as it relates to this application. Further, I understand this is an application and not a permit. Work cannot begin until a permit is issued.

Matthew Tuths

Name (Printed)



Signature

10/1/2025

Date

Applications will not be processed on properties with an outstanding trash bill.

Split Rail Fence for Living Lion Garden at UCHS



Split Rail Fence for Living Lion Garden at UCHS

