



Department of Planning and Zoning

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

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 Soulard, 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.