

HISTORIC PRESERVATION COMMISSION

Meeting Minutes

Date of Meeting: **January 11, 2022**

Time of Meeting: Regular meeting **6:30 PM**

Meeting Location: **Webster Groves City Hall, 4 E Lockwood Ave** (via teleconference and/or Zoom)

MEMBERS (9):	Present	Absent
Anne Halvachs (Chair)	x	
Angela Thompson (Vice - Chair)	x	
James McMillan	x	
Steven Stovall	x	
Michael Rose	x	
Dacia Stewart	x	
Jane Porchey	x	
Vacant		
Ex-Officio Members (2):		
Karen Alexander, Council Member, <i>Council Liaison</i>		x
Mara Perry, Dir. Planning & Dev., <i>Staff Liaison</i>	x	
Yolanda Wilkins, Planning & Dev.; <i>Admin. Staff</i>	x	

REGULAR MEETING:

1. Approval of December 14, 2021 Minutes – motion to approve by Angela Thompson; second by Jane Porchey 7-0
2. Visitor comments – None

PUBLIC HEARINGS:

None

NEW BUSINESS:

713 Hurstgreen Road – Single Family Dwelling - Demolition Request

- This existing single-family dwelling was built in 1899. The City has found no records pertaining to a historic property inventory sheet for the subject property.
- The structure is a 1.5 story frame house, identified at approximately 2,247 square feet in gross floor area.
- The petitioner intends to purchase the property in order to demolish the existing structure for the construction of a new single-family dwelling.
- The current property owner has authorized the petitioner to submit the application for demolition review. The current property owner has resided at the property since 1982.

Staff recommends holding the request for additional study to determine whether there is probable cause to believe that the building may be eligible for designation as an individual landmark.

The Committee members discussed multiple factors regarding this property; like perhaps a survey and/or additional photos, research surrounding the history of property, perhaps a visit to the site, as well as the fact it has no major damage to back up the request to demolish if this is a factor in the decision to demolish.

It was agreed, this is a difficult decision to simply demolish without clear documentation and/or additional research. The members discussed in detail the information that was provided, as well as the lack of historic information that was available for review.

Mara explained some possible things that can be done as follows:

Tasks:

- Continue search on Lovejoy family
- Call to City of Marlborough to see if they have any historic maps
- See if St. Louis County will allow any searching of old deeds
- Ask St. Louis County if they have research on old Route 66 and the farmland along it - <https://stlouiscountymo.gov/st-louis-county-departments/parks/about/historic-buildings-commission/> The lower portion of the land was along Watson Road old Route 66

Angela Thompson made a motion consistent with staff recommendation to hold for further research, with request for any information the homeowner has for example perhaps the title and/or abstract. Steve Stovall second; passed by unanimous vote 7-0.

OLD BUSINESS:

HPC Projects for 2021-2022

- Joy Built Homes
- Lustron Homes
- Sears Kit Homes

Anne wanted to know what needs to be done to recruit new members to do research, official meetings and the general organization of the different sub-committees. Mara explained how to advertise information so not to violate sunshine law and meeting notifications.

Anne thought they should table the Sears Kit Homes, but focus more on the Joy Built Homes & Lustron Homes sub-committees at this time.

Motion to adjourn meeting by Steve Stovall; James McMillan second; passed by unanimous vote 7-0.

NEXT MEETING: Tuesday, February 08, 2022