

# HISTORIC PRESERVATION COMMISSION

## Meeting Minutes

Date of Meeting: **February 8, 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	
Doug Stanley	x	
Carol Duenke	x	
<b>Ex-Officio Members (2):</b>		
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 January 11, 2021 Minutes – motion to approve by Jane Porchey; second by Angela Thompson 6-0.
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.

Anne began the discussion on the 713 Hurstgreen property and the research she however, she was not able to find anything promising; leading to the question of next step options. Anne also shared a few resources she utilized to do her research and wanted to know if we could get a subscription to newspaper.com as it was helpful in her own research. Angela informed everyone she was able to visit the site and notice that the house next door was just like the current location. Which bought about a discussion of possible research for 725 Hurstgreen address to see if it had any historic value that would benefit the sister property. It was agreed by committee, that more research was necessary in an attempt to save the property because of its historic value in Webster Groves; both properties do have a 20<sup>th</sup> Century plague.

Angela Thompson motion to hold for an additional meeting to do further research; second by Carol Duenke – motion approved 6-0.

### 820 Marshall Avenue – Single Family Dwelling

- The existing single-family dwelling was built in 1939. The City has found no records pertaining to a historic property inventory sheet for the subject property.
- The structure is a 1-story brick bungalow, identified at approximately 900 square feet in gross floor area.
- The applicant purchased the property in June 2021 for \$195,000 with the intent to demolish the existing structure for the construction of a new single-family dwelling.

Staff recommends approval of the request to demolish the existing single-family dwelling structure at the subject property without holding the request for additional review.

Motion to approve demolition request consistent with Staff recommendation without holding for additional review made by Steven Stovall; second by Angela Thompson – motion approved 6-0

Introduction of returning and new member, Doug Stanley and Carol Duenke both happy to be a part of the Historic Preservation Commission.

### **OLD BUSINESS:**

#### HPC Projects for 2021-2022

- Joy Built Homes
  - Subcommittee
  - Next steps
  - Database
  - Research
  - Walk or designation
- Lustron Homes
  - Subcommittee
  - Next steps
  - Walk or designation

Mara advised the members of their options and direction they could possibly go to recruit, meet and organize for the Joy and Lustron Homes. Mara prepared an outline with the above mention bullet points. All seemed in favor of a walk and additional people for the subcommittees to get things started.

Motion to adjourn meeting by Steve Stovall; Jane Porchey second; passed by unanimous vote 6-0.

**NEXT MEETING:** Tuesday, March 8, 2022