



MEETING MINUTES

HISTORIC PRESERVATION COMMISSION

Meeting Minutes

Date of Meeting: **March 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	
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 February 8, 2022 Minutes – motion to approve by Steven Stovall; second by Jane Porchey 5-0 - 3 abstentions.
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.

At the January and February 2022 meetings, the Historic Preservation Commission recommended 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 advised the members after additional research she found nothing beneficial to designate this property as a landmark. Her research found more on the sister property; however, it was not enough to save the property on the petition. Mara advised the members the petitioner is no longer under contract, however the family still wanted to proceed with the request. It is up in the air as to who the property will be purchased by; it is the hope of the HPC members that it will be renovated. All members agreed it was unfortunate to have to demolish the property. Mara provided the definition and criteria they needed to follow in order to move forward in their vote.

Motion to approve demolition request without holding for additional review made by Michael Rose; second by Angela Thompson – motion approved 8-0

128 Rock Hill Road - Single Family Dwelling - Demolition Request

- The existing single-family dwelling was built in 1926. 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 with tuck under garage, identified at approximately 1,402 square feet in gross floor area. The applicant has submitted photographs identifying existing conditions of the structure's interior.
- The applicant purchased the property in January 25, 2022 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.

There was a brief discussion on the lack of photos presented of the interior areas of this home.

All agreed it looks like it's in good condition. However, a letter completed by a certified surveyor was available to suggest entire foundation replacement or demolish property.

Motion to approve demolition request consistent with staff recommendation without holding for additional review made by James McMillan; second by Angela Thompson – motion approved 8-0

OLD BUSINESS:

HPC Projects for 2022

- Joy Built Homes
- Lustron Homes

HPC members resumed their discussion on how to pursue recruitment, how to gather, and how to share information, as well as the idea of a designated walk. It was decided to generate a letter and send to home owners for Lustron Homes.

Tasks:

- draft a letter & bring to next meeting
- began recruitment through social media outlets

Angela had a question regarding the email sent from Mara in February regarding training. Mara reiterated the training options; which could be taken as a group in our regular meetings or on their own individual time. She also explained it was necessary, to properly track all training done throughout the year as it is a state requirement.

Motion to adjourn meeting by James McMillan; Carol Duenke second; passed by unanimous vote 8-0.

NEXT MEETING: Tuesday, April 12, 2022