



MEETING MINUTES

HISTORIC PRESERVATION COMMISSION

Meeting Minutes

Date of Meeting: **June 13, 2023**

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

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

<u>MEMBERS (7):</u>	Present	Absent
Anne Halvachs (Chair)	x	
Angela Thompson (Vice - Chair)	x	
vacant		
vacant		
Michael Rose		x
Sue Indelicato	x	
vacant		
Doug Stanley		x
Carol Duenke	x	
<u>Ex-Officio Members (2):</u>		
Emily Shepard, Council Member, Council Liaison	x	
Mara Perry, Planning & Dev., Staff Liaison	x	
Yolanda Wilkins, Planning & Dev.; Admin. Staff		

REGULAR MEETING :

1. Approval of amended May 9, 2023, Minutes - motion to approve by Sue Indelicato; seconded by Angela Thompson 4-0

PUBLIC HEARINGS :

None

NEW BUSINESS:

818 Holland Avenue - Single Family Dwelling - Demolition request

- The existing single-family dwelling was built in 1930.

- The City has found no records pertaining to a historic property inventory sheet for the subject property.
- The property has not been previously identified as an at-risk property that should be looked at for possible designation.
- The structure is a 1-story bungalow with a walk out basement, identified at approximately 1,518 square feet in gross floor area.
- The applicant has submitted photographs identifying existing conditions of the structure's interior and exterior.
- The applicant purchased the property on February 23, 2023 for \$72,500. The property had been owned by the previous owner for since 1997. The applicant initially had plans for a renovation and addition. The plan is now to build two single family homes with a plat approval with the property to the north.

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 by Carol Duenke; second by Sue Indelicato 4-0

126 E Jackson Avenue - 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 property has not been previously identified as an at-risk property that should be looked at for a possible designation.
- The structure is a 1-story bungalow, identified at approximately 784 square feet in gross floor area.
- The applicant has submitted photographs identifying existing conditions of the structure's exterior.
- The applicant purchased the property on September 6, 2012 for \$94,000. The applicant plans to build a new single-family home.

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 by Angela Thompson; second by Sue Indelicato 4-0

OLD BUSINESS:

150 Parsons Avenue - Single Family Dwelling - Demolition request

- The existing single-family dwelling was built in 1896 according to St. Louis County and 1899 according to research by Ann Morris.
- The City has a historic property inventory sheet on file for the subject property that was prepared by Ann Morris in July of 1985.
- The property has not been previously identified as an at-risk property that should be looked at for a possible designation.

- The structure is a 2-story frame vernacular house, identified at approximately 1,586 square feet in gross floor area.
- The applicant has submitted photographs identifying existing conditions of the structure's interior and exterior.
- The applicant has the property under contract to purchase on 5/5/23 for \$325,000 with the intent of tearing the house down. The property had been owned by the previous owner for since the 1974.

The HPC held this application at the May 3, 2023 meeting to gather additional information regarding the property.

The applicant, Mr. Wolfner spoke on behalf of the property at 150 Parsons, he went over the structural report from Mr. MacPeek pointing out the poor conditions this property was in due to poor maintenance and years of deterioration.

After a brief discussion and a reviewing of all gathered information the HPC members decided from their findings to approve the request to demolish.

Motion to approve by Angela Thompson; second by Sue Indelicato 4-0

The HPC members discussed the list of options for 2023 projects and opportunities available for more volunteers and current open seats on the HPC board.

Councilman Shepard provided an update - Charter Review Advisory Board just closed and explained survey results will be available soon. She talked about the indoor pool recommendations, solar panels approval, and how the survey really provided good resources and links on how other municipalities do things.

The HPC discussed the tentative meeting status for July 11, 2023 however no new date was given.

Motion to adjourn by Sue Indelicato; all in favor; meeting adjourned 4-0

NEXT MEETING: July 11, 2023