



# MEETING MINUTES

## HISTORIC PRESERVATION COMMISSION Meeting Minutes

Date of Meeting: **July 12, 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      |
| vacant   |         |        |
| Michael Rose   |         | x      |
| Sue Indelicato   | x       |        |
| Jane Porchey   | x       |        |
| Doug Stanley   | x       |        |
| Carol Duenke   | x       |        |
| <b>Ex-Officio Members (2):</b>                         |         |        |
| Emily Shepard, 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 June 14, 2022 Minutes – motion to approve by Doug Stanley; second by Carol Duenke 4-0 - 1 abstain
2. Visitor comments – None

### **PUBLIC HEARINGS:**

**35 Mason Avenue** – Certificate of Appropriateness request to demolish an accessory structure in the Webster Park Historic District. Anne Halvachs opened the Public Hearing.

- a. Petitioner: Judd Fuhr – Dogwood Homes LLC, absent

- b. Public Comments: The matter was opened for public comment – Lee Ann Manuel a resident and neighbor at 45 Mason Avenue spoke about the condition of the property and how the approval to remove the structure would be an improvement.
- c. HPC Question/Answer: None
- d. Evidence Entered: The public hearing was closed, and the evidence was entered which included (14) exhibits placed into the record as listed on the PowerPoint and below.
  - o Copy of excerpts from the U.S. Department of the Interior National Register of Historic Places NPS Form 10-900-a, including the Individual Property Description for 35 Mason Ave on Page 36 of Section 7
  - o Title Information dated September 17, 2021
  - o Real Estate Listing
  - o St. Louis County Real Estate Tax History
  - o Copies 2021 real estate online payment receipt
  - o Photos of the existing conditions of the accessory structure
  - o Letter from applicant regarding the structure remove
  - o Property Inspection Summary
  - o Lending Home Valuation
  - o Demolition bid from Bellon Wrecking
  - o St Louis County Real Estate Information regarding 35 Mason Ave. (2022), identifying assessed value of the land and improvements and tax receipt for 2021
  - o Copy of excerpts from the U.S. Department of the Interior National Register of Historic Places NPS Form 10-900-a, Description of the Webster Park District on Pages 2 to 4 of Section 7
  - o Copy of the Secretary of the Interior “Standards for Preservation”
  - o Chapter 52, as amended, of the Municipal Code “Historic Preservation Commission” (52.270)
- e. HPC Discussion: HPC members first revisited the Code provisions governing determination of a certificate of appropriateness, reiterating that the Secretary of Interior's guidelines are the HPC's general guide. Anne Halvachs (Chair) called for a vote, with all votes cast in favor of approval of the Certificate of Appropriateness, and no votes in opposition, the Certificate of Appropriateness Request to Demolish was **approved** by unanimous vote of the HPC (vote was 5-0).

Motion to approve Carol Duenke second by Sue Indelicato; passed by unanimous vote 5-0.

There was an explanation of the email sent in July on \$200,000 grants for the fiscal year 2023 from the State Historic Preservation Office (SHPO), that Mara shared with the committee. She explained the guidelines and the deadline of pre-application submittal which is September 30, 2022.

**NEW BUSINESS:**

None

**OLD BUSINESS:**

## HPC Projects for 2022

- Lustron Homes

Mara discussed the sample letter included in the packet to express an idea on Historic designation or a possible direction for Lustron Homes. The HPC continued to brainstorm ways they could possibly move forward.

### Next steps:

- forward meeting notes and conservation to Angela to get her on board
- pick a date for the invite & set up a timeline
- bring letter to next HPC meeting

Motion to adjourn meeting by; Doug Stanley second by Jane Porchey; passed by unanimous vote 5-0.

**NEXT MEETING:** Tuesday, August 9, 2022