



City of WEBSTER GROVES

4 E. LOCKWOOD AVE. | WEBSTER GROVES | MISSOURI | 63119

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# MEETING MINUTES

## HISTORIC PRESERVATION COMMISSION

### Meeting Minutes

Date of Meeting: **August 9, 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	
Ex-Officio Members (2):		
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 July 12, 2022 Minutes – motion to approve by Doug Stanley; second by Jane Porchey 5-0.
2. Visitor comments – None

## **PUBLIC HEARINGS:**

**490 Oakwood Avenue** – Certificate of Appropriateness request to demolish an accessory structure in the Webster Park Historic District

- a. Petitioner: Richard and Eliot Tao - absent
- b. Public Comments: The matter was opened for public comment – Jenny Gossow, architect of JG Design Studio spoke on the condition of the current structure.
- c. HPC Question/Answer: None
- d. Evidence Entered: The public hearing was closed, and the evidence was entered which included (12) exhibits placed into the record as listed on the PowerPoint and below.
  - o Notice of Public Hearing that was posted on the property on July 29, 2022.
  - o Letter to Richard and Eliot Tao, Applicant for Certificate of Appropriateness, notifying that the Historic Preservation Commission (HPC) will review the application for Certificate of Appropriateness on August 9, 2022. The letter is dated July 29, 2022 sent via mail and e-mail.
  - o Applicants' exhibits
  - o Letter from applicant's architect JG Design Studio, Jenny Gossow regarding the structure
  - 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 490 Oakwood Ave on Page 53 of Section 7
  - o St. Louis County Real Estate Tax Receipt 2020 and 2021
  - o Photos of the existing conditions of the accessory structure
  - o Plans for proposed improvements to the property including a new detached garage
  - o St Louis County Real Estate Information regarding 490 Oakwood Ave. (2022), identifying assessed value of the land and improvements
  - 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: Angela Thompson (Vice-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.

**NEW BUSINESS:**

None

**OLD BUSINESS:**

- Lustron Homes and potential Historic District Nominations

There was a brief discussion on making a final decision in regards to how they are moving forward with potential nomination on Lustron Homes. Mara reviewed some ordinances and articles with the HPC committee providing additional information regarding Lustron Homes.

Next steps:

- Mara will send sample letters for review and ordinances
- October 11<sup>th</sup> discussion with residents

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

**NEXT MEETING:** Tuesday, September 13, 2022