



MEETING MINUTES

HISTORIC PRESERVATION COMMISSION

Meeting Minutes

Date of Meeting: **May 9, 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	
Jane Porchey		X
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 March 14, 2023 Minutes - motion to approve Sue Indelicatio by; second by Angela Thompson 6-0.

PUBLIC HEARINGS :

None

NEW BUSINESS:

- 21 Iola Avenue - Single Family Dwelling - Demolition request

- The existing single-family dwelling was built in 1948.
- 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 ranch, identified at approximately 966 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 March 22, 2023 for \$165,000. The property had been owned by the previous owner for since the 2011.

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 Sue Indelicatio; second by Doug Stanley 6-0

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.

Staff recommends holding the request for additional review based on the age of the structure, the inventory sheet and any additional information that may be obtained.

The HPC members after much discussion, has decided to review the current property and its historical significance with multiple factors to consider and if it's reasonably beneficial and/or to economic use.

Mrs. Perry provided, detailed information, timeframe and the process for holding the property to review additional information and bring findings and/or determination back to the next meeting.

Motion to hold demolition request for 150 Parsons by Sue Indelicatio; second by Angela Thompson 6-0

The HPC members continued meeting with possible 2023 historical projects; it was proposed to look at previous YouTube video from January 10th meeting on types of things that can be done as far as designations, preservation plans, walks and informational research.

Mrs. Perry explained information about upcoming budget possibilities and when it goes for its first reading which is June 6th; she also provided update information regarding Solar Panels on the front elevations of homes in historic districts now allowed.

Meeting adjourned by unanimous vote 6-0

OLD BUSINESS:

None

NEXT MEETING: June 13, 2023