



# MEETING MINUTES

## HISTORIC PRESERVATION COMMISSION

### Meeting Minutes

Date of Meeting: **September 12 , 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
Hilary Perkins	x	
Carol Duenke	x	
Michael Rose		x
Sue Indelicato		x
Doug Stanley	x	
Dr. Brian Bergfeld	x	
Vacant		
<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 August 8, 2023, Minutes - Motion to approve by Carol Duenke; second by Doug Stanley 5-0

### PUBLIC HEARINGS :

None

## **NEW BUSINESS:**

### 416 N. Elm Avenue - Single Family Dwelling - Demolition Request

- The existing single-family dwelling was built in 1940.
- 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 586 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 July 22, 2003, for \$30,000. The applicant has no plans at this time for the lot.

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 Doug Stanley 5-0

### 16 Fox Place - Single Family Dwelling - Demolition Request

- The existing single-family dwelling was built in 1925.
- 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 669 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 March 30, 2005, for \$68,000. The applicant has no plans at this time for the lot.

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 Hilary Perkins 5-0

### 3421 S. Brentwood Boulevard - Single Family Dwelling - Demolition Request

- The existing single-family dwelling was built in 1966.
- 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 570 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 June 20, 2012, for \$25,199. The applicant has no plans at this time for the lot.

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 Brian Bergfield; second by Doug Stanley 5-0

### 12 Euclid Avenue - Single Family Dwelling - Demolition Request

- The existing single-family dwelling was built according to St. Louis County records in 1920.
- In the North Webster Walk the description includes the following: "Like most of the houses in North Webster, this house has been modernized over the years. Look closely, though, and you'll find clues to the house's age. Probably constructed in the early 1900s, the original L-shaped house sits high on a stone foundation. The wide brick chimney is another giveaway that this is one of the earliest houses in the neighborhood." Staff has not found any documentation to prove either that it was built in 1920 or before. No building permits have been found for the years leading up from 1918 through 1920.
- 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 structure, identified at approximately 704 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 October 2, 2019, for \$63,000. The applicant has no plans at this time for the lot. Previous discussions had been to build a new single-family structure on the lot.

Staff recommends further review of the history of the structure prior to approval of the request to demolish the existing single family dwelling structure.

HPC members had a brief discussion on the information provided and decided to hold demolition request for further research.

Motion to defer to next meeting by Brian Bergfield; second by Doug Stanley 5-0

### 123 Dornell Avenue - Single Family Dwelling - Demolition Request

- The existing single-family dwelling was built in 1954.
- 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 875 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 October 10, 2022, for \$135,000. This lot was previously consolidated with another lot to the south and one behind it on St. John Avenue. The applicant plans to build a single-family home on this lot.

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 Doug Stanley; second by Hilary Perkins 5-0

Mrs. Perry provided a detailed presentation on local historic nomination process and procedures for the location at 15 Marvin CT.

Gail Jones, current owner 15 Marvin CT, and Pastor David Denoon of First Congregational Church were present and provide a brief history of this property.

### **OLD BUSINESS :**

HPC members held the discussion on conservation districts until a future meeting.

Motion to adjourn by Hilary Perkins; second by Carol Duenke all in favor; meeting adjourned 5-0

**NEXT MEETING:** October 10, 2023