



**KIRKWOOD LANDMARKS COMMISSION
MINUTES**

August 11, 2010

6:30 P.M.

**Main Level Conference Room
City Hall**

Present: Commissioners Catherine Enslin, Lisa Hautly, Darryl Labruyere, Tom Riggs, Judith Ward, and Staff Liaison Alan Lamberg. Excused: Matt Bivens, Dave Brown and Council Liaison Paul Ward.

Guests: Steve & Ellen Smith of 801 N Taylor, Mary Glen of 751 N Taylor, Gail Smith of 806 N Taylor, Mark & Liz Fogarty of 705 N Taylor, Sheba Haner of 721 N Taylor, and Kristin Dodson of 235 East Clinton Place.

1. **Approval of Minutes:** Motion to approve July 14th minutes as-is by Hautly, seconded by Ward, unanimously approved. Noted amendment to part 3(a) of August 11th agenda.
2. **Citizen Comments:** none
3. **Certificates of Appropriateness:**
 - a. **Case 10-08 – 104 North Clay Avenue – LM#74 Couch-Heinzelmann Store – Exterior.** Comr. Hautly motioned to approve the building plans with conditions; seconded by Comr. Enslin; and, unanimously approved.
4. **Old Business**
 - a. **Status of Design Guidelines**
 - i. **Ad-hoc committee on guidelines for residential new construction.** No news.
 - ii. **Jefferson-Argonne subcommittee.** Awaiting architects' narrative on architectural styles.
 - b. **Preservation of Landmarks & Historic District**
 - i. **North Taylor** neighborhood petition for historic district. The Smith family presented signatures of petitioners to staff, stating that a majority of affected owners affirmed a proposed local historic district. Staff will calculate exact percentage and send letters to non-petitioned owners so they can consent. Staff will outline the process and it will be available upon request.

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The neighbors asked the Commission to be very clear that a related proposal to nominate the district to the National Register of Historic Places is not restrictive, is honorary, and qualifies the property for tax credits, and that it is not the same as a National Landmark status. Comr. Hautly motioned to accept the petition and begin procedures to designate the historic district of North Taylor according to the boundaries set by the petitioners; Comr. Ward seconded; unanimously approved.

- ii. **#27 Warner House, 750 N Taylor.** Neighbors present at the meeting expressed concern about how the developer can sign a demolition permit without warranting representation of the owner. The Commission had recently consulted with the City Attorney and agrees that procedures for landmarks should require such warranty, and so in this case a letter was composed and sent to the owner. Neighbors were also concerned about the city website not having records online during its new version.
- iii. **#79 Brownhurst on Vianney Campus.** Awaiting cost-analysis.
- iv. **#73 & 74 Couch-Heinzelmann Stores.** See CoA 10-08.
- v. **#07 Gill Home, 419 E Argonne.** No news.
- vi. **110 Argonne Alley.** No news.
- vii. **104 North Kirkwood Road** special use exception Planning & Zoning meeting on August 18.

5. New Business

- a. **Citizens seeking advice to preserve their historic properties:** Ms. Dodson outlined her plan to restore the Old Post Office at 125 West Argonne Drive, and occupy as an old-fashioned grocery. Her improvement plan outlines a cost-basis, and follows procedures congruent with the tax credit process. She consulted with the State Historic Preservation Office, and, since she has a long-term plan to buy the building from the Jones family, she was advised that a 39-year lease would qualify her to take the tax credit for making improvements. Furthermore, her plan contains several innovations, including salvaging furnishing for Habitat for Humanity and sustainable retrofitting. The Commission gave some preliminary advise on replacement windows, and that the Kirkwood Historical Society is the best repository for historic photos.
- b. **Staff observations, suggestions.** None.

- 6. **Motion to adjourn** at 8:20 p.m. by Comr. Hautly, seconded by Comr. Enslin, unanimously approved.

Respectfully submitted by Alan Lamberg, staff liaison

Persons with disabilities who need accommodations to attend or participate in the meeting should call the City at 822-5801 or 822-5858 (TDD) at least 48 hours before the meeting.