

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

OCTOBER 2013 – SEPTEMBER 2014

*Kirkwood's 16th Annual
Favorite Building Awards
Wednesday, May 14, 2014
7:00 p. m.
Kirkwood Missouri Pacific Depot
100 West Argonne Drive*

Welcome
Mayor Arthur McDonnell

Recognition and Presentation of Awards
*Mike Lewis, Landmarks Commission
Pat Jones, Architectural Review Board*

-  Commercial Renovation of Merit
-  Commercial Restoration of Merit
-  Restoration of Merit
-  Feature of Distinction
-  Additions of Merit
-  Infills of Merit
-  Neighborhood of Distinction
-  Architect of the Year

For submission to
Missouri Department of Natural Resources
STATE HISTORIC PRESERVATION OFFICE
P.O. Box 176
Jefferson City, MO 65102

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CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2013-2014

CITY OF KIRKWOOD LANDMARKS COMMISSION

PART 1: DUTIES AND RESPONSIBILITIES

The Kirkwood Landmarks Commission was first established in 1981 by Ordinance No. 6697 to identify and designate landmarks within the City of Kirkwood. In 1986, the City Council repealed the original ordinance and replaced it with Ordinance No. 7534. This change increased the scope of the Commission's work to "study, identify and designate landmarks and historic districts within the City; to review proposed changes in landmarks; and to make recommendations to encourage the preservation of such landmarks or historic districts." In 2013 the City Council modified the Landmarks Ordinance to broaden the definition of a historic district to make the inclusion of a designated landmark property in a district non-compulsory. *See enclosed Landmarks Ordinance at Tab A and Part 5 within this report.* In July 1986 the City of Kirkwood became a Certified Local Government, with the benefits afforded to it by the State Historic Preservation Office.

The Office of the Landmarks Commission is located in Kirkwood City Hall. For the annual report year, the Commission was staffed by a city employee, Amy Lowry, a member of the American Institute of Certified Planners with six years' experience in Historic Preservation and related fields. She also holds Master's degrees in Public Administration and in Urban and Regional Planning. Further support emanates from Chief Administrative Officers, Management Information Systems, and the Office of the Building Commissioner. The Deputy Building Commissioner, Robert Coady, attends Commission meetings to assist with questions regarding the building code.

During the report period, the Commission was proactive in its efforts to preserve Kirkwood's heritage. While the Commission did not designate any new historic districts or landmarks, it is working with two neighborhood groups to create new historic districts. The Commission also widely distributed the historic walking tour it completed in the last report year for use by residents and visitors. On the negative side, the report period was also marked by unfortunate losses of two historic homes in Kirkwood, one of which was not a designated Landmark or in a historic district, but was one of the oldest homes in the City.

The mission of the Landmarks Commission is to protect, retain and enhance the City's historic properties. The Commission has been instrumental in designating over 90 landmarks, six local historic districts and four National Register historic districts which include businesses, schools, churches, cemeteries, and a multitude of historically significant homes. The Commission is very proud of its efforts to preserve the rich heritage of Kirkwood and to ensure that its unique character continues.

Mission Statement 2013

PART 2: HISTORIC PRESERVATION COMMISSION MEMBERSHIP

The Commission is composed of seven citizens of Kirkwood, chosen to serve on the Commission because of “demonstrated interest in, competence in, or knowledge of historic preservation.” Each member serves for a three-year term and may be reappointed for one additional term. Appointments are considered in the month of June. *See enclosed Volunteer Profiles and Résumés at Tab B.* Kirkwood Council Member Gerald Biedenstein served as Council Liaison to the Landmarks Commission through June when Council Member Paul Ward was selected as Liaison. Commission members and their terms are as follows:

MEMBER	APPOINTED	TERM	STATUS	PRESERVATION RELATED FIELD
Catherine Enslin	6/2009	2015	in service	Architecture
Judith Franklin Ward	6/2010	2016	in service	Design
Michael Lewis	6/2011	2017	reappointed in June, in service	Construction
Lynn Anadel	6/2012	2015	in service	Real Estate
Andrew Raimist	7/2012	2017	reappointed in June, in service	Architecture
Walter Smith	2/2012	2015	in service	Business Marketing
Robert Rubright	6/2013	2016	in service	History, Writing

Reappointments and Officers. In June Andrew Raimist and Michael Lewis were both reappointed to a second term that will expire in 2017. Elected officers for the report year were Michael Lewis as Chair, Lynn Anadel as Vice Chair and Walter Smith as Secretary.

PART 3: SCHEDULED MEETINGS HELD AND ATTENDANCE RECORDS

The Commission holds monthly regularly scheduled meetings on the second Wednesday. If there are no cases to review, the Commission may not meet. During this report period, the Commission held seven meetings: five regular and two joint design review with the Kirkwood Architectural Review Board (ARB). The June 11th meeting was the last of the report year. *See enclosed Meeting Minutes at Tab C.* For each meeting the individual attendance records are shown below:

2013– 2014

	Oct 9 th	Nov 13 th	Dec 16 th	Feb 18 th	Apr 9 th	May 14 th	Jun 11 th
SPECIAL MTG →			ARB	ARB			
Lynn Anadel	x	x	x	x			x
Catherine Enslin	x		x		x	x	x
Michael Lewis		x	x	x	x		x
Andrew Raimist			x	x	x		x
Robert Rubright	x	x	x	x	x	x	x
Walter Smith	x	x	x	x	x	x	
Judith Franklin Ward			x	x	x	x	x
Mayor Arthur McDonnell		x	x	x	x		
Gerald Biedenstein, City Liaison	x				x		
Amy Lowry, Landmarks Liaison	x	x	x	x	x	x	x
Jack Schenck, Bldg Comr.			x	x			
Robert Coady, Deputy Bldg Comr.			x	x	x		x

x = present ARB = Architectural Review Board, Joint Design Review

PART 4: SUBCOMMITTEES AND STUDY GROUPS

Design Guidelines: The Landmarks Commission continued with its development of Design Guidelines for Kirkwood Landmarks and Historic Districts with Comr. Enslin serving as the project manager. The Design Guidelines development was an ongoing project all year with some steps taken toward completion, with the project to be completed in early 2015.

PART 5: COMMISSION ACTIVITIES

Ordinance Update: On October 3, 2013 the Kirkwood City Council approved a change to the Landmarks Ordinance to change the historic district definition to allow for a historic district without requiring a designated landmark contained therein. The definition of a historic district from the original 1986 ordinance was: “An area designated as a "historic district" by the landmarks commission, pursuant to procedures prescribed herein, which contains within definable geographic boundaries one (1) or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.” The new definition is “An area designated as a "historic district" by the landmarks commission, pursuant to procedures prescribed herein, which contains within definable geographic boundaries buildings, structures, humanly created objects, or environmental features which collectively constitute an area united historically or aesthetically by plan or physical development. A district may include individual landmarks, as well as other properties or structures which contribute to the overall visual characteristics and historical significance of the landmarks located within the historic district.” The new definition gives the Commission the flexibility to designate a district that is united by plan or physical development, without requiring inclusion of a designated landmark that stands apart from all other structures in the district. This definition is also more in line with the National Register definition and other municipal ordinances in the State.

City Website Update: During the report year the City’s website was updated with new information regarding the Landmarks Commission and historic preservation efforts in the city. The district maps and registries were put in a standardized format so that the colors and information presented were the same for each district. An informational brochure was also updated and placed on the website. A printout of the City’s web pages on the Landmarks Commission and Historic Preservation as well as the informational brochure are attached. *See Tab D.*



Loss of Historic Property: The Commission failed to stop the demolition of the Mooreland Farm House at 850 Rochdale Drive. The Commission had attempted to designate the property as a Landmark in 2005, but the owner strongly objected and the Commission abjured. John Moore developed a farm on the original tract for boarding and breeding horses. The farm was noted for its large well-kept barns, carriage house, and tenant house. Many beautiful elm trees were on the grounds. Entrance to the farm was through impressive stone pillars with

wrought iron gates on Dougherty Ferry Road near Geyer Road. The architecture of the farm house (circa 1840) was reminiscent of early 19th century farmhouses prevalent in the area. The most striking feature of the house was the gallery porches on the two sections built at two different periods. The house had three distinct sections easily identified chronologically by the character of their architecture. The oldest was the east-facing section built of brick consisting of one room on the first floor and one room on the second floor with no interconnecting stairway between levels. The lack of a stair suggests the likelihood that it was originally built as an addition to an earlier two-story log house which was later torn down. Later owners, the Locketts, established a dairy farm circa 1915 and provided dairy and poultry products to St. Louis businesses.

PART 5A: LANDMARK DESIGNATIONS

The Commission did not designate any new Landmarks during the report year.

PART 5B: DISTRICT DESIGNATIONS

The Commission did not designate any new districts during the report year. Ms. Lowry worked with two distinct neighborhood groups that are interested in forming historic districts. One neighborhood developed historically over time and the interested parties have finished researching the histories of the homes and inhabitants. The working group presented a petition to the Commission for formation of a historic district in September 2014. The second neighborhood is a midcentury modern housing development. One of the residents has already researched the history of the neighborhood and issued a report which will be used for development of the historic district. The interested parties are working on design guidelines in conjunction with Ms. Lowry and the Commission to present to the neighborhood property owners prior to requesting petition signatures for a district. Both districts are anticipated to be formed in the next report year.

PART 5C: NATIONAL REGISTER NOMINATIONS REVIEWED

The Commission did not review any National Register Nominations. Ms. Lowry submitted a Preliminary National Register Eligibility Assessment for original Kirkwood High School building (currently Nipher Middle School). The Missouri SHPO did determine in August that the building may be eligible. *See enclosed Determination at Tab E.* The Commission will be looking to apply for a grant to fund the work of a National Register nomination.

PART 5D: CASES REVIEWED AND DECISIONS

Nine (9) Certificates of Appropriateness (CoAs) and three (3) amendments to previously issued CoAs were issued during the report year including:

- One (1) CoA for demolition of a home in the Jefferson-Argonne Historic District (with no plans to rebuild on the lot);

- Three (3) CoAs for construction of accessory structures (pool house, garage and pergola) in the North Taylor Historic District and Jefferson-Argonne Historic District;
- Five (5) CoAs for modifications to existing Landmarks including new entrances for City Hall, two Landmark signs, one accessory structure, and one attached rear deck; and
- Three (3) amendments to previously issued CoAs for a Landmark sign and for homes in the Jefferson-Argonne Historic District and the Meramec Highlands Historic District.

Case #13-11, 630 East Jefferson Avenue (Contributing Resource in Jefferson-Argonne Historic District) – The owners applied for a Certificate of Appropriateness to demolish a house. In 2002, the owners purchased their primary residence at 624 E. Jefferson; they purchased the home at 630 E. Jefferson in 2007. The subject house had been previously a rental property, but had been vacant since 2007. The owners stated that the one-bedroom house is in disrepair, with a hodge-podge of construction inside, and would be hard to turn back into a rental property. They have no plans to rebuild and will also remove the gravel driveway. They will maintain the property as a separate lot. The Commission set the CoA on the demolition for public hearing at its meeting on November 13. (October 2013)

At the Public Hearing, Staff Liaison Lowry provided background and findings of fact. Ms. Lowry presented the history of the home as gleaned through building department records and records of the Kirkwood Historical Society. The Commission discussed the demolition of contributing structures and the process for homeowner petition to dissolve a district. The owner said that Habitat for Humanity will review the house for usable materials. She is unsure of the overall soundness of the structure, but thinks the vaulted ceiling in the bedroom is unsafe. After brief Commission discussion, Comr. Smith made a motion not to extend the stay of demolition past the minimum 60 days. Comr. Andel seconded the motion and it was unanimously approved. The building was allowed to be demolished after the 60 day period. (November 2013)

Case #13-12, 464 North Taylor Avenue (North Taylor Historic District) – New construction of accessory structure/pool house. The pool house has been approved by the Architectural Review Board with the stipulations that the chimney top and copper gutters match the house, stucco would be applied to match the existing house, and the Landmarks Commission approves. The owners reported that they have lived in the house for 4 years, the property is approximately 1.1 acres, and they plan to landscape around the structure. Comr. Andel made a motion to approve the application for the 464 North Taylor pool house with the ARB stipulations. Comr. Rubright seconded the motion and it was unanimously approved. (November 2013)

Case #14-01, 139 South Kirkwood Road (Landmark # 94, City Hall) – Discussion and presentation of proposed upgrades and alterations to City Hall façade and grounds. The scope of work encompasses the east and west façades, walks and grounds. The Architect/Contractors have incorporated feedback from City Council, the Architectural Review Board (ARB) and the Landmarks Commission. The ARB approved the plans as submitted subject to review and approval of the final product materials/colors at site prior to any final decisions. The Landmarks Commission discussion included the issues of poured in-place concrete to simulate pavers, precast concrete to look like limestone, colors of the plazas, the process of approval of brick and mortar, upkeep of landscape, questions of ADA accessibility, seating, and the need to make more explicit to the public issues of necessary maintenance. Comr. Ward made a motion to approve the plans as

submitted on February 18. Comr. Smith seconded the motion and it was unanimously approved. (February 2014)

Case No. 14-02, 111 North Woodlawn Avenue (Jefferson-Argonne Historic District) – Owners wish to build a detached 3-car garage. The ARB approved the plans for final review with the following changes: 1) The gable trim shall have a break offset profile on gable ends. 2) The louvers on gable ends shall remain or install windows. 3) One window of same size as east elevation window shall be installed on the south elevation. Comr. Raimist made a motion to approve the structure with the following conditions: 1) The addition of a window to the south elevation of the same size as on the east elevation; 2) Louvers or windows on the gable ends are at the homeowner’s discretion. 3) The addition of a shadow line in the fascia of the east and west gables (with the line to be at the upper two or so inches to replicate gable end trim). Comr. Ward seconded the motion and it was unanimously approved. (February 2014)

Case #14-03, 445 North Taylor Avenue (North Taylor Historic District) – The contractor presented the plans for a 20’x10’ pergola with 4 columns, wood burning fireplace and seating wall which would be adjacent to an existing pool. Comr. Rubright made a motion to approve the plans as submitted. Comr. Smith seconded the motion and it was unanimously approved. (April 2014)

Amended Case #13-08, 326 East Argonne Drive (Jefferson-Argonne Historic District) – The contractor presented a change to the front and left side elevations to exclude stone applied to the concrete foundation due to cost and labor issues. The Commission discussed the finishing of the piers with PVC or Hardie board, setback of the lattice and painting of the concrete. Comr. Raimist made a motion that the cultured stone may be removed from the plans for the piers and walls on front and side elevations with the stipulation that the piers will be wrapped in Hardie board or PVC, painted to match the house; the foundation wall that is exposed may be left bare concrete or painted at the owner’s preference; and the lattice work will be recessed behind the posts at least 2 inches. Comr. Ward seconded the motion and it was unanimously approved. (April 2014)

Case #13-13, 711 South Kirkwood Road (Landmark #93 – Manor Grove) – The Commission discussed the design of the new monument sign and the change from the submittal in December (that was withdrawn from review) to include more brick and less stone to tie into the materials of the building. Comr. Enslin made a motion to approve the monument sign as submitted. Comr. Smith seconded the motion and it was unanimously approved. (May 2014)

Case #14-04, 700 South Kirkwood Rd (Landmark #67 – Nipher School) – The Commission discussed the new pre-fab, outdoor pavilion to be placed on the previously constructed concrete pad in the southeast corner of the school building. Brick will be added around the columns at a later time, instead of the stone as shown in the submitted sketch. Comr. Ward made a motion to approve the pavilion as submitted. Comr. Rubright seconded the motion and it was unanimously approved. (May 2014)

Amended Case #13-06, 1051 Barberry Lane (Meramec Highlands Historic District) – The applicant made changes in the approved plans to the garage and front entry doors. After review of the new doors by the Commission, Comr. Enslin made a motion to approve the garage doors and front entry door as constructed. Comr. Ward seconded the motion and it was unanimously approved. (May 2014)

Case #14-05, 316 North Taylor Avenue (Landmark #84, North Taylor Historic District) – The contractor presented the plans for a new rear wood deck. After review by the Commission, Comr. Ward made a motion to approve the plans as submitted. Comr. Rubright seconded the motion and it was unanimously approved. (June 2014)

Amended Case #13-13, 711 South Kirkwood Road (Landmark #93 – Manor Grove) – At its May 14, 2014 meeting the Landmarks Commission approved the sign as submitted. The sign application then went before the Architectural Review Board. The ARB conditionally approved the sign with the following changes:

- i. Remove stone from the columns – columns to be all brick. Highlights to be quoins.
- ii. Trim on the bottom of the gable portion of the sign to match the building gabled trim.
- iii. Use the column cap shown on lower left of submitted plans.
- iv. Submit changes to the Building Commissioner’s office for cursory review.

Comr. Raimist made a motion to approve the modifications made by the ARB for the Manor Grove sign. Comr. Andel seconded the motion and it was unanimously approved. (June 2014)

Case #14-06, 100 West Argonne Drive (Landmark #1, Kirkwood Missouri Pacific Depot) – Amtrak would like to install a new logo sign face in place of the existing. The monument sign itself would remain unchanged. Comr. Ward made a motion to approve sign face change as submitted, subject to approval by the ARB. Comr. Andel seconded the motion and it was unanimously approved. (June 2014)

PART 5E: TRAINING AND CONFERENCES

Ms. Lowry and some of the Commissioners attended training in the calendar year of 2014 that will be detailed in the next year’s annual report. Comr. Andel attended Continuing Education for her Broker's license renewal with coursework in:

- Representation in the state of Missouri
- Short Sales and Foreclosures
- Ethics Training
- Environmental Issues in Real Estate

Comr. Raimist taught architectural history classes at Washington University during the report year.

PART 5F: PUBLIC EDUCATION AND OUTREACH

The Commission conducted ongoing public education and outreach throughout the report year including the following:

Favorite Building Awards. The Commission conducted its annual Favorite Building Awards to coincide with National Preservation Month in May. Information regarding the program is disseminated on the City’s webpage, through its weekly e-mail blast, through the local newspaper (*Webster-Kirkwood Times*) and through postings at City Hall, the Kirkwood Community Center and the Kirkwood Library. Nominations are accepted from the public and City boards and commissions. This year the Landmarks Commission joined up with the City’s Architectural Review Board to choose the awards. *See attached copy of Favorite Building Awards program for photographs at Tab F.* The following structures and neighborhoods were honored:

Commercial Renovation of Merit – Billy G’s, 131 West Argonne Drive, Downtown Kirkwood National Register District. Marvelous and extensive rehabilitation of commercial building and patio, with terrific new sign and added vitality to Downtown Kirkwood.

Commercial Restoration of Merit – Sole Comfort, 108 North Kirkwood Road, Downtown Kirkwood National Register District. Superior restoration of original tile and brick front commercial building with artful new business sign.

Restoration of Merit – 300 North Taylor Avenue, North Taylor Historic District. Excellent restoration of home including new slate roof, stucco repair, paint and new copper gutters and downspouts.

Feature of Distinction – 423 North Harrison Avenue. Wonderful enhancement of home with new cedar shake siding.

Addition of Merit – 531 East Essex Avenue. Harmonious addition to home and neighborhood.

Addition of Merit – 403 West Argonne Drive. Architecturally complimentary addition and garage in keeping with home and neighborhood.

Infill of Merit – 243 East Jefferson Avenue, Jefferson-Argonne Historic District. Wonderful new home addition to neighborhood with excellent details and use of materials.

Infill of Merit – 4 Homewood Lane. Sensitive new home addition of style, scale and size to blend seamlessly into existing neighborhood.

Neighborhood of Distinction – Sugar Creek Ranch. A classic mid-century modern subdivision built in 1954 that has maintained its integrity and distinctive features. It was designed by renowned local architect Ralph Fournier and constructed by famed local builder Burton Duenke.

ARB’s Architect of the Year – Jim Bulejski of Jim Bulejski Architects, LLC.

PART 6: COMPREHENSIVE HISTORIC PRESERVATION PLAN

No changes to the Comprehensive Preservation Plan were made during the report year. The City of Kirkwood adopted a Strategic Plan in December 2011, which honored the “historic charm” of the City, but did not specifically address historic preservation issues. Beginning in fall 2014, the City will be creating its new Comprehensive Plan (Envision 2035) and Ms. Lowry will serve on the Technical Committee.

PART 7: HISTORIC PROPERTIES INVENTORY STATUS

No properties were added to the historic preservation inventory during the report year.



WHERE COMMUNITY AND SPIRIT MEET®

This report is produced as a requirement for the Certified Local Government Agreement between the City of Kirkwood and the Missouri Historic Preservation Agency. It describes the activities of the Preservation Commission during the period of October 1, 2013 through September 30, 2014. Information is included regarding the cases reviewed, district and landmark designations, National Register nominations, monitoring, and general preservation and outreach activities.

CITY COUNCIL

Arthur J. McDonnell, *Mayor*

Gerry Biedenstein

Tim Griffin

Gina Jaksetic

Nancy Luetzow

Bob Sears

Paul W. Ward

LANDMARKS COMMISSION

Michael Lewis, *Chair*

Lynn Andel, *Vice Chair*

Walter Smith *Recording Secretary*

Catherine Enslin

Andrew Raimist

Robert Rubright

Judith Franklin Ward

CITY STAFF

Amy Lowry, *AICP, Landmarks Liaison*

Jack W. Schenck, *Building Commissioner*

Robert Coady, *Deputy Building Commissioner*

Becky Barczewski, *Building Department*

Prepared by the Office of the Landmarks Commission, City of Kirkwood

Kirkwood Landmarks Ordinance

Volunteer Profiles and Résumés

Meeting Minutes

Kirkwood Website Information

Nipher Preliminary Assessment

Favorite Building Awards Program