

# CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL REPORT

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CITY OF KIRKWOOD  
LANDMARKS COMMISSION ACTIVITIES  
OCTOBER 1, 2015 – SEPTEMBER 30, 2016



419 East Argonne Drive (Rehabilitation in Process)

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

**TABLE OF CONTENTS**

PART 1: INTRODUCTION ..... 1

PART 2: HISTORIC PRESERVATION COMMISSION MEMBERSHIP ..... 2

PART 3: SCHEDULED MEETINGS HELD AND ATTENDANCE ..... 2

PART 4: SUBCOMMITTEES AND STUDY GROUPS ..... 3

PART 5: COMMISSION ACTIVITIES ..... 3

PART 5A: LOCAL LANDMARKS DESIGNATIONS ..... 4

PART 5B: LOCAL DISTRICTS DESIGNATIONS ..... 4

PART 5C: NATIONAL REGISTER OF HISTORIC PLACES ..... 4

PART 5D: CASES REVIEWED AND DECISIONS REACHED ..... 4

PART 5E: TRAINING AND CONFERENCES ..... 6

PART 5F: PUBLIC EDUCATION AND OUTREACH ..... 6

PART 6: COMPREHENSIVE PRESERVATION PLAN/PRESERVATION COMPONENT TO CITY  
MASTERPLAN ..... 8

PART 7: HISTORIC PROPERTIES INVENTORY ..... 8

PART 8A: LOCAL TAX INCENTIVES PROGRAM ..... 9

PART 8B: LOCAL “BRICKS AND MORTAR” GRANTS/LOANS PROGRAM ..... 9

PART 9: LOCAL PROPERTY ACQUISITION PROGRAM ..... 9

PART 10: LOCAL DESIGN REVIEW/REGULATORY COMPLIANCE PROGRAM ..... 9

# CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2014-2015

## CITY OF KIRKWOOD LANDMARKS COMMISSION

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### PART 1: INTRODUCTION

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The Kirkwood Landmarks Commission was first established in 1981 by Ordinance No. 6697 to identify and designate landmarks within the City of Kirkwood. In July 1986 the City of Kirkwood became a Certified Local Government, with the benefits afforded to it by the State Historic Preservation Office. Also in 1986, the City Council repealed the original ordinance and replaced it with Ordinance No. 7534.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." By Ordinance 9076 in 2001, the City Council scaled back the powers of the Landmarks Commission to review additions and alterations to homes in historic districts although it could still review such changes to designated landmarks. The Commission's powers with regard to demolitions and new construction were unchanged. 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.*

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 eight 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 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, eight 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*

During the report period, the Commission was proactive in its efforts to preserve Kirkwood's heritage through approval of Certificates of Appropriateness, celebration of Favorite Building Awards and attempts to save a historic home from demolition. On the negative side, the report period was also marked by the unfortunate losses of 2 historic homes in a National Register district.

**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 City Council Member Paul Ward served as Council Liaison to the Commission for most of the year; City Council Member Maggie Duwe was appointed to that position in June. Commissioners and their terms are as follows:

MEMBER	APPOINTED	TERM END	STATUS	PRESERVATION RELATED FIELD
Judith Franklin Ward	6/2010	2016	Term expired in June	Design
Michael Lewis	6/2011	2017	Resigned in June	Construction
Lynn Andel	6/2012	2018	in service	Real Estate
Andrew Raimist	7/2012	2017	in service	Architecture
Walter Smith	2/2012	2018	in service	Business Marketing
Robert Rubright	6/2013	2019	reappointed in June, in service	History, Writing
Jessica Worley	7/2015	2018	in service	Architecture
Judith Brauer	6/2016	2019	Appointed in June, in service	Design

**Reappointments and Officers.** In June Robert Rubright was reappointed to a second term that will expire in 2019. Judith Franklin Ward concluded her second term in June and Judith Brauer was appointed in her place. Michael Lewis resigned in June and has not yet been replaced. Elected officers for the report year were Walter Smith as Chair, Andrew Raimist as Vice Chair and Robert Rubright as Secretary.

**PART 3: SCHEDULED MEETINGS HELD AND ATTENDANCE**

The Commission holds regularly scheduled meetings on the second Wednesday of the month. If there are no cases to review, the Commission may not meet. During this report period, the Commission held eight regular meetings, two special called meetings (including one postponed by a storm), one work session and one joint meeting with the City’s Architectural Review Board. *See enclosed Meeting Minutes at Tab C.* For each meeting the individual attendance records are shown below (*x = present, \* = Joint Meeting with Architectural Review Board*):

<b>2015 – 2016</b>	Oct 14 <sup>th</sup>	Nov 11 <sup>th</sup>	Dec 9 <sup>th</sup>	Jan 13 <sup>th</sup>	*Apr 4 <sup>th</sup>	May 11 <sup>th</sup>	May 18 <sup>th</sup>	Jun 8 <sup>th</sup>	Jul 27 <sup>th</sup>	Aug 10 <sup>th</sup>	Aug 24 <sup>th</sup>	Sept 9 <sup>th</sup>
Lynn Andel	x		x	x	x			x	x	x	x	x
Judith Brauer	n/a	n/a	n/a	n/a	n/a	n/a	n/a	x	x	x	x	x
Michael Lewis			x						n/a	n/a	n/a	n/a
Andrew Raimist	x				x	x	x				x	
Robert Rubright	x	x	x	x		x	x	x	x	x	x	x
Walter Smith	x	x	x	x	x	x	x	x	x	x	x	x
Judith Franklin Ward	x	x		x	x	x	x	n/a	n/a	n/a	n/a	n/a
Jessica Worley		x	x	x		x		x	x	x		x
<i>Paul Ward, City Council Liaison</i>			x	x				n/a	n/a	n/a	n/a	n/a
<i>Maggie Duwe, City Council Liaison</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	x			x	
<i>Amy Lowry, Landmarks Liaison</i>	x	x	x	x	x	x	x	x	x	x	x	x

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**PART 4: SUBCOMMITTEES AND STUDY GROUPS**

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**Design Guidelines:** The Landmarks Commission continued with its development of new Design Guidelines for Kirkwood Landmarks and Historic Districts with Comr. Raimist serving as the project manager. The Design Guidelines development was an ongoing project all year with the project anticipated to be completed in 2017.

**Ordinance Review:** The Landmarks Commission held one work session in August in which changes to the Landmarks Ordinance were discussed. *See August 24 work session minutes at Tab C.* The Commission will consider ways to implement the proposed changes with City Council in the upcoming year.

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**PART 5: COMMISSION ACTIVITIES**

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**Protection of Historic Property:** The house at 419 East Argonne Drive (City Landmark #7, the Gill House) is individually listed on the National Register and located in the local Jefferson-Argonne Historic District. This year the new owners, along with their contractor and with tax credits through SHPO, began work on their plans to save the property through a restoration of the exterior, replacement of the roof and gutters, construction of a new attached garage, and removal of the existing back addition and replacement with a new two-story addition. The new rear addition will be more practical to serve their needs, including space above the garage for guests, a hearth room and eat-in kitchen area. The work is ongoing with an anticipated completion date of early 2017. The Commission is pleased to have helped save this historic property.



**Loss of Historic Properties:** The Commission had one property under demolition procedures in the report year. The home at 631 East Jefferson Avenue is a contributing resource in the Jefferson-Argonne Historic Local and National Register District. The home was built circa 1885 and contains a living area of 2,560 square feet. . The property consists of 2.5-story, Victorian Queen Anne home with cut stone foundation, frame construction, hip roof with intersecting gables, narrow wood horizontal lap siding, and two 3-sided bay windows. There is a Palladian-type window (without arch) over the front bay window and atop that are vertical wood boards clipped into a triangular pattern with a circular cutout. The entrance is off center to the east. There is a 2-car attached garage to the west, a 1-story screened porch to the east and a 1-story rear addition. Landscaping includes a small pond and garden in the northeast corner of the lot. The house is occupied, but the sellers have not received an acceptable offer. The demolition may be delayed until February 26, 2017 while the Commission attempts to find another solution to save the home.



west, a 1-story screened porch to the east and a 1-story rear addition. Landscaping includes a small pond and garden in the northeast corner of the lot. The house is occupied, but the sellers have not received an acceptable offer. The demolition may be delayed until February 26, 2017 while the Commission attempts to find another solution to save the home.

While no other homes in designated historic districts have been razed, the City continues to lose its historic fabric in other areas not under landmark or local historic district protections. In the report period, 75 homes were demolished in the City – most, if not all, older than 50 years. New, often larger infill homes are being constructed in the place of the razed structures. Two of the razed homes were in the East Monroe National Register District where local demolition protections are not in place:



532 Scott Avenue



420 East Madison Avenue.

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#### **PART 5A: LOCAL LANDMARKS DESIGNATIONS**

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

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#### **PART 5B: LOCAL DISTRICTS DESIGNATIONS**

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The Commission did not designate any new local historic districts during the report year. Ms. Lowry started work with two new, distinct neighborhood groups interested in forming the historic districts, but such work is at the preliminary stage.

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#### **PART 5C: NATIONAL REGISTER OF HISTORIC PLACES**

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The Commission did not review any National Register Nominations.

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#### **PART 5D: CASES REVIEWED AND DECISIONS REACHED**

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Fifteen (15) Certificates of Appropriateness (CoAs), including four (4) amendments to two (2) previously approved CoAs, were issued during the report year including:

- One (1) CoA for demolition of a detached garage in the Jefferson-Argonne Historic District which was damaged beyond repair in a storm and with no current plans to rebuild;
- One (1) CoA for a porch remodel and home addition for a Landmark property;
- Three (3) CoAs for fences and retaining walls on Landmark properties (one of the fence CoAs was an amendment to a project approved in the previous report year);
- Three (3) CoAs amendments to a previously approved addition and new construction project on a Landmark property;
- Four (4) new signs on 3 Landmarks properties;
- One (1) CoA for a set of steps to a gatehouse on a Landmark property.

- Three (3) projects for swimming pools, fences and a deck on two Landmark properties (that are also both in the North Taylor Historic District) and one property in the Craig Woods Historic District.

One (1) CoA for a demolition of a home in the Jefferson-Argonne Historic District is still under consideration. A summary of all considered cases follows:

**Case #15-11, 1233 Dubray Court** (Craig Woods Historic District) – New in-ground pool with streamlined walls, a poured concrete retaining wall and an automatic cover on a slot. The swimming pool was unanimously approved. (October 2015)

**Case #15-12, 315 Altus Place** (Landmark #38, Couch House) – Plans for porch remodel and new addition between the house and the garage were unanimously approved. (October 2015)

**Case #15-13, 12120 Old Big Bend Rd** (Landmark #50, Green Parrot Restaurant) – A new fence along the back of the garage roof was unanimously approved. (November 2015)

**Case #15-14, 1015 Barberry Lane** (Landmark #15, Meramec Highlands Grocery Store, Meramec Highlands Historic District) – An extension of an existing retaining wall in the backyard to replace a wooden fence was unanimously approved. (December 2015)

**Case #15-10 Amended, 419 East Argonne Drive** (Landmark #7, Gill House, Jefferson-Argonne Historic District) – Minor changes to addition, change of garage to two separate garages with a porte cochere and an auto court, minor changes to the roof of the porte cochere, and changes to garage to meet zoning requirements were unanimously approved. (January, April, July 2016)

**Case #16-01, 157 West Argonne Drive** (Landmark #73, Couch-Heinzelmann Store) – A new sign to be placed in the existing projecting space was unanimously approved. (April 2016)

**Case #16-02, 745 North Taylor Avenue** (Landmark #60, Kinsella-Curotto House, North Taylor Historic District) – A new in-ground swimming pool, not visible from the street and with the proper fencing, was unanimously approved. (May 2016)

**Case #16-03, 338 South Kirkwood Road** (Landmarks #78, Osage Theater) – A new sign (which is a change of the awning) was unanimously approved. (May 2016)

**Case #16-04, 142 West Monroe Avenue** (Landmark #10, Hoffman-Ward House) – A new sign (which will be put on the top half of both sides of the existing wood sign on the site) was unanimously approved. (May 2016)

**Case #16-05, 315 Altus Place** (Landmark #38, Couch House) – Both a new scalloped fence (which would join the scalloped fence portions already erected by the neighbor on the southern edge of the property) and a lattice-topped fence (which would be erected along the entire rear property line to the west) were unanimously approved. (May 2016)

**Case #16-06, 631 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Proposed demolition of home where owners would like to see the house sold to a buyer that will save the structure, but have not yet received an acceptable offer on the house. The matter was considered at

a Public Hearing and at regular intervals as the Commission attempts to find an alternative to demolition. (June, July, September 2016)

**Case #16-07, 211 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Demolition of a garage (which was damaged in the July 13 storm and not salvageable) was unanimously approved. (July 2016)

**Case #16-08, 428 North Taylor Avenue** (Landmark #24, Kyle-Essex-Gamble House, North Taylor Historic District) – Plans for a new deck, a swimming pool and a fence around the swimming pool were unanimously approved at two meetings. (August, September 2016)

**Case #16-09, 302 West Argonne Drive** (Landmark #3, Mudd’s Grove, West Argonne Historic District) – Plans for new stairs at the accessory structure gatehouse were unanimously approved. (August 2016)

**Case #16-11, 142 West Monroe Avenue** (Landmark #10, Hoffman-Ward House) – The Commission previously approved the top ½ of the sign and unanimously approved the bottom half of the existing sign for a second tenant. (September 2016)

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#### PART 5E: TRAINING AND CONFERENCES

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- Ms. Lowry completed 14.5 hours of continuing education during the report period for her AICP certification, including the “Rebuilding Downtown: A Guidebook for Revitalization” webinar available through American Planning Association on December 13, 2015.
- Commissioner Brauer attended a training session conducted by Ms. Lowry to introduce her to the Kirkwood Landmarks Commission and the duties and responsibilities of the Commissioners.
- Commissioner Worley completed 12 hours of continuing education in architecture, including topics on water mitigation/remediation and mold, LEED and Life Safety issues.
- Commissioner Andel attended Continuing Education for her Broker's license renewal.

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#### PART 5F: PUBLIC EDUCATION AND OUTREACH

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

**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.

**Utility Bill Insert:** The Landmarks Commission provided an update on its mission and activities that was sent to every household in the City with the City’s utility bill in March. *See enclosed Utility Bill Insert at Tab D.*

**Favorite Building Awards.** The Commission conducted its 18<sup>th</sup> 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 Public Library. Nominations are accepted from the public and City boards and commissions. See enclosed *Favorite Building Awards program for photographs at Tab E*. The following structures and neighborhoods were honored:

- **Restoration and Adaptive Reuse of Merit** – Trinity Church, 1110 South Glenwood Lane, National Register of Historic Places. The Osage Hills School was designed by the St Louis architectural firm Bonsack and Pearce and constructed in 1938 by the Kirkwood School District to serve the Meramec Highlands and new Osage Hills subdivisions. The school was used for Kindergarten through 6th grades until the late 1960s. Just 10 years ago, the building was on the Landmarks Commission’s endangered list. The former school building has been rescued through a skillful renovation and reuse that acknowledges the character and quality of the original structure, retains the existing exterior architectural details that make the building unique, and improves the property through landscaping.
- **Institutional Renovation of Merit** – Kirkwood Farmers’ Market. The interior renovations and expansion of the restrooms provide a superior enhancement of this community gem.
- **Sign of Merit** – Mod Pizza, 338 South Kirkwood Road. An artful new sign ties into the modernistic style of the neighboring theater and adds to the character of Downtown Kirkwood.
- **Renovation and Addition of Merit** – 644 Hawbrook Avenue. This excellent renovation and complimentary addition acknowledge the quality and character of the original home and relate to it through the use of scale, proportion, textures and materials.
- **Additions of Merit**
  - 720 Craigwoods Drive, Craig Woods Historic District. Original siding, windows and other materials were repurposed in this superior addition which is harmonious with the historic character of the home and neighborhood.
  - 101 East Essex Avenue, North Taylor National Register District. This sensitive addition is an enhancement to the neighborhood and an outstanding example of new construction that is strongly related to the original structure.
- **Porch Restoration of Merit** – 242 West Woodbine Avenue. Restoration uncovered original structural columns that are now the focal point for a beautiful and period-appropriate enhancement to the historic home.
- **Maintenance of Distinction**
  - 330 West Washington Avenue. Beautiful home with unique stone construction has been wonderfully maintained for over 150 years.
  - 344 West Adams Avenue. Home has been improved with attention to distinct features through an elegant paint scheme.
- **Outbuildings Of Merit**
  - 315 West Adams Avenue, Hammond House, Landmark #70 - The new garage acknowledges the quality and character of the original home and relates to it through the use of scale, proportion, textures and materials.

- 801 North Taylor Avenue, North Taylor Historic District - The new garage and patio reflect the quality and character of the primary structure through the use of scale, proportion, textures and materials. Stucco and gable details reflect the architecture of the home.
- **Infill Homes of Merit**
  - 110 North Van Buren Avenue. Superior and original new home design enhances streetscape with excellent architectural details and use of materials
  - 642 Knierim Place. Sensitive new home of style, scale and size to blend into existing neighborhood.
- **Street of Distinction** – East Bodley Avenue, 300-400 Blocks, Woodlawn Terrace Subdivision. Built from 1939 to 1941 on property originally owned by Harry I. Bodley, this pre-World War II Colonel Revival subdivision of 39 homes has maintained its integrity and distinctive features for 75 years. In addition to its architectural significance and character, the neighborhood possesses an involved public spirit of preservation.
- **Architectural Review Board’s Architect of the Year** – TR,i Architects. The Architectural Review Board honored TR,i Architects for the outstanding job of conforming to the architectural design guidelines and fitting the structure into the context of Kirkwood.

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**PART 6: COMPREHENSIVE PRESERVATION PLAN/  
PRESERVATION COMPONENT TO CITY MASTERPLAN**

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The Landmarks Commission does not have a separate Comprehensive Preservation Plan. No changes were made to the City Comprehensive Plan (Vision 2015) during the report year. Beginning in fall 2014, the City started the process to create a new Comprehensive Plan (Envision 2035). Ms. Lowry served on the Technical Committee and attended Public Meetings on the Plan to address historic preservation concerns and issues. The Comprehensive Plan is scheduled to be finalized by the Planning and Zoning Commission in 2017.

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**PART 7: HISTORIC PROPERTIES INVENTORY**

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Kirkwood has two historic properties inventories. One such inventory was completed in 1986 of about 1700 properties in and around the core downtown area. This inventory has not been fully revisited or updated. In the future, this inventory needs to be completely reviewed and updated to include demolitions, new construction and properties in the entire city that have reached historic significance.

The second inventory contains 788 properties, including 554 properties in local historic districts, 85 designated landmarks (not already counted in local districts), and 149 properties in National Register Districts (not already counted as local landmarks or in local districts). For purposes of this report, only the second inventory is tracked. No new properties were added to the historic preservation inventory during the report year

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**PART 8A: LOCAL TAX INCENTIVES PROGRAM**

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Neither the City nor the Landmarks Commission has a tax incentive program that could be used to benefit historic properties.

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**PART 8B: LOCAL “BRICKS AND MORTAR” GRANTS/LOANS PROGRAM**

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The City of Kirkwood does not have a grant or loan program for rehabilitating or restoring historic properties, but the Downtown Kirkwood Special Business District does have a Façade Grant Program for downtown properties, most of which are in the Downtown Kirkwood National Register District. The following properties in that National Register District received the following façade grants:

- Chocolate, Chocolate, Chocolate, 112 N. Kirkwood Rd., awning & lighting: \$2262 (contributing property)
- Ginger & Mary Ann Boutique, 151 W. Jefferson, painting, weather proof repairs, lighting, awning: \$1648 (non-contributing property)
- PCDM Properties, 121A N. Kirkwood Road, tuck-pointing, painting, repairs: \$5000 (contributing property)
- Club Taco, 200 N. Kirkwood Road, awnings, improvements: \$5000 (non-contributing property)

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**PART 9: LOCAL PROPERTY ACQUISITION PROGRAM**

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Neither the City nor the Landmarks Commission has a program that could be used to acquire historic properties.

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**PART 10: LOCAL DESIGN REVIEW/REGULATORY COMPLIANCE PROGRAM**

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The City does have an Architectural Review Board which reviews new construction and exterior changes to commercial and residential properties, however, the ARB is not required to review such changes in compliance with the preservation (Landmarks) Ordinance.



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 Landmarks Commission during the period of October 1, 2015 through September 30, 2016. Information is included regarding the cases reviewed, district and landmark designations, National Register nominations, monitoring, and general preservation and outreach activities.

## **CITY COUNCIL**

Timothy E. Griffin, *Mayor*

Maggie Duwe  
Ellen Edman  
Nancy Luetzow  
Bob Sears  
Paul W. Ward  
Mark Zimmer

## **LANDMARKS COMMISSION**

Walter Smith, *Chair*  
Andrew Raimist, *Vice Chair*  
Robert Rubright, *Recording Secretary*  
Lynn Anel  
Judith Brauer  
Jessica Worley

## **CITY STAFF**

Amy Lowry, *AICP, Assistant City Planner/Landmarks Liaison*  
Jack W. Schenck, *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*

*Utility Bill Insert*

*Favorite Building Awards Program*