

CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL REPORT

CITY OF KIRKWOOD
LANDMARKS COMMISSION ACTIVITIES
OCTOBER 1, 2016 – SEPTEMBER 30, 2017



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For submission to
Missouri Department of Natural Resources
STATE HISTORIC PRESERVATION OFFICE
P.O. Box 176
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CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2016-2017

CITY OF KIRKWOOD LANDMARKS COMMISSION

PART 1: INTRODUCTION

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 (CLG), with the benefits afforded to it by the State Historic Preservation Office (SHPO). Also in 1986, the City Council repealed the original ordinance and replaced it with Ordinance No. 7534.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 still would 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. The Commission has designated more than ninety Landmarks and eight local historic districts. There are also 24 individual properties and four historic districts (Jefferson-Argonne, East Monroe, Downtown Kirkwood and North Taylor) listed on the National Register of Historic Places.

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 historic homes from demolition. On the negative side, the report period was also marked by the unfortunate losses of two historic homes in local historic districts.

The CLG program provides much needed advice and support for city staff, the Commission and property owners, as well as monies for rehabilitation. During the report year, one property in Kirkwood (419 E. Argonne Drive) did take advantage of SHPO advice and funding for rehabilitation.

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 A.* Kirkwood City Council Member Maggie Duwe served as Council Liaison to the Commission. Commissioners and their terms are as follows:

MEMBER	APPOINTED	TERM END	STATUS	PRESERVATION RELATED FIELD
Lynn Anandel	6/2012	2018	In service	Real Estate
Andrew Raimist	7/2012	2020	Reappointed in June, in service	Architecture
Walter Smith	2/2012	2018	In service	Business Marketing
Robert Rubright	6/2013	2019	In service	History, Writing
Jessica Worley	7/2015	2018	In service	Architecture
Judith Brauer	6/2016	2019	In service	Design
Ryan Molen	4/2017	2020	Appointed in April, in service	Construction

Reappointments and Officers. In June Andrew Raimist was reappointed to a second term that will expire in 2020 (he had originally been appointed to finish out an unexpired term). The Commission also had a vacancy in June that remained unfilled until April 2017 when Ryan Molen was appointed. 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 10 regular meetings and 1 special called meeting. *See enclosed Meeting Minutes at Tab B.* For each meeting the individual attendance records are shown below (*x = present, * = special called meeting*):

2016 – 2017	Oct 12 th	Nov 9 th	Dec 14 th	Feb 8 th	Mar 8 th	Apr 12 th	*Apr 26 th	Jun 14 th	Jul 12 th	Aug 9 th	Sept 13 th
Lynn Anandel	x		x	x	x	x	x	x			x
Judith Brauer	x	x	x	x		x	x	x	x	x	x
Ryan Molen	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	x	x	x	x	x	
Andrew Raimist		x	x		x		x		x		x
Robert Rubright	x	x	x	x	x	x	x			x	x
Walter Smith	x	x	x	x	x	x	x	x	x	x	
Jessica Worley	x		x	x	x		x	x	x	x	x
<i>Maggie Duve, City Council Liaison</i>				x	x	x		x	x	x	
<i>Amy Lovry, Landmarks Liaison</i>	x	x	x	x	x	x	x	x	x	x	x

PART 4: SUBCOMMITTEES AND STUDY GROUPS

The Commission appointed a subcommittee to propose changes to the Landmarks Commission Ordinance, but it did not meet in the subject year. No other subcommittees or study groups met.

COMMISSION ACTIVITIES
PART 5A: LOCAL LANDMARKS DESIGNATIONS

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

PART 5B: LOCAL DISTRICTS DESIGNATIONS

The Commission did not designate any new local historic districts during the report year. A site visit was made to Pearl Avenue to evaluate the street for a potential local historic district, but it was the Commission's preference that the street be incorporated into a larger district encompassing the Mermod Place subdivision of which it is a part. Further evaluation of the potential district will take place in 2018. Ms. Lowry attended a neighborhood meeting in the Sugar Creek Ranch subdivision to explain the implications of a possible local historic district, but no further work was conducted in the report year.

PART 5C: NATIONAL REGISTER OF HISTORIC PLACES

The Commission did not review any National Register Nominations.

PART 5D: CASES REVIEWED AND DECISIONS REACHED

The Commission reviews any changes to a designated Landmark that require a City building permit. In local historic districts, the Commission reviews new construction only, but not additions or alterations to homes. For both Landmarks and local historic districts, the Commission reviews demolitions and construction of new homes. The Commission can delay a demolition from 60 to 270 days, but may not ultimately prohibit demolition.

Historic Properties under Demolition Review: The Commission had four properties under demolition review procedures in the report year, but only one of the four properties was saved from demolition. The home at 631 East Jefferson Avenue (on this report cover) was built circa 1885 and is a 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. The demolition was delayed until February 26, 2017 and the Commission worked to find a buyer to save the home. The property was purchased in June and new owners are working to fix up the house. The Commission is pleased to have helped save this historic property.

The Commission held three (3) public hearings on other proposed home demolitions with 2 being approved and one still under consideration in the next report year. The two homes that were approved to be razed were at 1111 Craig Road, a contributing property in the Craig Woods Historic District that was in very poor condition, and 632 East Jefferson Avenue, a non-contributing property in the Jefferson-Argonne Historic District. A contributing property at 326 East Jefferson Avenue was still under demolition review at the end of the report period.



1111 CRAIG ROAD



632 EAST JEFFERSON AVENUE

In total, twenty-one (21) Certificates of Appropriateness (CoAs), including seven (7) amendments to four (4) previously approved CoAs, were issued during the report year including:

- Eight (8) CoAs for alterations and additions to three Landmark homes (including five amendments to previously approved plans on two of the homes);
- Two (2) CoAs for alterations and additions to homes and new detached garages on two Landmark properties;
- One (1) CoA for a fence on a Landmark property;
- Two (2) CoAs for demolitions of two homes in historic districts;
- Two (2) CoAs for a new home in a historic district (including one amended change to the plans);
- Four (4) CoAs for three new detached garages on properties in the Jefferson-Argonne Historic District (including one amendment to a previously approved plan); and
- Two (2) CoAs for swimming pools on two properties in historic districts.

A summary of all considered cases follows:

Case #16-13, 434 North Harrison Avenue (Landmark #19, Robinson-Kraft House) – The proposed rear addition with attached three-car garage, attic dormers and side porch, as well as changes to the front porch, were approved as submitted. Three later minor amendments were also approved. (October, February, April, July)

Case #16-12, 1111 Craig Road (Craig Woods Historic District) – Demolition of home approved. (November)

Case #16-14, 400 East Argonne Drive (Jefferson-Argonne Historic District) – New in-ground pool approved. (November)

Case #16-12, 1111 Craig Road (Craig Woods Historic District) –New home construction approved in line with historic district design guidelines. One later amendment approved. (December, February)

Case #17-01, 124 N. Taylor Avenue (Landmark #63, Fry-Bodley-Gratz House) – One-story addition and minor alterations approved. (February)

Case #17-02, 123 E. Essex Avenue (North Taylor Historic District) – In-ground swimming pool approved. (March)

Case #17-03, 211 E. Jefferson Avenue (Jefferson-Argonne Historic District) – New detached garage approved, with one later amendment. (March, April)

Case #17-04, 402 E. Jefferson Avenue (Jefferson-Argonne Historic District) – New detached garage approved. (April)

Case #17-05, 305 N. Harrison Avenue (Landmark #18, Swan Cottage) – Rear addition, including basement garage, approved. Two later amendments to the plans also approved. (April, July, August)

Case #17-07, 598 N. Taylor Avenue (Landmark #25, Holmes-Mitchell House, North Taylor Historic District) – New fence approved. (July)

Case #17-09, 615 E. Monroe Avenue (Landmark #20, Unsell-Cabell House, East Monroe National Register District) – Demolition of the detached garage, new addition and construction of a new detached garage approved. (July)

Case #17-08, 632 E. Jefferson Avenue (Jefferson-Argonne Historic District) – Demolition of house approved. (August)

Case #17-11, 515 E. Argonne Drive (Jefferson-Argonne Historic District) – New detached garage approved. (August)

Case #17-12, 549 N. Taylor Avenue (Landmark #88 - John and Dora Blake House, North Taylor Historic District, Individually listed on National Register) – Expanded porte cochere, demolition of detached garage and construction of new detached garage approved. (September)

One (1) CoA for a demolition of a home in the Jefferson-Argonne Historic District is still under consideration: **Case #17-06, 326 E Jefferson Avenue** (Jefferson-Argonne Historic District).

PART 5E: TRAINING AND CONFERENCES

Ms. Lowry, Commissioner Raimist and Commissioner Worley attended the 2017 Missouri CLG Forum. Ms. Lowry also completed 10 additional hours of continuing education during the report period for her AICP certification. Commissioner Andel attended Continuing Education for her Broker's license renewal.

PART 5F: PUBLIC EDUCATION AND OUTREACH

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 C.*

Webster-Kirkwood Times Article on Historic Districts in Kirkwood: In March the local newspaper published an article on Kirkwood's Historic Districts. The reporter interviewed Ms. Lowry and Landmarks Commissioner Robert Rubright. *See enclosed Webster-Kirkwood Times Article at Tab D.*

Favorite Building Awards. The Commission conducted its 19th 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 recipients at Tab E and Webster-Kirkwood Times Article on Awards at Tab F.*

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

The Landmarks Commission does not have a separate Comprehensive Preservation Plan. The Planning and Zoning Commission adopted a new Comprehensive Plan (*Envision Kirkwood 2035*) in 2017. Ms. Lowry served on the Technical Committee and attended Public Meetings on the Plan to address historic preservation concerns and issues. The Housing section of the Comprehensive Plan contains as a goal the preservation of Historic Buildings and Neighborhoods through (1) the strengthening of City historic district and landmarks regulations to preserve historic structures and (2) the strengthening of regulations to limit teardowns of existing historic buildings and promote rehabilitation. See enclosed excerpt from *Envision Kirkwood 2035 Comprehensive Plan at Tab G.*

PART 7: HISTORIC PROPERTIES INVENTORY

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

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

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

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

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:

- John Jackson Neighborhood Real Estate, 105 E. Argonne, \$4777.93 for painting, awnings and other improvements (contributing property)
- Clay and Cotton, 113 N. Kirkwood Road, \$1636 for awnings (non-contributing property)

PART 9: LOCAL PROPERTY ACQUISITION PROGRAM

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



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, 2016 through September 30, 2017. 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
Ryan Molen
Jessica Worley

CITY STAFF

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

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

Volunteer Profiles and Résumés

Meeting Minutes

Utility Bill Insert

***Webster-Kirkwood Times Article
on Kirkwood Historic Districts***

Favorite Building Awards Program

***Webster-Kirkwood Times Article
on Kirkwood Favorite Building Awards***

*Envision Kirkwood 2035
Comprehensive Plan Excerpt*