



**KIRKWOOD LANDMARKS COMMISSION  
MINUTES**

**December 14, 2011**

**6:30 P.M.**

**Main Level Conference Room  
City Hall**

**Present:** Commissioners Dave Brown, Darryl Labruyere, Mike Lewis, Judith Ward, Council Liaison Paul Ward, and Staff Liaison Alan Lamberg

**Guests:** None

1. **Approval of Minutes:** Motion to approve November 9<sup>th</sup> minutes as-is by Comr. Ward, seconded by Comr. Lewis, unanimously approved.
2. **Citizen Comments:** none
3. **Certificates of Appropriateness:**
  - a. **Case #11-05, 201 N Kirkwood Rd (105 W Jefferson Ave), LM #42 Levi House Store.** Exterior repair that requires building permit. Steve Meskill, property manager on behalf of property owner, Chloberry Realty LLC.
    - i. Soffit gutter system needs to be assessed and possibly replaced. Will know for certain when roof is replaced. Original gutter system has design flaw where water run-off is insufficient.
    - ii. Refer to Design Guidelines, standards page 2 “architectural features” & page 6 “roof”
    - iii. Comr. Labruyere motioned to approve the plan on the condition that, if built-in gutter system is replaced, then (1) install a custom exterior gutter system that replicates exterior look of original gutter system; and, (2) color of exterior gutter to match the soffit; seconded by Comr. Lewis; unanimously approved.
  - b. **Case #11-06, 315 W Adams Ave, LM#70 Hammonds House.** Exterior repair that requires building permit. John Matyiko of Expert House Movers, Inc., on behalf of property owner Sean Barnett.
    - i. Plan to replace foundation will preserve this landmark.
    - ii. Refer to Design Guidelines, standards page 3 “concrete”, page 4 “foundations” and page 17 “Materials.”
    - iii. Comr. Ward motioned to approve the plan as-is; seeing no second, the motion failed.
    - iv. Further discussion from Comr. Labruyere about whether or not the exposed concrete foundation, which would be 2-feet high on the side, should be wrapped in a stone veneer. While concrete is a good material for this foundation, a stone feature is the appropriate character for this landmark home from the late 19<sup>th</sup> Century.

- v. Comr. Brown motioned to approve the plan as-is, with the suggestion to prepare the foundation walls to accept a 2" stone veneer product to be installed on the front and driveway side of the structure. This stone veneer can be modular or random pattern stone that will showcase the historic period of this landmark home. The motion was seconded by Comr. Ward; unanimously approved.

#### 4. Old Business

##### a. Preservation of Landmarks & Historic District

###### i. Downtown Kirkwood National Historic District.

1. Mel Bay buildings at 107 & 113 W Jefferson Ave. See City Council meeting on December 15.

###### ii. Local historic district of North Taylor

1. LM#27 Warner House, 750 N Taylor – Appeal to City Council by Petitioner, first reading scheduled for December 15.
2. **National Register nomination** – Consultant will deliver report to office, copies available upon request.
3. **Outreach:** Landmarks Association of St. Louis has ideas on how to outreach to schools and classrooms about heritage, preservation, etc.

###### iii. Local historic district of Craig Woods

1. Status of designation procedures: declaration being written for submission to recorder of deeds; Clarified what would render homes contributing or non-contributing.

##### b. Status of Design Guidelines

- i. **For Kirkwood Landmarks & Historic Districts.** No news.

#### 5. New Business

- a. **Citizens seeking advice to preserve their historic properties.** None.

- b. **Commission vacancy.** No news.

- c. **Favorite Building Awards.** Ready to proceed with nominations for April event. Will see if utility bill insert can advertise.

6. **Motion to adjourn** at 8:40 p.m. by Comr. Ward, seconded by Comr. Lewis, unanimously approved.

Respectfully submitted by Alan Lamberg, staff liaison

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