



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, November 12, 2014 at 6:30 p.m.

Kirkwood City Hall, City Council Chambers

Present: Commissioners Lynn Anzel, Catherine Enslin, Mike Lewis, Andrew Raimist, Robert Rubright, Judy Ward, Deputy Building Commissioner Robert Coady, Council Member Paul Ward and Staff Liaison Amy Lowry

Guests: Mary Flannery of 215 E. Washington Avenue, Sharon Wyman of 418 W. Argonne Drive, Susan Burkett of 2434 St Giles Road, Cathy Hausel of 329 W. Argonne Drive, Melissa Leech of 430 W. Argonne Drive, Deb Lillick of 405 W. Argonne Drive, Mark Geringer of 410 W. Argonne Drive, Tim and Donita Hippensteel of 340 W. Argonne Drive, L. Michael Braig of 212 E. Washington Avenue, Kate Davison Ives of 316 N. Taylor Avenue, Scott F. Modde of 409 W. Argonne Drive, Don Anderson of 344 West Adams, and Monte Herring of 307 Central Place.

The meeting was called to order at 6:35 p.m.

1. **Approval of Minutes and Additions to Current Agenda:** Motion to approve the October 15, 2014 Meeting Minutes as is by Comr. Ward, seconded by Comr. Anzel, and unanimously approved.
2. **Public Hearings**
 - a. **Public Hearing: Case #14-08, 218 E. Washington Ave** (Contributing Resource in North Taylor Historic District) – Demolition of house with plans to rebuild.
 - i. Staff Liaison Lowry presented a PowerPoint presentation on background of 4-apartment house and findings of fact. The 60-day automatic stay of demolition expired November 10; all public notices of the hearing were made.
 - ii. Petitioner Monte Herring stated that the house had been vacant and in complete disrepair for a number of years prior to his purchase of the property; the house has problems with its foundation, wildlife infestation, and asbestos and vermiculite in the attic; and that he has hired a Chicago architecture firm and wants to replace house with a 4000 square foot single family home that will be compatible with contributing houses in the historic district.
 - iii. Public comment: Mary Flannery wanted to know what would replace the home and had concerns for trees on the lot. She was assured that a tree plan will be completed when the new house plans are submitted. Comr. Lewis requested that each property owner in the 200 block of East Washington Avenue be notified when Mr. Herring brought back the plan for the new home to be approved by the Landmarks Commission.
 - iv. Commission Discussion/Determination: Comr. Ward remarked that she saw no purpose to delay the demolition as the house is not hospitable now. Comr. Anzel made a motion to allow the demolition to proceed by not invoking the 270-day

stay of demolition. Comr. Rubright seconded the motion and it was unanimously approved.

b. Public hearing for proposed local Historic District of West Argonne Drive

- i. Staff Liaison Lowry presented a PowerPoint presentation on the history of the Landmarks Commission; the implications of the creation of a local historic district; the protections the district enabled; the objectives for creation of the district that were met; the public notices of the hearing that were made; the statement of 78% owner consensus to create the district; and the results of the property survey conducted by Comr. Raimist and herself concluding that most of the homes were contributors to the district.
- ii. Testimonial from property owners who initiated the proposal: Donita Hippensteel made a statement on behalf of the working group (herself, Deb Lillick, Cathy Hausel and Melissa Leech). She remarked that West Argonne Drive (originally Main Street) and its development have been an integral part of the history of Kirkwood: Mudd's Grove started the development and homes along this stretch of Argonne sprung up over the next 80 years (single homes as well as the Stillwell and Bopp subdivisions); some homes were built of 1904 World's Fair materials; development over time made for diverse homes styles; the May 2013 award from the Landmarks Commission recognized West Argonne Drive as a Street of Distinction; the history of those who lived here and the well-cared for homes makes the area unique; and the residents now have traditions of Christmas Luminaries, the Greentree Parade and the 4th of July celebrations. The working group requests the historic district as too much change will make what is unique about West Argonne disappear.
- iii. Public comment: Scott Modde commented that he was a resident of the neighborhood for 27 years in favor of the historic district. He appreciates access to the Landmarks Commission as it will complement the ideas of residents, builders and architects to enhance the beauty of the neighborhood. He is in support of Landmarks Commission being involved in the demolition process and is excited by the commitment to the neighborhood. Mark Geringer commented he is in favor of the Historic District as a number of the homes are 100 years or older (as is his) and that the District will add to the neighborhood character. Ms. Lowry stated that she did not receive any written or e-mailed comments in favor or against the formation of the district. Michael Braig wanted to know if any of the "No" votes were boundary properties – they were not. Deb Lillick spoke about the great neighborhood and the initiative to start the historic district process.
- iv. Commission Discussion/Determination: Ms. Lowry spoke about the notice of the public hearing given to all property owners and their chance to be heard. The Commission discussed the percentage of owners in favor of the proposed historic district (28 out of 36 homeowners) and the process for amending the district to enlarge it should neighboring property owners wish to join. Comr. Raimist remarked on the wonderful variety of homes, including post World War II, and that the District would be a continuation of Kirkwood's Main Street from Downtown out to the park. Comr. Lewis commented on the connection from the Jefferson-Argonne Historic District through the Downtown National Register District through this new district all the way to Geyer Road. Comr. Andel made a

motion to approve West Argonne as a Historic District, including all properties addressed in Kirkwood on 226, 230, 234 and 240 West Argonne Drive; and on 103 North Harrison Avenue; and on 302 to 444 West Argonne Drive, inclusive. Comr. Ward seconded the motion and it was unanimously approved. The Commission thanked the West Argonne Working Group for all their time and hard work. Ms. Lowry reported that there will be a 15-day appeal period and a report to City Council on the district before signs will be posted.

3. Certificate of Appropriateness

- a. **Case #14-10, 315 West Adams Avenue** (Landmark #70, Hammond House) – Don Anderson presented the Application for Certificate of Appropriateness for the Demolition of detached garage and new construction of detached garage. The Commission discussed the issue of the demolition of the garage as an accessory structure not referenced in the Landmark Historic Inventory Sheet and whether the demolition procedures in the Landmarks Ordinance apply. Comr. Raimist made a motion to approve the demolition of the garage structure conditional upon getting a legal opinion from the City Attorney on the need for a stay of demolition and based on the Landmarks Commission’s determination that the current garage is noncontributing to the Landmark property. Comr. Andel seconded the motion and it was unanimously approved. The Commission discussed the design of the new garage, including the height of the cupola (it will push the height of the outbuilding over the 24 foot maximum height, but is only 6 feet as opposed to the 8 feet in the original drawings), material of the overhead doors, matching of the color and trim to the residence, and the pitch of the roof. Comr. Raimist remarked that the design of the garage is good and that it complements the house. Comr. Enslin made a motion to approve the construction of a new detached garage at 315 W. Adams Avenue, Case No. 13-10 as submitted. Comr. Ward seconded the motion and it was unanimously approved.

4. Old Business

- a. **Design Guidelines for Kirkwood Landmarks & Historic Districts:** ongoing.

5. New Business

- a. **Citizens Comments/Seeking advice** to preserve their historic properties (if any): none

6. **Adjourn-** Motion to adjourn at 8:30 p.m. made by Comr. Rubright, seconded by Comr. Raimist and unanimously approved.

Respectfully submitted by Amy Lowry, Landmarks Liaison