



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, December 10, 2014 at 6:30 p.m.

Kirkwood City Hall, Main Level Conference Room

Present: Commissioners Catherine Enslin, Robert Rubright, Walter Smith, Judy Ward, and Staff Liaison Amy Lowry

Guests: Tony Schmidt of 709 Cheviot Court, Lauren Strutman of 16676 Old Chesterfield Road, Corrina Vratny of 718 Culloden Road, Josh Peterman of 827 Culloden Road, Paul Reiter of 841 Culloden Road, Ed Bovier of 1400 W. Adams Avenue and Jessica Worley of 817 Cheviot Court.

The meeting was called to order at 6:40 p.m.

1. **Approval of Minutes and Additions to Current Agenda:** Motion to approve the November 12, 2014 Meeting Minutes as is by Comr. Ward, seconded by Comr. Rubright, and unanimously approved.
2. **Certificate of Appropriateness**
 - a. **Case #14-11, 227 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Demolition of existing home and new construction. Ms. Lowry presented a PowerPoint presentation of the history of the home and building department records of changes thereto. Architect Lauren Strutman presented plans for a new home that she believed will be more architecturally in keeping with the style of the rest of the street than the present home. The present home is not in poor condition although there are foundation cracks. The proposed setback of the new home is 52 feet – further back than the existing home at 35 feet. The new home is proposed to have a concrete foundation with limestone veneer, divided light windows with true louvered shutters, grey Hardie lap siding with a smooth finish and grey architectural shingles. The Commission discussed the ages and setbacks of the homes on the block, the proposed attached garage, trees on the lot and the need for ARB review. The demolition will be set for Public Hearing at the January 14, 2015 Landmarks Commission meeting.
 - b. **Case #14-12, 12223 Old Big Bend Road** (Landmark #43, William Bach House) – Request to Delist Home as a Landmark. Request to table to January 14 Meeting by Applicant.
 - c. **Case #14-13, 326 East Jefferson Ave Avenue** (Jefferson-Argonne Historic District) – Demolition of existing garage/shed with no plans to rebuild. The garage and shed have been cited for code violations due to severe disrepair. The Commission discussed the historic nature of the outbuildings and the hardship on the owners. Comr. Smith made a motion to approve removal of the chicken coop and garage in the backyard of the home. Comr. Ward seconded the motion and it was unanimously approved.
3. **Old Business**

- a. **Barrett Brae Proposed Historic District** – Corrina Vratny of the Barrett Brae neighborhood outlined the steps that the Pride Committee had taken to inform the neighborhood of the proposed formation of a historic district, including formation of the Pride Committee in late 2012; a neighborhood meeting on July 28, 2013 at which Ms. Lowry explained the process for district formation and the implications; development of the design guidelines; a neighborhood picnic in July 2014 in which the district formation and the proposed design guidelines were discussed; and one-on-one meetings with neighbors by each member of the committee. Ms. Vratny reported that seven neighbors still need to be contacted, but at this point 81% of the homeowners are in favor of the proposed district of 53 homes. The Commission discussed with the homeowners represented at the meeting the following topics: setting the district formation for public hearing at its March 11, 2015 meeting; disrepair of current homes; new homes in the neighborhood (4); questions regarding whether all homeowners were informed about the restrictions the district formation would place on their properties; the dissemination of the design guidelines; the amendment of the neighborhood indentures; the St Louis County part of the neighborhood; and the effect of a district on property values, on the difficulty of selling properties and on the limitation of buyers for properties. The Pride Committee will finish the design guidelines, contact remaining homeowners and fill out property surveys before the March 11 Public Hearing.
 - b. **West Argonne Historic District** – Ms. Lowry reported a notice of the formation of the historic district had been mailed to all property owners and that the deadline for homeowners aggrieved by the formation of the new district had expired on December 4 with no appeals to the City Clerk.
 - c. **Design Guidelines for Kirkwood Landmarks & Historic Districts** – ongoing.
4. **New Business**
 - a. **Citizens Comments/Seeking advice** to preserve their historic properties (if any): None
 5. **Adjourn:** Motion to adjourn at 8:00 p.m. made by Comr. Ward, seconded by Comr. Rubright and unanimously approved.

Respectfully submitted by Amy Lowry, Landmarks Liaison