



## KIRKWOOD LANDMARKS COMMISSION MINUTES

**Wednesday, January 14, 2015 at 6:30 p.m.**  
**Kirkwood City Hall, City Council Chambers**

**Present:** Commissioners Michael Lewis, Robert Rubright, Walter Smith, Judy Ward,  
Councilmember Paul Ward and Staff Liaison Amy Lowry

**Guests:** Allen Klippel of 235 E. Jefferson Ave, Katie Barton of 234 E. Jefferson Ave, Carmen Davis and Steve Kreicher of 548 E. Jefferson Ave, Lauren Strutman of 16676 Old Chesterfield Rd, Jeff Jensen of 711 S. Kirkwood Rd, David Ward of 521 E. Jefferson Ave, Lauren Daughtery of 10108 Carolynne Dr, Julie Pellarin of 110 Dickson St, Athalia and Tom Howell of 306 E. Jefferson Ave, Spencer and Sylvia Bach of 969 Nancy Carol Lane, Ron Gaus of 222 E. Argonne Dr. and Mary Jones of 240 E. Jefferson Ave.

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

1. **Approval of Minutes and Additions to Current Agenda** – Motion to approve the December 10, 2014 Meeting Minutes as is by Comr. Smith, seconded by Comr. Ward, and unanimously approved.
2. **Public Hearing**
  - a. **Case #14-11, 227 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Demolition of existing home and new construction.
    - i. Staff Liaison Lowry presented a PowerPoint presentation on the 1955 home including background and findings of fact. The 60-day automatic stay of demolition expires February 1; all public notices of the hearing were made.
    - ii. Chair Lewis opened the hearing up for Public Comment. Katie Barton commented on the large size of the proposed new home, the loss of trees and encroachment upon the sidewalk. June Pellarin was also concerned about loss of trees, integrity of the neighborhood, the proposed huge footprint and water runoff. Allen Klippel lives next door at the Hoyt-Phelps Landmark and is in support of the proposed new home as the existing home is not architecturally significant. He commented that the trees between his property and the subject property were in poor condition. He urged the Commission not to delay or impede the homeowners' plans. David Ward referenced an infill home across the street from his with large amounts of concrete which he wished to avoid in the construction of this new home. He is concerned about the loss in integrity of the historic district. Ms. Lowry read into the record the e-mailed comments of Sheila and Bill Campbell of 518 E. Jefferson Ave. opposing the demolition of another historic home in Kirkwood. Ron Gaus

wanted to know if there were alternatives to tearing down the property – perhaps saving it by moving it to another location.

- iii. The architect of the proposed new home, Lauren Strutman, addressed the concerns of the public. She said that the water drainage issues would be addressed by a civil engineer; the home would have a limestone foundation with a stone veneer, James Hardie smooth lap siding, and authentic, proportionate shutters (as per plan and Architectural Review Board (ARB) approval). Ms. Strutman said that this was a unique design not built elsewhere. She confirmed that the new home would have a larger footprint (37.3% lot coverage versus 26.4% existing) with a master bedroom on the main floor and three bedrooms on the second floor. She anticipated losing only three trees: one in the backyard, one along the driveway and an oak tree that was deemed dangerous.
- iv. Commission discussion and decision: Ms. Lowry discussed the Landmarks Ordinance and that the home would be allowed to come down after 270 days. Ms. Barton said that all the new infill homes looked alike. Councilmember Ward commented that the city had to be careful regarding property owner rights and dictating what can and cannot be done with the house. Mary Jones said that she lives opposite the house and came into the meeting objecting to the demolition. She now takes a more positive stand and feels that the new home on the Fillmore/Jefferson corner is a great addition to the neighborhood. Comr. Ward summarized the issue as to whether it is fair to the homeowners to make them wait nine months to demolish the home. Comr. Ward made a motion to allow the demolition to proceed after the 60-day stay. Comr. Rubright seconded the motion and it passed unanimously. Comr. Ward made a motion to approve the plans for the new home as submitted. Comr. Smith seconded the motion and it passed unanimously.

### 3. Certificates of Appropriateness

- a. **Case #14-12, 12231 Old Big Bend Road** (Landmark #43, William Bach House) – Request to Delist Home as a Landmark. Spencer Bach reported that his mother originally requested the Landmark status in 1983. The home has a quarry rock foundation and has been remodeled twice. Real Estate Agent Lauren Daughtery reported that the house has been on the market for 212 days and has had 2 showings. The property is  $\frac{3}{4}$  acre with 2 homes and is listed for \$499,000. No one is living in either home. Subdivision of the property is complicated by the fact that utilities for both homes cross paths on the one property. There are no procedures in place in the Landmarks Ordinance to delist a Landmark. The Commission tabled the matter with Ms. Lowry to consult with the City Attorney on the process for delisting a Landmark.
- b. **Case #15-01, 711 South Kirkwood Road** (Landmark # 93, Manor Grove) – New rear entrance sign. Jeff Jensen presented the new rear sign. It will have solar lighting and will also need to be approved by the ARB. Comr. Ward made a motion to approve the plans for the new sign as submitted and with the stipulation that it passes the ARB. Comr. Smith seconded the motion and it passed unanimously.

4. **Old Business**

- a. **West Argonne Historic District** – Ms. Lowry made a report to City Council on the creation of the district and has not had any feedback.
- b. **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 7:52 p.m. made by Comr. Rubright, seconded by Comr. Ward and unanimously approved.

Respectfully submitted by Amy Lowry, Landmarks Liaison