



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, June 10, 2015 at 6:30 p.m.

Kirkwood City Hall, Main Level Conference Room

Present: Commissioners Lynn Anel, Andrew Raimist, Robert Rubright, Walter Smith and Staff Liaison Amy Lowry

Guests: Jessica Worley of 817 Cheviot Court, Matt Bivens of 203 W. Jewel Avenue, Mark Scheipeter of 5291 Kerth Road 63128, Michelle Gegg of 435 W. Rose Hill Avenue, Rose Etzkorn of 450 W. Adams #5, Esley Hamilton of 7346 Balson Ave 63130, and Al O'Bright of 526 E. Monroe Avenue

The meeting was called to order at 6:45 p.m.

1. **Approval of Minutes:** Motion to approve the April 8, 2015 Meeting Minutes as is by Comr. Ward, seconded by Comr. Anel, and unanimously approved.

2. **Certificates of Appropriateness**

- a. **Case #15-05, 419 East Argonne Drive** (Landmark #7, Gill House, Jefferson-Argonne Historic District) – Demolition of outbuilding, new attached garage, rear addition, and other exterior renovation. The home has been unoccupied for 7 years; on the market for 2 years. Mark Scheipeter's clients have the property under contract and would like to maintain the integrity of the home. They propose to bring the home back to restoration by putting the shutters back up; addressing issues of lead paint on the siding; replacing siding on the front and side; saving as many windows as can be saved and replacing rest with Pella or Marvin windows (like for like); saving moldings and pediments; replacing roof with new architectural shingles; eliminating the integrated gutter system and replacing with new exposed gutter system; adding attached side-entry, three-car garage and back addition; and tearing down the rear outbuilding and reusing the stone foundation for the new garage.

Al O'Bright reported that he helped to stabilize the rear outbuilding in the early 2000s. The building was jacked up and a new floor was added. He said that building was built at the same time as the house and was used as a wash house and possibly to house slaves. Mr. Scheipeter said that there is a multi-level, part wood/part dirt floor and raw plaster lath inside. His clients have safety concerns as they have two young children. Esley Hamilton, the St Louis County Historian, stated that the house is a County Landmark and although there are no obligations, the County has an interest in maintaining the outbuilding. He stated it would be preferable to move the property rather than tearing it down. Mr. Scheipeter stated that his clients' plan for the use of the yard is to remove

the outbuilding and construct a pool and patio. The Gill property is 1.5 acres and Mr. O'Bright believes the outbuilding to be 36'x18'.

Comr. Raimist commended the plan to save and restore the house, but he expressed his opinion that keeping the outbuilding is important. Mr. Hamilton suggested that the clients consider using the state tax credit to restore the house and outbuilding. Comr. Andel asked whether Mr. Scheipeter proposed ideas to his clients for reuse of the outbuilding. She inquired if the clients would consider saving the historic outbuilding if they were so drawn to the historic property in the first place. Comr. Raimist indicated that he would be amenable to a 3-car garage appropriate to the house and other details of materials fitting to the historic character of the house. He said that the Landmarks Commission would help the potential buyers to save the house and the outbuilding. Mr. Scheipeter had not calculated how much money it would take to reuse the outbuilding. Comr. Rubright suggested that Mr. Scheipeter give his clients ideas for a restored outbuilding use. Mr. O'Bright suggested Mr. Scheipeter view a home in the 600 block of East Monroe where an outbuilding was reused as a pool house. Matt Bivens offered to work with Mr. Scheipeter and the state historic preservation office on tax credits for rehabilitation of the home.

3. Old Business

- a. **Design Guidelines 2015** – Ms. Lowry reported that the Design Guidelines were completed and would be ready for review by Comrs. Enslin and Raimist, and then by the entire Landmarks Commission.

4. New Business

- a. **Citizens Comments/Seeking advice** to preserve their historic properties - none.

5. **Adjourn** – Motion to adjourn at 7:40 p.m. made by Comr. Andel, seconded by Comr. Raimist and unanimously approved.

Respectfully submitted by Amy Lowry, Landmarks Liaison