



## KIRKWOOD LANDMARKS COMMISSION MINUTES

**Wednesday, September 9, 2015 at 6:30 p.m.**

**Kirkwood City Hall, Main Level Conference Room**

**Present:** Commissioners Andrew Raimist, Robert Rubright, Walter Smith, Judy Ward, Jessica Worley, Council Member Paul Ward and Staff Liaison Amy Lowry

**Guests:** Ashley Harrison and Mark Scheipeter re: 419 East Argonne Drive, Rose Etzkorn of 450 West Adams, Chris and Sherry Franks of 315 Altus Place, Denny Corr of Mosby Building Arts, Jeff Day of 2722 Hampton Ave, Sara Jensen of 208 Bodley Avenue.

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

1. **Approval of Minutes** – Motion to approve the July 8, 2015 Meeting Minutes as is by Comr. Ward, seconded by Comr. Raimist, and unanimously approved.
2. **Certificates of Appropriateness**
  - a. **Case #14-13 Amended, 326 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Demolition of existing garage/shed with no plans to rebuild (with city citation for unsafe building). Ms. Lowry reported that the Commission had approved this demolition in December under a contractor's name. The homeowner decided not to employ the contractor and the Certificate of Appropriateness was older than 6 months, so Ms. Lowry suggested that a new Certificate be issued in the homeowner's name. Motion to approve demolition of 326 E. Jefferson Avenue garage/shed by Comr. Raimist, seconded by Comr. Rubright, and unanimously approved.
  - b. **Case #15-08, 12120 Old Big Bend Road** (Landmark #50, William Bopp House/Green Parrot) – Deck repair/replacement. Denny Corr of Mosby Building Arts reported that mold issues with the garage necessitated the rebuilding of the deck. He said that the fence would be removed from in front of the AC unit, but that the landscape plantings would be redone to disguise the unit. The deck is somewhat visible from the street. The garage will get a TPO type roof to support the new deck on top. Motion to approve deck remodel as submitted by Comr. Ward, seconded by Comr. Rubright, and unanimously approved.
  - c. **Case #15-09, 208 Bodley Avenue** (North Taylor Historic District) – Construction of new detached garage. Jeff Day presented the project to create a courtyard space with a new attached lanai, patio and garage. The garage will be built on the 5-foot side setback and only about 3 feet of it will be visible from the street. The Commission will not review the lanai plans as it will be attached to the main house and is not considered new construction under the Landmarks Ordinance. The property is .78 acres. The ARB approved the plans as submitted with the changes that a window be added to the rear of the garage and trim be added around the garage door and window. The Landmarks

Commission discussed the addition of the rear window with Mr. Day and the owner, Sara Jensen. Comr. Smith disagreed with the ARB's requirement to add to the applicant's cost by installing a rear window that will not be visible from the back of the heavily wooded lot. The Commission discussed whether to take up this issue with the ARB. Comr. Raimist made a motion to approve the garage plans as submitted and with the same conditions of the ARB. Comr. Rubright seconded the motion and it passed unanimously, although Comr. Smith voted yes with reservations. The Commission requested that Ms. Lowry have a conversation with the ARB and Paul Ward regarding the window. The Commission also discussed the protocol for consideration of cases that both ARB and the Commission review and that it might flow more smoothly if the Commission reviewed the cases first. The Commission directed Ms. Lowry to explore having a joint meeting of both bodies to clarify issues.

- d. **Case #15-10, 419 East Argonne Drive** (Landmark #7, Gill House, Jefferson-Argonne Historic District) – Restoration of exterior, replacement of roof and gutters, construction of new attached garage addition, removal of existing back addition and replacement with new two-story addition. Contractor Mark Scheipeter and Ashley Harrison (has house under contract) presented their plans for the property. The new rear addition would be more practical to serve their needs, including space above the garage for guests, a hearth room and eat-in kitchen area. The applicant plans to pursue state tax credits for rehabilitation and will work with the State Historic Preservation Office. The SHPO may be stricter than the Commission about the scope of work and will require an architecturally sympathetic, but not matching, addition. The applicant is requesting that the existing metal roof be replaced with 30-year architectural shingles (to match the carriage house) due to the exorbitant expense of a new metal roof and the fact that the roof is not really visible from the street. The first floor bay window will get a metal roof, however. Comr. Raimist commented that the house is one of the most important historic homes in the City and that he is thrilled that the new owner is taking on the project. Comr. Raimist made a motion to approve the plans as submitted. Comr. Ward seconded the motion and it was unanimously approved. The selling agent, Rose Etzkorn, remarked that the metal roof was not in good shape and a hazard in case of lightning.

### 3. **Old Business**

- a. **Design Guidelines 2015** – Ms. Lowry reported that Catherine Enslin, Comr. Raimist and she were meeting on Friday to review the latest draft of the design guidelines and would report back to the full Commission.

### 4. **New Business**

- a. **Election of Officers** – After discussion, Comr. Worley made a motion to approve Walter Smith as Chair, Andrew Raimist as Vice Chair and Robert Rubright as Secretary of the Commission. Comr. Ward seconded the motion and it passed unanimously.
- b. **Citizens Comments/Seeking advice** to preserve their historic properties – Sherry Franks of 315 Altus Place (Landmark #38, Couch House) brought forward some proposed plans for her property. The front of the house originally faced south, now the side of the house functions as the front and faces east to Altus. The Franks hope to update the

house in order to sell it. The house sits on a ½ acre lot. The Franks propose to keep as many original windows as possible while extending the porch in the front and moving a dormer window to be more symmetrical, replacing the roof and adding details from the original house such as roof peak trim and finials. The addition between the house and the garage will be redone as the foundation is shifting. Railings will be added to the side porch, but not the front. Comr. Raimist suggested that the peak on the front porch roof be extended out to project in front of the gutters. The Commissioners indicated that they liked the preliminary plans and looked forward to official submittal.

5. **Adjourn** – Motion to adjourn at 7:55 p.m. made by Comr. Ward, seconded by Comr. Worley and unanimously approved.

Respectfully submitted by Amy Lowry, Landmarks Liaison