



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, July 27, 2016 at 6:30 p.m.
Kirkwood City Hall, City Council Chambers

Present: Commissioners Lynn Anandel, Judith Brauer, Robert Rubright, Walter Smith, Jessica Worley and Staff Liaison Amy Lowry

Guests: Fred Taussig of 631 E. Jefferson Ave., Edgar and Melinda Gildehaus of 615 E. Jefferson Ave., Lee Streett of 128 Dickson St, Mark Schei Peter of Shei Home Building, June Pellarin of 110 Dickson St, Amine Noueiry of 211 E. Jefferson Ave., Mike Lawless of Ponca Homes, LLC., and Dennis Hayden of DH Custom Homes

The meeting was called to order at 6:30 p.m. Comr. Worley arrived at 7:05 p.m. before the resolution of the first case.

1. **Approval of Minutes** – Motion to approve the June 8, 2016 meeting minutes as is by Comr. Anandel, seconded by Comr. Brauer and unanimously approved.
2. **Public Hearing**
 - a. **Case #16-06, 631 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Ms. Lowry presented a PowerPoint presentation on the history of the home and findings of fact, including public notification. The property is contributing to both the local Jefferson-Argonne and National Register Districts. The 60-day automatic stay expires July 31 and the 270-day extension will expire February 26, 2017. The original public hearing on July 13 was cancelled due to a storm power outage at City Hall. Fred Taussig, the son of owners Fred and Lela Taussig, updated the Commission on potential buyers' visits to and offers on the home, and on other efforts to sell the home, including a drop in price.

Public Comment: June Pellarin commented that she would love to see the home stay and hopes someone can come up with a plan to save it. Ms. Lowry read into the record the e-mailed comments of Steve Ehrstein of 112 Mitchell Place in which he stated that unless the home is structurally failing, it has an undeniable role in the District and should be maintained to avoid the tearing down of our history and loss of "small-town" feel.

The Commission discussed a short sale of the property, marketing the property as it "could be," and building a buyers' package with tax credits for rehabilitation. Comr. Rubright made a motion to delay a decision on the demolition until the Commission's September 14 meeting and to suggest that the property owner and Comr. Anandel get

together to discuss plans for the sale of the property. Comr. Brauer seconded the motion and it passed unanimously.

3. **Certificates of Appropriateness**

Case #15-10 Amended, 419 East Argonne Drive (Landmark #7, Gill House, Jefferson-Argonne Historic District) – Mark Scheipeter presented minor changes to the roof on porte cochere which were tabled from the last meeting, changes to the roofline of the detached garage and the addition of exterior stairs to connect the detached garage and the historic outbuilding. The Commission discussed the gutters on the porte cochere and the fact that Russ Todd, Deputy Building Commissioner, agreed the design met the intent of the Architectural Review Board. Comr. Worley made a motion to approve the plans on the porte cochere gutter detail. Comr. Andel seconded the motion and it passed unanimously. The detached garage roof will have a more gambrel-style roof due to the need to cut the trusses to bring the height of the building under the Zoning Code of 24'. Comr. Worley made a motion to approve the detached garage roof plan as submitted. Comr. Andel seconded the motion and it passed unanimously. The Commission discussed the fact that the detached garage still needed a variance from the Board of Adjustment from the requirement that the accessory structures in total not exceed 1500 square feet. Comr. Andel made a motion to propose a Commission Resolution in support of the property owners' variance application to the Board of Adjustment. Comr. Rubright seconded the motion and it passed unanimously. After discussion, Comr. Andel made a motion to approve the plan as submitted of the exterior stairs to the detached garage and historic building. Comr. Brauer seconded the motion and it passed unanimously.

- a. **Case #16-07, 211 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Amine Noueiry requested demolition of his garage which was damaged in the July 13 storm. Ms. Lowry presented photos and a memo from Jack Schenck, Building Commissioner, concluding that the garage is not salvageable and should be removed in its entirety. Comr. Andel made a motion to approve the demolition of the detached garage. Comr. Rubright seconded the motion and it passed unanimously. Ms. Lowry told Mr. Noueiry that if he wished to build a new detached garage, the design would need to be approved by the Landmarks Commission and the Architectural Review Board.

4. **New Business**

- a. **Design Advice** – Dennis Hayden presented two options for a new home at 202 North Taylor Glen in the North Taylor Historic District. He would like to market the home to buyers and received generally positive feedback from the Commission.
- b. **Design Advice** – Mike Lawless of Ponca Homes requested feedback on four possible home designs in the Meramec Highlands Historic District at 3500 square feet each with vinyl scalloped siding. The Commission discussed the need to differentiate the designs.
- c. **Citizens Comments/Seeking advice** to preserve their historic properties (if any) – none.
- d. **Report on CLG Audit by SHPO** – Ms. Lowry reported on the State Historic Preservation Office audit of Kirkwood as a Certified Local Government by Mary Sayers. Ms. Sayers suggested that the Landmarks Ordinance be updated or re-written, that all historic

properties in the city be re-inventoried, and that staff and Commissioners received annual training.

- e. **Design Guidelines** – Ms. Lowry gave Part 1 of the Design Guidelines to the Commissioners for review and comment.
 - f. **Election of Officers** – Ms. Anadel made a motion to keep the same officers (Comr. Smith as Chair, Comr. Raimist as Vice-Chair and Comr. Rubright as Secretary). Comr. Brauer seconded the motion and it passed unanimously.
5. **Adjourn** – Motion to adjourn at 8:15 p.m. made by Comr. Anadel, seconded by Comr. Rubright and unanimously approved.