



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, October 12, 2016 at 6:30 p.m.

Kirkwood City Hall, Main Level Conference Room

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

Guests: Tim Figge of 434 N. Harrison Ave., Benjamin Ellermann of Blaes Architects, Katie Molitor of 604 Pearl Ave, and Maria Henleben of 620 Pearl Ave

The meeting was called to order at 6:30 p.m. with Comrs. Brauer, Rubright, Smith and Worley in attendance; Comr. Andel joined the meeting at 7:00 p.m. in time for New Business

1. **Approval of Minutes** – Motion to approve the September 14, 2016 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Worley and unanimously approved.
2. **Certificates of Appropriateness**
 - a. **Case #16-12, 1111 Craig Road** (Craig Woods Historic District) – Demolition of home and new construction. The Commission briefly discussed the matter. Ms. Lowry stated that demolition would be set for Public Hearing at the November 9 meeting.
 - b. **Case #16-13, 434 North Harrison Avenue** (Landmark #19, Robinson-Kraft House) – Rear addition, attached three-car garage, attic dormers, side porch and front porch. Property Owner Tim Figge discussed the history and present condition of the home. The home currently has only 2 bathrooms dating from 1935 on the top floor. The family would be adding a bathroom and bedroom on the 2nd floor, a sunroom and an attached 3-car garage. Architect Ben Ellermann presented the changes to the outside architecture. He stated that the architecture of the house should be considered Italianate, not Federal as it is classified by the City (similar to Larimore Plantation in St Louis or the Rannells House in Maplewood). He also said that the floor plan is mirrored and every room on the 1st floor has an outside door. Ms. Lowry presented Comr. Raimist's recommendations regarding more modest details for the porch and a slightly lower pitch for the garage roof. Comr. Worley had reviewed preliminary plans for the house and believed the changes were appropriate. Comr. Worley made a motion to accept the design plans as submitted, including the back addition, 3- car garage, porch and dormers, subject to review by the ARB. Comr. Rubright seconded the motion and it passed unanimously.
3. **New Business**
 - a. **Citizens Comments/Seeking advice** to preserve their historic properties (if any) - none.
 - b. **Mermod Place Subdivision** – Residents of Pearl Avenue, Katie Molitor and Maria Henleben, reported to the Commission on their initial neighborhood canvassing on the formation of historic district. Initially, Ms. Molitor wanted to include only the 2 blocks of Pearl Avenue in a district, but Ms. Lowry suggested that the district be broadened to

include more of the Mermod Place subdivision. There are 62 homes in the Mermod Place subdivision, not including the east side of Harrison Avenue which has an additional 10 homes. They believe that enough homeowners would support a district. The Commission discussed the next steps – including an evaluation of the neighborhood for contributing historic structures.

4. **Old Business**

- a. **Revisions to Landmarks Ordinance and Design Guidelines** – The Commission discussed steps toward changing the Ordinance. Ms. Lowry reported on conversations she had with former Landmarks Commissioner and attorney Peter Ruger, City Attorney John Hessel, St Louis County Community Development Planner Jan Cameron, and Rebecca Rost of the State Historic Preservation Commission. The Commission discussed a district by district approach to changes to the Landmarks Ordinance.

5. **Adjourn** – Motion to adjourn at 7:50 p.m. made by Comr. Worley, seconded by Comr. Brauer and unanimously approved.