



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, December 14, 2016 at 6:15 p.m.
Kirkwood City Hall, Main Level Conference Room

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

Guests: Beth Anagnos, Ann and John Harrison, Joe Meyer.

The meeting was called to order at 6:17 p.m. Comr. Andel left the meeting after discussion of Case #16-06.

1. **Approval of Minutes** – Motion to approve the November 9, 2016 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Andel and unanimously approved.
2. **Certificates of Appropriateness**
 - a. **Case #16-06, 631 East Jefferson Avenue** (Jefferson-Argonne Historic District) – Demolition of home. Comr. Andel updated the Commission on the attempts to save the home. She and Ms. Lowry met with Mark Scheipeter of Shei Homebuilding who agreed to draft a plan for how the home could be renovated. Mr. Scheipeter's work and a property survey are being paid for by an interested Kirkwood resident. The goal would be to sell the home to a new buyer who would then take out a construction loan to fund the improvements. Mr. Scheipeter has spoken with the sellers and their real estate agent and they support the plan. Comr. Andel hopes this will lead to establishment of an independent foundation to fund historic preservation work in Kirkwood. Such a foundation may also assist with moving of historic homes.
 - b. **Case #16-12, 1111 Craig Road** (Craig Woods Historic District) –New home construction. Beth Anagnos presented updated plans for the new house including: elimination of the stone piers, addition of roof overhangs and beams under the eaves, elimination of the arrow truss, addition of wood cap to the balcony cable rail system, change in windows and creation of faux "windows" in the gable ends. Ms. Anagnos added that they would be using Hardie Board horizontal siding, real stone veneer at the corners and chimney, and architectural shingles for the roof. Joe Meyer of the Craig Woods Architectural Review Committee said that he had no objections to the new design and appreciated the changes the homeowners made. Joe Harrison of the Craig Woods neighborhood requested that the siding have an 8" reveal to match other homes in the neighborhood. Comr. Raimist and Worley discussed the need to pull the center beam from the chimney back a bit as it seems to be half-on and half-off the stone. The Commission discussed details that are not finalized, including the size of the exposed rafter beams, the rake

boards and gutters, and the specific materials. Comr. Rubright made a motion to approve the home design, pending approval of specific materials. Comr. Worley seconded the motion and it passed unanimously. Ms. Lowry said that the Anagnoses could proceed to the Architectural Review Board with their plans and come back to Landmarks Commission for the final review of drawings and materials.

3. New Business

- a. **Citizens Comments/Seeking advice** to preserve their historic properties – none.
- b. **Potential House Demolition/Relocation at 222 East Argonne Drive** – Ms. Lowry reported that Ron Gaus, the owner of 222 E. Argonne, had sold the property to Eliot Chapel and was hoping to buy the house back and move it to a vacant property. The church would otherwise demolish the home for new parking. Mr. Gaus estimates it would take \$60,000-\$70,000 to move the house and pour a new foundation on a new lot. He would be looking for a bank loan or grant to finance the move. Ms. Lowry said that this work might tie in with establishment of a historic preservation foundation in Kirkwood.

4. Old Business

- a. **Update on Potential Historic Districts** – Mermod Place (Pearl Street) and Sugar Creek Ranch. Ms. Lowry and Comr. Raimist reported on their walking tour of Pearl Street to evaluate a potential historic district. Comr. Raimist said that there were enough contributing properties on Pearl Street. Ms. Lowry said that Matt Bivens, former Landmarks Commissioner, lives in the Mermod Place neighborhood and has agreed to help evaluate the whole neighborhood for a potential district. Ms. Lowry reported that the Sugar Creek Ranch neighborhood was considering a spring home tour to introduce and build enthusiasm for a historic district. Comr. Worley suggested that the neighborhood work with Modern STL which recently hosted a home tour in Barrett Brae.

5. **Adjourn** – Motion to adjourn at 7:05 p.m. made by Comr. Brauer, seconded by Comr. Rubright and unanimously approved.