



## KIRKWOOD LANDMARKS COMMISSION MINUTES

**Wednesday, August 9, 2017 at 6:30 p.m.**  
**Kirkwood City Hall, City Council Chambers**

**Present:** Commissioners Judith Brauer, Ryan Molen, Robert Rubright, Walter Smith, Jessica Worley, Council Liaison Maggie Duwe and Staff Liaison Amy Lowry

**Guests:** Mark and Diane Gorris of 305 N. Harrison Ave.; Darryl Labruyere of 340 E. Argonne Dr.; Bill Keller of 2607 Briar Valley; Bruce Korn of 515 E. Argonne Dr.

The meeting was called to order at 6:30 p.m.

1. **Approval of Minutes** – Motion to approve the July 12, 2017 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Rubright and unanimously approved.
2. **Public Hearing**
  - a. **Case #17-08, 632 E. Jefferson Avenue** (Jefferson-Argonne Historic District) – Demolition of home and construction of new home. Ms. Lowry presented information on the history and architecture of the current home which is noncontributing to the historic district. Darryl Labruyere of D.L. Design presented information on the existing home. The homeowners have not had a structural inspection of the home, but Mr. Labruyere said there is still evidence of the fire in the structure. In his opinion, a complete gut and reconstruction of the building would be cost prohibitive. There were no public comments at the meeting, but Ms. Lowry said she had received eight e-mailed comments from neighbors in support of the demolition and new construction. Comr. Rubright remarked that the house has been ahistorically modified. Bill Keller, the current owner, said that he bought the home “as is” in August 2016. The owners would like to replace the home with something more fitting to the district. Comr. Rubright made a motion to approve the demolition of the home at 632 E. Jefferson Avenue not beyond the 60-day required stay of demolition due to the noncontributing nature of the home. Comr. Brauer seconded the motion and it passed unanimously. Comr. Molen questioned whether the proposed wall treatment would be EIFS or stucco – the preference would be for stucco. The Commission wanted to review the proposed new home design in more detail at the next meeting and instructed the applicant to bring samples of shingles, stucco, paint colors, stone and any other materials.
3. **Certificates of Appropriateness**
  - a. **Case #17-05 Amended, 305 N. Harrison Avenue** (Landmark #18, Swan Cottage) – Amendment to previously submitted addition. Mark Gorris presented the changes to the south elevation with new side deck and French doors. Comr. Brauer made a motion

to approve the revised plans for the new deck at 305 N. Harrison Avenue. Comr. Molen seconded the motion and it passed unanimously.

- b. **Case #17-10, 48 Ponca Trail** (Meramec Highlands Historic District) – New home construction. Applicant requested postponement to next meeting.
- c. **Case #17-11, 515 E. Argonne Drive** (Jefferson-Argonne Historic District) – New detached garage. Mr. Korn presented the design for a new 2-car garage with a service entrance on the east side, ARB-requested window on the north side and a side-gabled, asphalt shingled roof with a gabled dormer to match the house. Comr. Molen made a motion to approve the plans for the new detached garage at 515 E. Argonne Drive with a gable dormer and added window on the north elevation as per the ARB. Comr. Rubright seconded the motion and it passed unanimously

#### 4. **New Business**

- a. **Citizens Comments/Seeking advice** to preserve their historic properties – none. The Commission discussed the plans for the new outdoor fireplace in Ken Connor Park which is being privately funded. City Council Member Maggie Duwe reported on the Train Station Foundation Committee.

#### 5. **Old Business**

- a. **Downtown Master Plan and Parking Study** – no report
- b. **Historic Kirkwood Landmarks Walking Tour** Reprint – Ms. Lowry presented the bid from Mulligan Graphics on the reprint. She will request funding from the City and Comr. Smith will look into funding from the Downtown Special Business District and the Chamber of Commerce.
- c. **Ordinance Revision** – no report.
- d. **Design Guidelines** – no report.

- 6. **Adjourn** – Motion to adjourn at 7:30 p.m. made by Comr. Rubright, seconded by Comr. Brauer and unanimously approved.