



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, October 11, 2017 at 6:30 p.m.
Kirkwood City Hall, Main Level Conf. Room

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

Guests: Larry Alberici with Kingbridge Homes, Dorcas Dunlap, Katie Molitor, Maria Henleben, Ben Ellerman, Fred and Mary Bruning, Donna Boxx, Catherine and Tom Tracy, Brad Herbstreit, Matt Hoffman, Eric Ringkamp, Judy Foster and Ronald Danna

The meeting was called to order at 6:33 p.m.

1. **Approval of Minutes** – Motion to approve the September 13, 2017 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Molen and unanimously approved.
2. **Certificates of Appropriateness**
 - a. **Case #17-09 Amended, 615 E. Monroe Avenue** (Landmark #20, Unsell-Cabell House, East Monroe National Register District) – Changes to siding and gutter materials for previously approved addition. Homeowner Matt Hoffman sought clarification from the Commission on the use of integral gutters on the new addition and standardization of the siding. He plans on repairing the integral gutters on the original part of the house but would like to use conventional 5” gutters on the addition side and rear. Mr. Hoffman would also like to use a standard size of siding as it varies from a strict 7” reveal. Comr. Molen made a motion to approve the installation of conventional aluminum 5” gutters for the rear of the building as well as the installation of siding with a 7” consistent reveal. Comr. Worley seconded the motion and it passed unanimously.
 - b. **Case #17-06, 326 E Jefferson Avenue** (Jefferson-Argonne Historic District) – Demolition of home and new construction. Donna Boxx of Boxx Architecture presented preliminary plans for a new home. Materials to be used include a stone base, a metal roof on the 14’ deep porch, horizontal shake Hardie siding, and architectural shingles – all materials primarily in a grey color range. Comr. Rubright asked whether the home design had influences from the neighborhood. Fred Bruning said it would be compatible with the street. The plan includes a 3-car garage, porch and circle drive in front. Comr. Rubright commented on the poor condition of the existing house. Comr. Rubright made a motion to lift the stay of demolition for 326 E. Jefferson Avenue. Comr. Brauer seconded the motion and Chair Smith called for a vote. The motion passed 5-0 with Comrs. Brauer, Molen, Rubright, Smith, and Worley voting in favor and Comr. Anandel abstaining.
 - c. **Case #17-13, 1032 N Taylor Avenue** (North Taylor Historic District) – Demolition of home. Larry Alberici of Kingbridge Homes presented his case for demolition of the home, including a structural report from Berthold Engineering Company which states

that the garage is caving in and there are numerous issues with the structure and foundation. Mr. Alberici stated that he is working with an architect at McBride and Sons on the design of a new 2-story home. The utilities are still on in the home. The Landmarks Commission agreed to meet at the home on Sunday, October 15 at 11:00 a.m. for an inspection of the property and to set the demolition matter for Public Hearing at the next Landmarks Commission meeting on November 8th.

- d. **Case #17-14, 503 E. Monroe Avenue** (Landmark #22, Seven Gables, Judge Enos Clarke House, East Monroe National Register District) – Demolition of attached garage and construction of rear addition and detached garage. Ben Ellerman presented changes to the home which consists of (1) the demolition of the existing attached garage (added around 1981); (2) the addition of a new rear attached 2.5 car garage with bonus room above and a side porch; and (3) exterior window and door modifications (where a double window will be changed out for a double door on the west elevation and 2 single windows will be changed out for a triple window on the east elevation). The new plans will add 4 additional gables to the house. A new roof and gutters are also anticipated. Comr. Anel made a motion to approve the demolition of the existing garage, and construction of the rear addition and window changes as per the submitted drawings. Comr. Molen seconded the motion and it passed unanimously.

3. **New Business**

- a. **Meeting Procedures** – The Landmarks Commission discussed initiation of a work session at 6:30 p.m. before the regular meeting in order to make the regular meeting flow better. Comr. Anel made a motion to change the Landmarks schedule to accommodate a work session at 6:30 p.m. and then a regular meeting at 7:00 p.m. Comr. Worley seconded the motion and it passed unanimously.
- b. **Citizens Comments/Seeking advice** to preserve their historic properties – none.

4. **Old Business**

- a. **Mermod Place Historic District** – Katie Molitor and Maria Henleben presented their petition and historic inventory sheets on homes in the Mermod Place Subdivision. They have spoken with a good proportion of the property owners, but not all. Ms. Lowry said the next steps would be to survey the whole neighborhood for contributing resources and to see if there is a prevailing architectural style for the development of design guidelines.
- b. **Downtown Master Plan and Parking Study** – Ms. Lowry reported that DPZ would be holding the downtown charrette the week of October 16th and urged the Landmarks Commissioners to attend the scheduled meetings and studio work sessions.
- c. **Historic Kirkwood Landmarks Walking Tour Reprint** – Comr. Smith reported that Donna Poe at the Downtown SBD and Jim Wright at the Chamber of Commerce would support the reprint.
- d. **Ordinance Revision** – Comr. Anel reported on the meeting with John Hessel and the next step to create a flow chart to conceptualize how the Ordinance should work.
- e. **Design Guidelines** – no report.

5. **Adjourn** – Motion to adjourn at 8:25 p.m. made by Comr. Rubright, seconded by Comr. Molen and unanimously approved.