



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, December 13, 2017 at 7:00 p.m.
Kirkwood City Hall, City Council Chambers

Present: Commissioners Lynn Andel, Judith Brauer, Ryan Molen, Andrew Raimist, Robert Rubright, Walter Smith, Council Liaison Maggie Duwe and Staff Liaison Amy Lowry

Guests: Matt Hoffman, John Jacobson of Liquid Assets, Darryl Labruyere, Bill Keller, Rex Pearl, Donna Boxx, and Fred Bruning

The meeting was called to order at 7:05 p.m.

1. **Approval of Minutes** – Motion to approve the November 8, 2017 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Molen and unanimously approved.
2. **Certificates of Appropriateness**
 - a. **Case #17-16, 615 E. Monroe Avenue** (Landmark #20, Unsell-Cabell House, East Monroe National Register District) – New detached garage/pool house and in-ground pool. Homeowner Matt Hoffman presented the plans for a new detached garage/pool house, in-ground pool and outdoor kitchen. The Commission had previously approved a detached garage for this property. The re-design was necessitated by the zoning regulation that detached structures could not exceed 1500 square feet per property. Comr. Andel questioned whether the homeowners had considered whether 12' between the pool and the house may be too tight for entertainment purposes. The Commission questioned the rear driveway on the plans; Mr. Hoffman said that the driveway would not be done with this project and could be a separate permit. Comr. Raimist asked about matching the chimney to the stone chimney on the existing outbuilding. Comr. Raimist made a motion to approve the plan for the garage/pool house, in-ground swimming pool and outdoor kitchen with stone facing to be added to the chimney and with the new driveway as a separate permit. Comr. Rubright seconded the motion and it passed unanimously.
 - b. **Case #17-17, 632 E Jefferson Avenue** (Jefferson-Argonne Historic District) – New home construction. The Commission had previously approved plans for a new home on the lot. Darryl Labruyere presented a redesigned home and garage with a new floor plan and orientation on the lot. The primary materials of the home will be stucco and cedar shake siding with a metal roof; the colors will be grays and taupes. Only the windows facing Jefferson will have shutters. The garage doors are proposed to be the same color as the trim. The home will be about 3000 square feet with 2380 square feet on the first floor and 753 on the second. Comr. Raimist suggested darker tones on the window frames and lintels to give them depth. Comr. Andel made a motion to approve the plans

for a new home at 632 E. Jefferson, Case #17-17, as submitted. Comr. Rubright seconded the motion and it passed unanimously.

- c. **Case #17-18, 435 N. Harrison Avenue** (Landmark #82, Francis E. Nipher House) – Outdoor kitchen and fire pit. Rex Pearl presented plans for a new outdoor kitchen of concrete block (EW gold block) which will be located against the existing exposed foundation wall. There will be a seating wall of the same material and a planting area for boxwoods. Comr. Brauer made a motion to approve the plans for an outdoor kitchen and fire pit at 435 N Harrison, Case #17-18, as submitted. Comr. Molen seconded the motion and it passed unanimously.
- d. **Case #17-19, 326 E. Jefferson Avenue** (Jefferson-Argonne Historic District) – New home construction. Architect Donna Boxx and Fred Bruning presented plans for a new home with Hardie board horizontal siding with tumbled stone accents and natural mortar and a metal roof. The railing material will be AZEK railing system with square balusters. The house is proposed to be 5000 square feet with 5 bedrooms and 5.5 bathrooms. Comr. Molen questioned the retaining wall system and how much would be visible from the street. Comr. Molen made a motion to approve the plans for construction of a new home at 326 E Jefferson, Case #17-19, as submitted. Comr. Brauer seconded the motion and it passed unanimously.
- e. **Case #17-20, 222 E. Argonne Drive** (Jefferson-Argonne Historic District) – Demolition of home. No representative of the property owner, Eliot Unitarian Chapel, could attend the meeting. The former owner of the property, Ron Gaus, had wanted to see if the house could be moved. The Commission discussed whether the house had been winterized and whether an appeal to the congregation could save the house. The Commission would like to set up a date and time to view the house. Ms. Lowry said that a public hearing on the demolition would be scheduled for the next Commission meeting on January 10, 2018.

3. **New Business**

- a. **Citizens Comments/Seeking advice** to preserve their historic properties – none.

4. **Old Business**

- a. **Mermod Place Historic District** – Ms. Lowry discussed the preliminary district boundaries sent by Matt Bivens, property owner in district. The next step would be to organize a site visit with Mr. Bivens, other neighbors and Commissioners.
- b. **Ordinance Revision** – Ms. Lowry distributed draft flowcharts of processes for review of changes to or demolition of historic homes.

5. **Adjourn**– Motion to adjourn at 8:15 p.m. made by Comr. Rubright, seconded by Comr. Brauer and unanimously approved.