



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, January 10, 2018 at 7:00 p.m.
Kirkwood City Hall, City Council Chambers

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

Guests: Mark Gorris, Julie McDowell, Katrina Priebe, Rev. Barbara Gadon, Todd Stark, Dick Gordon, David Cox, Mike Lewis, Troy Wildes, Michael Blaes, Wanda Drewel

The meeting was called to order at 7:00 p.m.

1. **Approval of Minutes** – Motion to approve the December 13, 2017 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Anandel and unanimously approved.
2. **Public Hearing**
 - a. **Case #17-20, 222 E. Argonne Drive** (Jefferson-Argonne Historic District) – Demolition of home. David Cox of the Eliot Unitarian Chapel Board of Trustees explained the intentions of the church to grow their facility. He emphasized that the property was not purchased to expand the parking, but was intended for growth space. Eliot is working on a strategic plan for green space or a new building. The church is experiencing growth in membership with its two worship services full on Sundays. Parking is not an issue as members use downtown parking. Comr. Anandel remarked upon how the current facility is disjointed and asked if the church would redesign what is there. The church does not believe reuse of the existing home is feasible, but the strategic planning they are undertaking is a two-year process. Rev. Barbara Gadon explained that Ron Gaus approached the church regarding a purchase of his house and the church agreed to the purchase as a way to grow their facility as they are landlocked. Comr. Raimist remarked that there is a concern about whether the church will continue to purchase houses for expansion.

Public Comment: Julie McDowell, who lives across the street, has no objection to the growth of the church, but would like to see the two large trees on the east side of the property saved. The Commission also received two e-mailed comments: David Bauer believes that the house probably needs to be demolished and would like control over the new style of the construction and Diane Gorman is a new resident to the district and would hate to see an original house torn down and an inappropriate infill home constructed.

The Commission discussed the site visit to the home and the fact that the removal of asbestos ductwork, kitchen appliance and cabinets, flooring and other built-ins had

been roughly done as the church was not planning on saving the house. Comr. Rubright expressed his opinion that the house was suitable for demolition right now due to health and safety concerns. Comr. Anadel stated her opinion that the maximum stay of demolition was the only tool the Landmarks Commission has to help preserve Kirkwood's historic homes. Comr. Molen made a motion in Case No. 17-20, 222 E. Argonne Drive, to extend the stay of demolition from 60 days to 270 days. Comr. Anadel seconded the motion and Chair Smith called for a vote. The motion passed 4-2 with Comrs. Anadel, Brauer, Molen and Smith voting in favor and Comrs. Raimist and Rubright voting against. Comr. Anadel said that she would be looking for ways to save the house.

3. **Certificates of Appropriateness**

- a. **Case #18-01, 202 North Taylor Glen** (North Taylor National Register District) – New home construction. Mike Lewis of Lewis Homes presented plans for a new home on the back lot of the three-lot subdivision. His client wants a contemporary ranch farmhouse with clean and simple lines, a vault ceiling in the center, and rear garage. The predominant materials will be stone veneer and vertical Hardie siding in a board and batten style. The house will be about 4400 square feet. Comr. Raimist remarked that the house is very plain and needs some attention to proportion and height. He suggested heavier porch columns with more detail, an extension of the porch to the full gable width, a second balancing window on the right side, and an enlarged window in the gable peak to give the house more presence. Comr. Molen also suggested that the scale of the home needed adjustment and the materials did not seem to be in use in the neighborhood. The Commission suggested that Mr. Lewis and his architect look to homes in the immediate area for inspiration for architectural details on the home.
- b. **Case #17-14 Amended, 503 E. Monroe Avenue** (Landmark #22, Seven Gables, Judge Enos Clarke House, East Monroe National Register District) – Michael Blaes presented minor changes to previously approved addition plans including a transom over the French doors and new garage doors. Comr. Raimist made a motion in Case No. 17-14 Amended, 503 E. Monroe Avenue, to approve the new garage doors and transom as submitted. Comr. Molen seconded the motion and it passed unanimously.

4. **New Business**

- a. **Citizens Comments/Seeking advice** to preserve their historic properties: Mark Gorris of 305 N. Harrison said that he would be bringing new plans for the addition to his home in light of the City's new ordinance for the calculation of secondary front yards for corner lots.

5. **Old Business**

- a. **Mermod Place Historic District** – No report.
- b. **Ordinance Revision** – Comr. Anadel, Comr. Raimist and Ms. Lowry will schedule a subcommittee meeting in January.

6. **Adjourn** – Motion to adjourn at 8:35 p.m. made by Comr. Molen, seconded by Comr. Anadel and unanimously approved.