



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, March 14, 2018 at 7:00 p.m.
Kirkwood City Hall, City Council Chambers

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

Guests: Mark Potthast, Barbara Racadio, Matt Bruckel, Charles Schagrin, Lauren Strutman and Thomas Douglas of Lauren Strutman Architects

In the absence of Chair Smith, Vice Chair Raimist served as acting Chair and called the meeting to order at 7:00 p.m.

1. **Approval of Minutes** – Motion to approve the February 14 and March 1, 2018 meeting minutes as submitted by Comr. Andel, seconded by Comr. Brauer and unanimously approved.
2. **Public Hearing**
 - a. **Case #18-02, 219 Orrick Lane** (North Taylor Local and National Register Districts) – Demolition of home. Ms. Lowry presented a PowerPoint slideshow on the history of the home and findings of fact, including public notification. The property is contributing to both the North Taylor local and National Register Districts. Owner Mark Potthast gave a brief summary of his experience in the homebuilding business. He stated his belief that the rear addition was not consistent with the existing home and that the home was in poor condition with cracks in the brick above the windows and doors. Comr. Raimist stated that the home has value in how it fits into the neighborhood and asked if Mr. Potthast had run the costs and benefits of renovation. Mr. Potthast stated that he and his partner believe that a renovation will not be worthwhile due to the need for structural repairs. He said that the new home he will build will be in the \$1.1 to 1.2 million price range. Comr. Andel reported that the house across the street that was also built on a slab was successfully renovated and that there are two sides as to whether a new house is better than a renovated old house.

Public Comment: Barbara Racadio has lived next door at 223 Orrick Lane since the former owner Mrs. Ulner was there and raised her own children in the house. She believes the back addition was poorly done, the house is not livable as is, and a new home would improve the property from her perspective.

Comr. Raimist would like to see the original home updated and avoid destroying the historic fabric unnecessarily. Comr. Andel said that the things that are wrong with the

house can be remedied through renovation. In reply to the question regarding the for sale sign, Mr. Potthast replied that it has been up for one month and has recently been changed to say "Coming Soon."

Comr. Molen made a motion in the case of 18-02, 219 Orrick Lane, that the demolition of the home would be stayed for the full 270 days. Comr. Andel seconded the motion and it passed unanimously.

3. Certificates of Appropriateness

- a. **Case #18-04, 306 E. Jefferson Avenue** (Landmark #5, Smith-Keysor House, Jefferson Argonne Local and National Register Districts) – Alterations and additions to home. Charles Schagrin said that the house was in deplorable condition with rotten wood, termite damage, metal siding over the original clapboard (with the clapboard damaged underneath), no fire-stopping in the balloon frame, crumbling foundation, and other sags to the home. Mr. Schagrin has recommended that the owner apply for a demolition permit and create two building lots. Mr. Schagrin presented a plan for subdivision of the lot, but said that property owner Matt Bruckel would prefer to salvage the house.

Architect Lauren Strutman said that Mr. Bruckel and his wife purchased the home with the intent of adding porches around the house. Ms. Strutman said that they have already pulled a permit for interior remodeling, not realizing they would find all of these flaws in the home. She said that if Mr. Bruckel can do the porches and the addition, he is willing to try to save the house, but if the plans are not going to be approved, he is not willing to live in the house in its current state. She said they have done everything they can to differentiate the new from the old. They are using different windows, shutters, columns, wood siding, corner boards, and lattice on the addition as well as authentic wood materials.

Comr. Molen asked if they were requesting approval for an addition or a demolition tonight. Mr. Bruckel stated that they would like to bring the house back to its elegant nature. He said that renovation costs three times as much as new construction. He believes that the new wraparound porch will soften the house. In response to Comr. Andel's question as to whether he was aware of state tax credits for rehabilitation, Ms. Strutman said that she did not think the work would be covered. Mr. Bruckel said that they would change the front of the house to Fillmore and add a circle drive. Mr. Bruckel also stated that he did not want an addition that looked like an addition; he wants the house to look like a finished product. In response to Comr. Molen's question regarding the porches, Mr. Bruckel said that all of the porches would be new. Comr. Raimist said that Mr. Bruckel has a legitimate vision of the house, but that vision does not put much value in the existing historic home. Comr. Raimist understands that there are many problems with the home, and while he applauds the effort to want to integrate into the community and make the home welcoming, at this point he would have to say no to the plans. Ms. Strutman argued that the home addition is compatible, but not identical, to the existing home.

Comr. Molen said that the Commission needs to review the drawings, and talk about the building elements and the Commission's opinion about how they fit the Secretary of Interior's Standards for Rehabilitation. Mr. Bruckel said that he is open to the Commission's suggestions. The Commission discussed the issue of masking the historic façade; the inability to tell what's old and what's new on the proposed plans; the historic appropriateness of the changes to the home; the massing of the addition vis-à-vis the existing house, and the appropriateness of the porch on the northeast corner of the home. Comr. Raimist suggested that the applicant and the Commission set an alternate time to discuss changes to the property.

Comr. Molen made a motion with regard to the Certificate of Appropriateness in the Case No. 18-04, 306 E. Jefferson Avenue, to table further discussion with regard to this application until the Commission can reconvene to provide specific input into the Commission's opinion where the new design falls short of the required historic guidelines. Comr. Andel seconded the motion and it passed unanimously.

4. **New Business**

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

5. **Old Business**

- a. **Ordinance Revision** – No report.
- b. **Favorite Building Awards** – The Commissioners reviewed a few photos and agreed to bring nominations to the next meeting.

6. **Adjourn** – Motion to adjourn at 8:45 p.m. made by Comr. Molen, seconded by Comr. Andel and unanimously approved.