



**KIRKWOOD LANDMARKS COMMISSION  
SPECIAL CALLED MEETING MINUTES**

**Thursday, March 29, 2018 at 9:30 a.m.  
Kirkwood City Hall, Main Level Conference Room**

**Present:** Commissioners Lynn Andel, Judith Brauer, Ryan Molen, Andrew Raimist, Robert Rubright, Jessica Worley and Staff Liaison Amy Lowry

**Guests:** Esley Hamilton, 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 9:40 a.m. Introductions of each attendee were made.

**1. Certificates of Appropriateness**

**Case #18-04, 306 E. Jefferson Avenue** (Landmark #5, Smith-Keysor House, Jefferson Argonne Local and National Register Districts) – Alterations and additions to home. Esley Hamilton, the former St Louis County Historian, gave historical background on the home, including the fact that it was one of the first buildings designated as a County Landmark. Comr. Raimist suggested that the Landmarks Commissioners present thoughts on the proposed changes to the house from the meeting on March 14. Ms. Lowry showed historic maps and photos of the property. Comr. Molen reviewed the proposed changes to each elevation and their compatibility to the Secretary of the Interior’s Standards for Rehabilitation (see attached Exhibit A: Molen comments that are incorporated herein). Comr. Raimist also reviewed the proposed changes to the home (see attached Exhibit B: Raimist comments that are incorporated herein) and requested an inventory of what exterior materials will be salvaged and what will be replaced. He said that the house as is does not fulfill Mr. Bruckel’s needs, and the Commission would like to see him get the house he needs while minimizing the negative effects on the existing house. Comr. Raimist said it is most important to maintain the south and west facing façades. He suggested that the house addition be simplified with the massing compact and connected to the east arm of the “t”. This addition could still be two stories and include a three-car garage and recreation room above. He also suggested that the Commission would be open to allowing a wraparound porch on the north elevation, provided it does not extend to the bay window on the west.

Lauren Strutman presented plans for a revised one-story addition attached to the house in the southeast corner, changing the east side of the wraparound porch into an interior hallway and including a three-car garage with recreation room above. The Commission discussed the revised plans as being more preferable to the original. Mr. Hamilton

regretted the loss of the full wraparound porch on the south elevation, but conceded that the Commission may need to make some compromises. Comr. Molen made a motion in Case No. 18-04, 306 E. Jefferson Avenue, to reject the plans submitted with the Application for Certificate of Appropriateness, with a vote of confidence that the new plans presented today were generally moving in a positive direction. Comr. Andel seconded the motion and it passed unanimously.

2. **Adjourn** – Motion to adjourn at 10:40 a.m. made by Comr. Worley, seconded by Comr. Brauer and unanimously approved.

## Exhibit A

### General

Kirkwood Ordinance 12 ½-12 requires approval of specifications. Please provide information on planned exterior materials for review as well as what exterior finishes will be salvaged and what will be replaced (i.e. siding, windows, trim, roofing, masonry, etc.). Samples would also be helpful.

### South Elevation

The plans submitted for the renovation and addition have mislabeled the front elevation of the home. Historic Inventory sheets from February of 1981 state that “the house faces south” and refer to the “front door” being located in the east bay of the south façade. November 18, 1999 Landmarks Commission Meeting Minutes reference “main front wrap around porch”. The submitted plans have the west façade labeled “Front”.

The plans include the complete demolition of the front façade of the home with a significant addition to the south. As the front façade, existing wrap around porch, front entrance and associated appurtenances represent significant historic character the planned addition to the south is contrary to The Secretary of Interior Standards, specifically:

**Standard #2** *which states the removal or alteration of historic features should be avoided.* Plans call for the complete demolition of this elevation.

**Standard #5** *distinctive features shall be preserved.* Plans call for the complete demolition of this elevation.

**Standard #9** *new additions shall not destroy historic materials that characterize the property.* Plans call for the complete demolition of this elevation.

**Standard #10** *if new addition is removed in the future the historic integrity and essential form of the home should be unimpaired.* Plans call for the complete demolition of this elevation.

Additionally, the south addition proposed is contrary to:

### **I. Principles for Preservation:**

**E. Doors and Entrances:** preference for maintaining original placement of door opening.

**N. Windows:** The removal of window from the front façade is discouraged.

### **VII. Standards for Additions:**

- It is preferred that additions be compatible with but differentiated from the old.
- Additions should be smaller than the primary structure. It appears that the total planned footprint of the addition is at least 20% larger than the footprint of the original home.
- Additions should be kept simple and appropriate in proportion.
- New additions should be constructed in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Additions to historic buildings should be located on rear and other secondary facades. Side additions may be acceptable if they do not compete with the primary structure.

### **North Elevation**

Proposed plans for the north façade include the new addition of a porch that spans the entire length of the north face.

The planned work on the north is contrary to The Secretary of Interior Standards, specifically:

**Standard #3** *changes that create a false sense of historical development such as conjectural features shall not be undertaken.* See addition of new porch along the length of the north façade.

Additionally, the proposed work on the north is contrary to:

#### **I. Principles for Preservation:**

**I. Porches:** Adding porches where none previously existed is discouraged.

### **West Elevation**

Proposed plans for the west façade include the new addition of a porch that spans the entire length of the west face; the removal of a masonry chimney; the extension of the roof line over the proposed south addition; the addition of shutters to a small second floor window; the removal or obscuration of the trim detailing over the triple window with transom and existing bay window and the addition of a new door into what will be the kitchen area.

The planned additions and deletions to the west are contrary to The Secretary of Interior Standards, specifically:

**Standard #2** *which states the removal or alteration of historic features should be avoided.* See the removal or obscuration of the trim detailing over the triple window with transom and existing bay window.

**Standard #3** *changes that create a false sense of historical development such as conjectural features shall not be undertaken.* See addition of new porch from south corner of existing west gable to beyond north corner of the home.

**Standard #5** *distinctive features shall be retained and preserved.* See the removal or obscuration of the trim detailing over the triple window with transom and existing bay window.

**Standard #6** *replacement of missing features should be substantiated by documentary, physical or pictorial evidence.* Verify proposed new shutters previously existed.

**Standard #9** *new additions shall not destroy historic materials that characterize the property.* See the removal or obscuration of the trim detailing over the triple window with transom and existing bay window.

Additionally, the proposed work on the west is contrary to:

#### **I. Principles for Preservation:**

**I. Porches:** Adding porches where none previously existed is discouraged.

**N. Windows:** The additional of shutters where none previously existed is discouraged. Verify proposed new shutters previously existed.

### **East Elevation**

Proposed plans for the east façade include the replacement of the existing porch that spans from the north corner of the gable end to the north corner of the east façade; the removal of a masonry chimney; the replacement of a small window on the existing east façade with a new larger window; the addition of a three car garage, new bath and laundry, rec room and stairs to second floor.

The planned additions and deletions to the east are contrary to The Secretary of Interior Standards, specifically:

**Standard #2** *which states removal or alteration of historical features should be avoided.* See removal and replacement of existing east porch.

**Standard #4** *changes that have acquired historical significance in their own right shall be retained and preserved.* See removal and replacement of existing east porch.

**Standard #9** *new work shall be differentiated from the old.* See general character and design detailing of garage addition.

Additionally, the proposed work on the east is contrary to:

### **I. Principles for Preservation:**

**N. Windows:** Maintain size and shape of (window) openings.

**Note:** There was some discussion at the 3/14/18 Landmarks Commission meeting regarding the shed porch roof on the east façade of the home and when it was added to the property.

Based on 11/18/99 Application for Certificate of Appropriateness it appears that the current porch was constructed in late 1999 or early 2000. Approval for the 11/18/99 CoA was based on the applicant's request to build a porch that "resembled the original porch from 1900 however it will not be two stories as it was" (item #8, p.2 of CoA application). Additionally, the applicant at that time stated that "the last style was not historically correct" (item #9, p.2 of CoA application). This seems to indicate that the current structure was approved and constructed as a more historically accurate structure than what it replaced.

A historical photograph (<http://broderickandbascom.com/family-trees/broderick/john-kern-broderick/plane/1975-kirkwood-review-plane-in-pasture.png>) shows the two story porch in place prior to 1919 (apparently covered with years of vine growth). If there was a structure prior to the two story porch it was in place in the early 1900's or earlier.

**Exhibit B**

**Smith-Keysor House**  
Kirkwood Landmark #5

306 East Jefferson Avenue  
Kirkwood, Missouri 63122



The South Elevation (photo below) was originally the main entry facade. The wrap around porch across this face extends around the East and West sides until it meets the crossing "T" elements of the plan. The main entry door still exists here although the orientation of the house no longer makes sense with Argonne. It seems that the functional formal entrance has been from East Jefferson for some time. Nevertheless, due to the position of the driveway and the carriage house (converted to two-car garage) the original front entry was very likely the most used entrance.



View of south-facing historic facade circa 1980.

The historic South Elevation is almost entirely obscured and erased by the proposed addition. This was the historical main entry to the house and remains essentially intact today. A two-story addition with the new entry (with its door facing Fillmore) has been added here across this facade. It contains a two-story entry foyer. A one-story Master Bedroom Suite is also proposed to be added here.

To the East is the three-car garage addition with the second floor Recreation Room. The wrap-around porch here imitates the historic one but shifted far to the South. It no longer functions as the entry and the door has been replaced by a window.

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**East Elevation**

(facing the new home to be constructed on the adjacent lot)

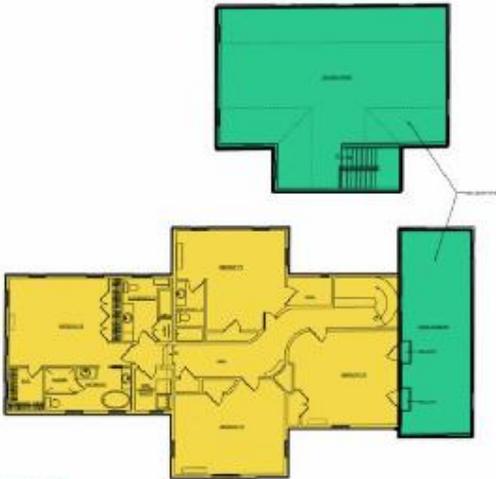
The East Elevation is partially retained at the North with the present-day entry door remaining intact, however the porch in this section has been reconstructed to match the style of columns on the South Elevation of the house. The three-car garage with second floor Recreation Room faces the adjacent lot to the East. At left, the one-story Master Bedroom Suite is visible.



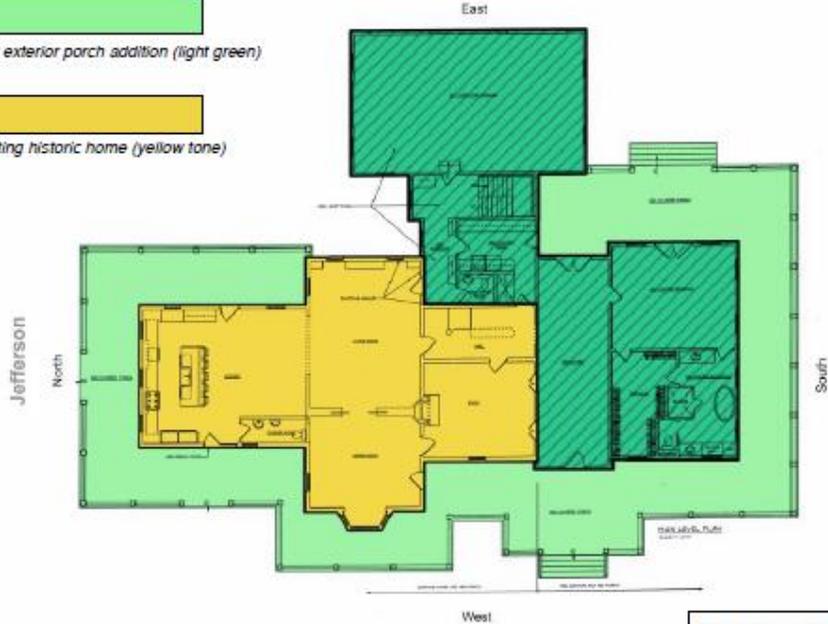
Present-day entry at northeast corner of house facing Jefferson. The current address is 306 East Jefferson.

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**Second Floor Plan**  
*(proposed)*



**First Floor Plan**  
*(proposed)*

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The historic South Elevation is almost entirely obscured and erased by the proposed addition. This was the historical main entry to the house and remains essentially intact today. A two-story addition with the new entry (with its door facing Fillmore) has been added here across this facade. It contains a two-story entry foyer. A one-story Master Bedroom Suite is also proposed to be added here.

To the East is the three-car garage addition with the second floor Recreation Room. The wrap-around porch here imitates the historic one but shifted far to the South. It no longer functions as the entry and the door has been replaced by a window.

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**West Elevation**  
(facing Fillmore)

The West Elevation is proposed to be the new formal entrance with a significant addition toward the South. The portions tinted green are new additions. The new main entry is being shown in the new narrower gable (two stories tall) while the new Master Bedroom Suite is located on the first floor of the one-story addition to the South. With the possible exception of two columns near the center, all of the wrap-around porch is newly added and newly constructed. The porch extends in front of the existing first floor projecting bay.



Recent view of the West Elevation of house facing Fillmore.

**Smith-Keysor House**  
Kirkwood Landmark #5

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**North Elevation**  
(facing Jefferson)

The North Elevation of the historic house is the one that is generally the most intact following the proposed addition with the exception of the wrap-around porch. At the left (to the East) is the three-car garage addition with a second floor Recreation Room. The "barn door" style opening here is decorative only (non-functional). The wrap-around porch here is entirely new. The small entry porch at the Northeast corner of the house is no longer legible as a separate structure. An opening is left in the porch, but no entry is visible at this location.



*View of house from street  
(Jefferson).*

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**East Elevation**  
(facing the new home to be constructed on the adjacent lot)

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Present-day entry at northeast corner of house facing Jefferson. The current address is 306 East Jefferson.