



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, April 11, 2018 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, City Council Member Maggie Duwe and Staff Liaison Amy Lowry

Guests: Charles Schagrin, Lauren Strutman and Thomas Douglas of Lauren Strutman Architects, Jonathan Simon, Rob Lawless, Lynn Nienkemper, Larry Alberici and John Suelthaus

The meeting was called to order at 7:04 p.m.

1. **Approval of Minutes** – Motion to approve the March 14 and March 29, 2018 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Rubright and unanimously approved.
2. **Certificates of Appropriateness**
 - a. **Case #18-04 and 18-08, 306 E. Jefferson Avenue** (Landmark #5, Smith-Keysor House, Jefferson Argonne Local and National Register Districts) – Alterations and additions to home and demolition of detached garage. Lauren Strutman described the changes from the plans, including a new single front door on the west side (instead of double), a lowered north porch for a 2/12 roof pitch and a 30" rail instead of 36". Ms. Strutman also reviewed a provided list of materials, including differences between new and existing, and discussed that the siding on the addition will be painted wood and the metal siding on the existing house will be painted. The owners may replace the metal siding in the future. Comr. Raimist asked if the mudroom could be pushed to the east to accommodate a turn of the porch with one column visible. The Commission and Ms. Strutman discussed the porch turn, the offset of the master bedroom and the need for a roof plan. The Commission discussed the fact that the existing detached garage would need to be removed to complete the addition plans. Comr. Raimist made a motion to approve the plans as submitted with two changes: replace all aluminum siding and soffits on the existing house with wood, and to use the simpler, old-style columns on the north porch. The motion was not seconded and it failed. Comr. Molen made a motion in Case No. 18-08 to approve demolition of the detached garage. Comr. Rubright seconded the motion and it passed unanimously. Comr. Molen made a motion in Case No. 18-04 to approve the plans for the addition as submitted dated April 5, 2018. Comr. Rubright seconded the motion and it passed unanimously.

- b. **Case #18-05, 338 S Kirkwood Road** (Landmark #68, Osage Theater) – Sign. Jonathan Simon presented the design for a new sign for State Farm Agent Jake Molitor. Comr. Brauer questioned whether the sign could be a simple rectangle as the arched sign does not match the Art Deco Theater. Mr. Simon said the sign is State Farm’s “historic” sign and may not be appropriate for each specific building. Comr. Raimist also requested that the sign be moved down on the wall to the soldier course of brick above the transom. Comr. Raimist made a motion to modify the sign to be roughly 30” tall by 48” wide, to make it rectangular instead of arched, and to move the location of the sign to the grout line above the soldier course of brick. Comr. Brauer seconded the motion and it passed 5-0, with Comr. Andel abstaining due to a conflict of interest.
- c. **Case #17-17 Amended, 632 E Jefferson Avenue** (Jefferson-Argonne Local and National Register Historic Districts) – Addition of rear stoop. After a short discussion, Comr. Brauer made a motion in Case No. 17-17 Amended to approve the plans for the addition of the stoop as submitted. Comr. Rubright seconded the motion and it passed unanimously.
- d. **Case #18-06, 113 Handlan Court** (Jefferson Argonne Local and National Register Districts) – Demolition of home. Rob Lawless, representing homeowner Lynn Nienkemper, said that the home was built in 1941 on a concrete block foundation and has issues with water in the basement. This house and the house at 112 Handlan are not bungalows like the rest of the street, but are all brick homes. Ms. Nienkemper would like to stay in the neighborhood with a new house. Mr. Lawless presented a proposed front elevation that he felt was compatible with the style of houses in Kirkwood. Comr. Raimist said that the Commission would like to have a house that is compatible with other homes on the street, including a brick front. Ms. Lowry said that in light of the Commission’s Favorite Building Awards for May’s meeting, the public hearing on the demolition would need to be held at the June meeting, but that date is beyond the 60-day automatic stay which expires June 2. Comr. Raimist made a motion in Case No. 18-06 to extend the stay of demolition until June 13, 2018 at which time the Commission would hold a Public Hearing. Comr. Molen seconded the motion and it passed unanimously.
- e. **Case #18-07, 1032 N. Taylor Avenue** (North Taylor Local and National Register Historic District) – New home. John Suelthaus presented plans for a new home in the place of the home to be demolished. Comr. Raimist expressed concern about the style of the house in that it does not fit into the historical context, the stone veneer on the first floor with the rest of the home finish as siding, and the chimney with siding – preferred stone or brick. Comr. Andel said that the proposed design does not take on the whimsical notions of the smaller home. The Commissioners requested that Kingbridge build the house to the rest of the neighborhood and ignore the newer home next door. Comr. Raimist made a motion for the developer to reconsider the house design for 1032 North Taylor Avenue, Case No. 18-07, and suggested presentation of a preliminary design so that the Commission may consult with the developer prior to formal consideration, obtaining the opinion of another architect, and restudying the neighborhood and housing stock. Comr. Rubright seconded the motion and it passed unanimously.

3. **New Business**

- a. **Citizens Comments/Seeking advice** to preserve their historic properties – none.
- b. **Amtrak Train Station ADA Improvements.** The Commission discussed the plans for the new platform, lights, the building housing the wheelchair lift, and the impact of the project on the train station. The Commission agreed that the wheelchair lift enclosure should be complimentary to the train station with a simple design and a copper roof or fascia to tie into the existing building. The Commission also agreed that the new pole mounted light fixtures are acceptable, but if there are other options for the light fixtures, or if a substitution of the fixtures becomes necessary, then the Commission would like advance notice.

4. **Old Business**

- a. **Ordinance Revision** – No report at this time.
- b. **Favorite Building Awards** – The Commission reviewed nominations and discussed the awards to be given.

5. **Adjourn** – Motion to adjourn at 8:50 p.m. made by Comr. Rubright, seconded by Comr. Molen and unanimously approved.