

# CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL REPORT

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CITY OF KIRKWOOD  
LANDMARKS COMMISSION ACTIVITIES  
OCTOBER 1, 2018 – SEPTEMBER 30, 2019



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For submission to  
Missouri Department of Natural Resources  
State Historic Preservation Office  
P.O. Box 176  
Jefferson City, MO 65102

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**CERTIFIED LOCAL GOVERNMENT PROGRAM**  
**ANNUAL REPORT 2018-2019**  
**CITY OF KIRKWOOD LANDMARKS COMMISSION**

**1. Introduction**

The Kirkwood Landmarks Commission was first established in 1981 by Ordinance No. 6697 to identify and designate landmarks within the City of Kirkwood. In July 1986 the City of Kirkwood became a Certified Local Government (CLG), with the benefits afforded to it by the State Historic Preservation Office (SHPO). Also in 1986, the City Council repealed the original ordinance and replaced it with Ordinance No. 7534. This change increased the scope of the Commission’s work to “study, identify and designate landmarks and historic districts within the city; to review proposed changes in landmarks; and to make recommendations to encourage the preservation of such landmarks or historic districts.” By Ordinance 9076 in 2001, the City Council scaled back the powers of the Landmarks Commission to review additions and alterations to homes in historic districts, although it still retained authority to review such changes to designated landmarks. The Commission’s powers with regard to demolitions and new construction were unchanged. In 2013 the City Council modified the Landmarks Ordinance to broaden the definition of a historic district so that inclusion of a designated landmark property was not required. The Commission has designated more than eighty landmarks and eight local historic districts with over 800 properties. There are also 24 individual properties and four historic districts (Jefferson-Argonne, East Monroe, Downtown Kirkwood and North Taylor) listed on the National Register of Historic Places.

During the report period, the Commission was proactive in its efforts to preserve Kirkwood’s heritage through approval of Certificates of Appropriateness, celebration of Favorite Building Awards, and attempts to save historic homes from demolition. The report period was also marked by the unfortunate loss of a Landmark home – although the log cabin internal to the home has been saved for another purpose.

The CLG program provides much needed advice and support for city staff, the Commission and property owners, as well as monies for rehabilitation. The Commission is drafting a new Landmarks Ordinance and hopes to have it considered by City Council in the coming year. In addition, the Commission hopes to continue working with neighborhood groups to form additional historic districts.

**2. Historic Preservation Commission Membership**

The Commission is composed of seven citizens of Kirkwood, chosen to serve because of “demonstrated interest in, competence in, or knowledge of historic preservation.” Each member serves for a three-year term and may be reappointed. Appointments are considered in the month of June. *See enclosed Volunteer Profiles and Résumés at Tab A.* Elected officers for the report year were Ryan Molen as Chair, Andrew Raimist as Vice Chair and Robert Rubright as Secretary. Kirkwood City Council Member Maggie Duwe served as Council Liaison to the Commission. Commissioners and their terms are as follows:

Member	Appointed	Expires	Status	Preservation Related Field
Lynn Anadel	6/2012	6/2021	In service	Real Estate
Andrew Raimist	7/2012	6/2020	In service	Architecture
Walter Smith	2/2012	6/2021	In service	Business Marketing
Robert Rubright	6/2013	6/2022	Reappointed in June, in service	History, Writing
Jessica Worley	7/2015	6/2021	In service	Architecture
Judith Brauer	6/2016	6/2022	Reappointed in June, in service	Design
Ryan Molen	4/2017	6/2020	In service	Construction

### 3. Scheduled Meetings Held and Attendance

The Commission holds regularly scheduled meetings on the second Wednesday of the month. If there are no cases to review, the Commission may not meet. During this report period, the Commission held 11 regular meetings and 1 special called meeting. *See enclosed Meeting Minutes at Tab B.* For each meeting the individual attendance records are shown below (*x = present, \* = Special Called Meeting*):

Member	Oct 10 <sup>th</sup>	Nov 14 <sup>th</sup>	Dec 12 <sup>th</sup>	Jan 9 <sup>th</sup>	Feb 13 <sup>th</sup>	Mar 13 <sup>th</sup>	Apr 10 <sup>th</sup>	Jun 12 <sup>th</sup>	Jul 10 <sup>th</sup>	Aug 14 <sup>th</sup>	*Aug 29 <sup>th</sup>	Sept 11 <sup>th</sup>
Lynn Anadel	x	x	x	x	x	x	x	x	x		x	x
Judith Brauer	x	x	x	x	x	x	x	x	x	x	x	x
Ryan Molen	x	x	x		x	x		x	x			x
Andrew Raimist	x	x	x		x	x	x		x	x		x
Robert Rubright	x	x	x	x	x	x	x	x	x	x	x	
Walter Smith		x	x	x	x	x		x	x	x	x	x
Jessica Worley			x	x			x	x	x	x	x	
<i>Amy Lowry, Staff</i>	x	x	x	x	x	x	x	x	x	x	x	x

### 4. Subcommittees and Study Groups

The Commission formed a Subcommittee on proposed changes to the Landmarks Commission Ordinance in accordance with the goals of the Kirkwood Comprehensive Plan. The Subcommittee met eight times in the subject year. The Subcommittee’s work is ongoing with the goal of bringing a new proposed ordinance to City Council in 2020.

### 5. Commission Activities

#### a. Local Landmarks Designations

The Commission did not designate any new Landmarks during the report year.

#### b. Local Districts Designations

The Commission did not designate any new local historic districts during the report year. Potential districts are under evaluation in the Mermod Place and Sugar Creek Ranch subdivisions. In addition, the Commission would like to evaluate the formation of local historic districts in the Downtown Kirkwood and East Monroe National Register Districts in the near future.

#### c. National Register of Historic Places

The Commission did not review any National Register Nominations.

**d. Cases Reviewed and Decisions Reached**

The Commission reviews any changes to a designated Landmark that require a City building permit. In local historic districts, the Commission reviews new construction only, but not additions or alterations to homes. For both Landmarks and local historic districts, the Commission reviews demolitions. The Commission can delay a demolition from an automatic stay of 60 days up to a maximum of 270 days, but may not ultimately prohibit demolition.

The Commission had four properties under demolition review procedures in the report year. Three of those properties (222 E. Argonne Drive, 219 Orrick Lane, and 113 Handlan Court) are contributing structures in either the North Taylor or Jefferson-Argonne Historic Districts. In all cases, the stay of demolition was extended by the Commission to the maximum 270 days. Each stay has now expired – allowing each property owner to demolish the house. As of the end of the report year, each of the houses is still standing. The house at 222 E. Argonne Drive is owned by the adjacent church property and will be torn down as all utilities have been shut off and some internal demolition has occurred. The house at 219 Orrick Lane is still occupied. The house at 113 Handlan Court will be saved; the owner decided to add onto the existing house rather than razing it.



222 E. ARGONNE DR. (JEFFERSON-ARGONNE HISTORIC DISTRICT)



219 ORRICK LN. (NORTH TAYLOR HISTORIC DISTRICT)



113 HANDLAN CT. (JEFFERSON-ARGONNE HISTORIC DISTRICT)



518 SCOTTSDALE. RD. (LANDMARK #69)

The fourth house under demolition review was Landmark #69, How Farm, at 518 Scottsdale Road. The house was in considerable disrepair as the roof had been damaged by a fallen tree and the house sustained a large amount of water damage. The house contained two interior log cabins built circa 1830 and separated by about a 7 foot “dogtrot”, originally open to the outside, but later enclosed as a central hallway. The Commission was able to work with a subsequent owner of the property to employ a log cabin expert to review the structures and to propose a plan to remove the log cabin and preserve the pieces for rebuilding on another site. Unfortunately, the site will be completely

cleared for a new infill house. *Press coverage of the Scottsdale demolition and the plan for the log cabin are enclosed at Tab C.*

In total, twenty (20) Certificates of Appropriateness (CoAs), including four (8) amendments to previously approved CoAs, were issued during the report year including:

- Five (5) CoAs for alterations and additions to five Landmark buildings (including two amendments to previously approved plans);
- Three (3) CoAs for new construction of detached structures on two Landmark properties (including one amendment to previously approved plans);
- One (1) CoA for new signs on one Landmark property;
- One (1) CoA for demolition of one Landmark home;
- One (1) CoA for demolition of a damaged detached garage on a Landmark property.
- Five (5) CoAs for three new homes in historic districts (including four amendments to previously approved plans); and
- Four (4) CoAs for new construction of detached structures in historic districts (including one amendment to previously approved plans).

A summary of all considered cases follows:

<b>Date</b>	<b>Property/Address</b>	<b>Recommendations and Decisions</b>
October 2018	632 E. Jefferson Ave. (Jefferson-Argonne Local Historic and National Register Districts)	Case #2018-16: New cedar pergola attached to both house and detached garage approved.
October 2018	Landmark #5, Smith-Keysor House, 306 E. Jefferson Ave. (Jefferson-Argonne Local Historic and National Register Districts)	Case #2018-04 Amended: New deck and alterations to home, including a relocated masonry fireplace, the changing of two windows to French doors, and the addition of a man door to the garage approved.
October 2018	48 Ponca Trail (Meramec Highlands Historic District)	Case #2018-12 Amended: Review and approval of changes to new home suggested by the Architectural Review Board.
November 2018	Landmark #22, Seven Gables, Judge Enos Clarke House, 503 E. Monroe Ave. (East Monroe National Register District)	Case #2018-17: New in-ground pool, pre-fab hot tub, retaining wall, fence and preliminary landscape plan approved.
December 2018	Landmark #16, Hazard House, 401 Clark Ave. (East Monroe National Register District)	Case #2018-18: Demolition of detached garage that was heavily damage by a tree approved.
December 2018	338 W. Argonne Dr. (West Argonne Historic District)	Case #2018-19: New detached garage approved.
Beginning in January, case numbering was switched to have the year last to correspond with the numbering of other City Boards/Commission cases. “Case#-Year” format will be followed below.		
January 2019	Landmark #35, Singleton-Hartman House, 306 N. Woodlawn Ave.	Case #01-2019: One story addition approved.

<b>Date</b>	<b>Property/Address</b>	<b>Recommendations and Decisions</b>
February 2019	1032 N. Taylor Ave. (North Taylor Local Historic and National Register Districts)	Case #02-2019: New home plans approved.
February 2019	Landmark #18, Swan Cottage, 305 N. Harrison Ave. (National Register of Historic Places)	Case #03-2018 Amended: Minor changes to previously approved addition approved.
February 2019	Landmark #16, Hazard House, 401 Clark Ave. (East Monroe National Register District)	Case #03-2019: New detached garage approved.
February 2019	48 Ponca Trail (Meramec Highlands Historic District)	Case #12-2018 Amended: New home plans with amended detail on roof approved.
February 2019	Landmark #67, Nipher School, 700 S. Kirkwood Road	Case #04-2019: Roof hatch approved.
March 2019	Landmark #42, Levi House Building, 201 N. Kirkwood Road (Downtown Kirkwood National Register District)	Case #05-2019: Building signs approved.
March 2019	1032 N. Taylor Ave. (North Taylor Local Historic and National Register Districts)	Case #02-2019 Amended: Review and approval of changes to new home suggested by the Architectural Review Board.
April 2019	Landmark #16, Hazard House, 401 Clark Ave. (East Monroe National Register District)	Case #03-2019 Amended: Minor changes to plans for new detached garage approved.
April 2019	220 Orrick Lane (North Taylor Local Historic and National Register Districts)	Case #06-2019: New in-ground pool approved.
June, July, August, September 2019	Landmark #69, How Farm, 518 Scottsdale Road	Case #07-2019: Demolition of home reviewed and stay of demolition removed.
June 2019	326 E. Jefferson Ave. (Jefferson-Argonne Local Historic and National Register Districts)	Case #19-2017 Amended: Minor changes to new home plans approved.
August 2019	Landmark #52, McElroy-King-Ambler House, 525 E. Argonne Dr. (North Taylor Local Historic and National Register Districts)	Case #08-2019: New front porch, alterations to side porch, and alterations to gutters, eaves and cornices approved.
September 2019	Landmark #25, Holmes-Mitchell House, 598 N. Taylor Ave. (North Taylor Local Historic and National Register Districts)	Case #09-2019: Proposed repairs to the existing garden wall structure considered, but not approved.
September 2019	340 Central Pl. (Central Place Historic District)	Case #11-2018 Amended: Changes to previously approved detached garage approved.

**e. Training and Conferences**

Ms. Lowry, Commissioner Molen and Commissioner Worley attended the Missouri CLG Forum (Commission Assistance and Mentoring Program) in Jefferson City on May 2, 2019. In December 2018, Commissioner Andrew Raimist presented a program to the other six Commissioners and Ms. Lowry on St Louis architect Harris Armstrong, who had designed some houses in Kirkwood. Ms. Lowry completed 20 additional hours of continuing education during the report period for her AICP certification.

**f. Public Education and Outreach**

The Commission conducted ongoing public education and outreach throughout the report year including the following:

**City Website Update:** During the report year the City’s website was updated with new information regarding the Landmarks Commission and historic preservation efforts in the City.

**Favorite Building Awards.** The Commission conducted its 21<sup>st</sup> annual Favorite Building Awards to coincide with National Preservation Month in May. Information regarding the program is disseminated on the City’s webpage, through its weekly e-mail blast, through the local newspaper (*Webster-Kirkwood Times*) and through postings at City Hall, the Kirkwood Community Center and the Kirkwood Public Library. Nominations are accepted from the public and City boards and commissions. *See enclosed Favorite Building Awards program for recipients at Tab D.*

**6. Comprehensive Preservation Plan/Preservation Component to City Masterplan**

The Landmarks Commission does not have a separate Comprehensive Preservation Plan. The Planning and Zoning Commission adopted a new Comprehensive Plan (*Envision Kirkwood 2035*) in 2017. The Housing section of the Comprehensive Plan contains as a goal the preservation of Historic Buildings and Neighborhoods through (1) the strengthening of City historic district and landmarks regulations to preserve historic structures and (2) the strengthening of regulations to limit teardowns of existing historic buildings and promote rehabilitation. The Landmarks Commission formed a Subcommittee to recommend to City Council changes to the Landmarks Commission Ordinance to meet the goals of the Comprehensive Plan.

**7. Historic Properties Inventory**

Kirkwood has two historic properties inventories. One such inventory was completed in 1986 of about 1700 properties in and around the core downtown area. This inventory has not been fully revisited or revised. In the future, this inventory needs to be completely updated to include demolitions, new construction, and properties in the entire city that have reached historic significance.

The second inventory contains 787 properties, including 554 properties in local historic districts, 84 designated landmarks (not already counted in local districts), and 149 properties in National Register Districts (not already counted as local landmarks or in local districts). For purposes of this report, only the second inventory is tracked. No new properties were added to the historic preservation inventory during the report year, and one property was lost at 518 Scottsdale Road.

**8. Historic Preservation Incentives**

**a. Local Tax Incentives Program**

Neither the City nor the Landmarks Commission has a tax incentive program that could be used to benefit historic properties.

**b. Local “Bricks And Mortar” Grants/Loans Program**

The City of Kirkwood does not have a grant or loan program for rehabilitating or restoring historic properties, but the Downtown Kirkwood Special Business District does have a Façade Grant Program for downtown properties, many of which are in the Downtown Kirkwood National Register District. No façade grants were awarded in the reporting period this year.

**9. Local Property Acquisition Program**

Neither the City nor the Landmarks Commission has a program that could be used to acquire historic properties.



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This report is produced as a requirement for the Certified Local Government Agreement between the City of Kirkwood and the Missouri State Historic Preservation Office. It describes the activities of the Landmarks Commission during the period of October 1, 2018 through September 30, 2019. Information is included regarding the cases reviewed, district and landmark designations, National Register nominations, monitoring, and general preservation and outreach activities.

## **CITY COUNCIL**

Timothy E. Griffin, *Mayor*

Maggie Duwe  
Ellen Edman  
Nancy Luetzow  
Wallace Ward  
Kara Wurtz  
Mark Zimmer

## **LANDMARKS COMMISSION**

Ryan Molen, *Chair*  
Andrew Raimist, *Vice Chair*  
Robert Rubright, *Recording Secretary*  
Lynn Andel  
Judith Brauer  
Walter Smith  
Jessica Worley

## **CITY STAFF**

Amy Lowry, *AICP, Assistant City Planner/Landmarks Liaison*  
Jack W. Schenck, *Building Commissioner*

*Volunteer Profiles and Résumés*

*Meeting Minutes*

***Press Coverage on Demolition of House  
at 518 Scottsdale Road & Log Cabin Plan***

*Favorite Building Awards Program*