



**Landmarks Commission
Meeting Agenda
Wednesday February 11, 2026, 7:00 p.m.
City Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122**

I. Approval of Minutes of January 14, 2026 and any additions or modifications to the current agenda.

II. Certificates of Appropriateness – Unfinished Business

III. Certificates of Appropriateness – New Business

- a. **COA-01-2026 – 711 S. Kirkwood Rd** (Manor Grove) – proposal to replace the faces of two existing monument signs with updated “The Grove” branding. No change to construction of the monument sign is proposed.

IV. New Business

- a. Citizens seeking advice to preserve their historic properties

V. Internal Items

VI. Meeting Adjournment

Staff Liaison: Lauren Hoerr. Phone: 314-822-5899, Email: hoerrla@kirkwoodmo.org

Landmarks Commission: Chair Ryan Molen; Commissioners Kylie Christanell, Linda Hervatin, Michael Karpowicz, Kristy Piasecki, Ron Ruzicka, Aaron Senne.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.



**Landmarks Commission
DRAFT Work Session Meeting Minutes
Wednesday, January 14, 2026, 6:30 p.m.
City Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122**

Pursuant to notice of meeting duly given, the Landmarks Commission met in the Main Level Conference Room for a work session. Present: Chair Ryan Molen, Aaron Senne, Linda Hervatin, Ron Ruzicka, Mike Karpowicz, Kylie Christanell, and Planner I Lauren Hoerr. Absent: Vice Chair Kristy Piasecki. The meeting was called to order at 6:30 p.m.

I. Approval of Minutes – There were no work session minutes to approve.

II. Certificates of Appropriateness – Unfinished Business

- a. **COA-17-2026 – 751 N. Taylor Ave.** (Marquitz-Garesche House, North Taylor Historic District) – proposal to build a new single family home requiring demolition of the existing single family home and accessory structure on the site.

The Commissioners reviewed the application materials and discussed how it is difficult to find a consistent design aesthetic in the North Taylor Historic District. They appreciated the applicant's inclusion of inspirational photos from various homes in the district.

The Commissioners asked Staff for an update on the period of review timeline. Staff noted that the applicant applied for the demolition permit on May 29th of 2025 and the 270 period of review would end on February 23rd, after which the applicant would be allowed to continue with the demolition process. This would include staff review of the demolition permit in order to ensure they meet code requirements for demolition. The Commissioners discussed whether it was appropriate to start considering the new home's design when the period of review for the proposed demolition was not complete, as the period of review is typically used as a way for the Commission to consult with the applicant about all possible avenues of preservation of the existing home. They agreed that a cursory review of the new plans seemed appropriate to give the applicant a general idea of if they are headed in the right direction. The submitted packet still needed more details in terms of proposed materials such as the stone, the roofing, and the windows in order to be closer to approval.

III. Certificates of Appropriateness – New Business. None.

IV. New Business. None.

V. Internal Items. None.

VI. Meeting Adjournment – There being no other business, the meeting was adjourned at 6:50 p.m.

Ryan Molen, Chair



**Landmarks Commission
DRAFT Meeting Minutes
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Pursuant to notice of meeting duly given, the Landmarks Commission met in the City Council Chambers. Present: Chair Ryan Molen, Aaron Senne, Linda Hervatin, Ron Ruzicka, Mike Karpowicz, Kylie Christanell, and Planner I Lauren Hoerr. Absent: Vice Chair Kristy Piasecki. The meeting was called to order at 7:00 p.m.

I. Approval of Minutes of November 12, 2025 and November 25, 2025 – Motion to approve the November 12, 2025 meeting minutes as submitted by Comr. Karpowicz, seconded by Comr. Hervatin and approved unanimously. Motion to approve the November 25, 2025 meeting minutes as submitted by Comr. Ruzicka, seconded by Comr. Hervatin and approved unanimously.

II. Certificates of Appropriateness – Unfinished Business

a. **COA-17-2026 – 751 N. Taylor Ave.** (Marquitz-Garesche House, North Taylor Historic District) – proposal to build a new single family home requiring demolition of the existing single family home and accessory structure on the site.

Applicant Harlee Sorkin presented slides summarizing the July 9th public hearing presentation, the August 13th Landmarks Commission meeting, and their past efforts to look into renovation of the existing home. He provided his observations and pictures of the existing architectural styles in the North Taylor Historic District. He described how their proposed new construction is consistent with the character of the Historic District while complementing the quality of new construction across the street and in the area. He showed draft renderings, elevations, and floor plans of the proposed two-story home. Mr. Sorkin asked for feedback on the proposal and more detail on what the Commission is looking for in order to approve the proposal.

Comr. Molen thanked Mr. Sorkin for putting together the presentation and proposal. Comr. Molen stated they did not believe it was appropriate to start considering the new home's design in detail when the period of review for the proposed demolition was not complete, as the period of review is typically used as a way for the Commission to consult with the applicant about all possible avenues of preservation of the existing home. The Commission stated they would not be lifting the period of review prior to the expiration of the enacted 270-day period of review unless new information was presented to show that the house was not salvageable. Comr. Molen opened the discussion to questions or comments other Commissioners had for Mr. Sorkin.

Comr. Karpowicz asked Mr. Sorkin to provide a more detailed summary of the process they went through to come to the decision that demolition of the existing home was necessary. Mr. Sorkin stated that they came into the project with an open mind and considered what would be needed for renovations and additions. He said that they would have wanted to do a complete interior renovation and additions to bring the home up to modern living standards. As they evaluated the

situation, there was a certain loss of historical integrity over time with exterior materials and potential safety issues with vermiculite in the attic that led them to go in the direction of new construction.

Comr. Senne clarified the goal of preservation from the Commission's standpoint and the State Historic Preservation Office's guidelines. He noted that the Commission would not have expected an addition or an exterior renovation to make the house look exactly like what was originally built as that is not in keeping with general best practices used today.

Staff discussed general permitting and zoning requirements for the project. To answer a question Commissioners raised during the work session, staff also summarized the timeline for the creation of the North Taylor Historic District and how many demolitions and new constructions have taken place over time.

Comr. Molen opened the discussion for questions or comments on the new home. Comr. Karpowicz noted that the proposal still needed more details on the materials such as the stone, the roofing, and the windows in order to be closer to approval. Comr. Senne agreed with Comr. Karpowicz and requested detailed elevations. Comr. Molen added that cut sheets or material samples for the proposed materials would be helpful and requested a rendering of the home that includes the context of the other adjacent homes along North Taylor. Comr. Hervatin appreciated the inclusion of examples of other homes in the neighborhood in their presentation. Comr. Ruzicka noted that he appreciated the design of the new home.

The Commissioners asked whether a separate Certificate of Appropriateness would be needed for the pool construction. Staff said they would check and confirm at the next meeting. The Commissioners recommended that Mr. Sorkin provide information on the fencing, hardscaping, and landscaping as well as the pool layout and product specifications.

Comr. Karpowicz made a motion to continue the case with the recommendation to update the submitted materials as discussed during the meeting. Motion was seconded by Comr. Christanell and passed unanimously.


III. Certificates of Appropriateness – New Business. None.

IV. New Business. None.

V. Internal Items. Staff asked the Commissioners whether or not they would like to pursue doing Favorite Building Awards this year. The last time they were done was 2024. Commissioners said they were interested in doing the awards again. Staff said that she would email Commissioners a link to the 2024 winners and provide more information on the nomination process.

VI. Meeting Adjournment – Motion to adjourn at 7:40 p.m. by Comr. Senne, seconded by Comr. Ruzicka, and unanimously approved.

Historic Inventory

1. Kirkwood		4. Present Name(s) Manor Grove	
2. County St. Louis		5. Other Name(s) The Old Folks Home (at other location)	
3. Location of Negatives			
6. Specific Location 24M141325		16. Thematic Category Politics / Social / Welfare	28. No. Of Stories: 2
7. City or Town If Rural, Township & Vicinity Kirkwood, MO		17. Date(s) or Period 1927	29. Basement: Yes (x) No () Full ()
		18. Style or Design	30. Foundation Material: concrete
		19. Architect or Engineer Marcel Boulicat	31. Wall Construction: masonry
		20. Contractor or Builder	32. Roof Type: asphalt shingles – gabled roof
		21. Original Use, if apparent Home for indigent senior citizens of St. Louis	33. No. of Bays: Front: Back: Side:
		22. Present Use Long Term Nursing Care	34. Wall Treatment: brick
		23. Ownership: Public () Private (x)	35. Plan Shape: rectangular
		24. Owner's Name & Address Manor Grove, Inc. 711 S. Kirkwood Rd	36. Changes: Additions (x) Altered (x) Moved () (Explain in #42)
9. Coordinates Latitude Longitude	UTM	37. Condition: Interior: excellent Exterior: excellent	
10. Site () Building (1)	Structure () Object (3)	25. Open to Public? Yes (x) No ()	38. Preservation Underway? Yes () No ()
11. On National Register? no	12. Is it Eligible? Yes () No ()	26. Local Contact Person or Organization Dolores Mertz dmertz@manorgrove.com 314-965-0854 fax 314-965-0464	
13. Part of Estab. Hist. District? Yes () No (x)	14. District Potential Yes () No. ()		
15. Name of Established District		27. Other Surveys in Which Included	39. Endangered: Yes () No (x) By What?
42. Further Description of Important Features: Pillars on main front porch and faux 2 nd floor porch. 3 pioneer trees on the site		40. Visible from Public Road? Yes () No ()	
43. History and Significance: "The Old Folks Home" was founded to provide housing to St. Louis County's indigent elderly. As needs changed, "The Old Folks Home" became a nursing home in the mid-20 th century and changed its name to "Manor Grove." Its mission was to provide excellent nursing care at an economical price. Manor Grove continues to provide excellent nursing care to its elderly residents and remains one of the most economical nursing homes in St. Louis County. It has provided housing and care for over 3000 of St. Louis County's elderly.		41. Distance From and Frontage on Road: 90'	
		44. Description of Environment and Outbuildings: Manor Grove is located at the southern most block of the City of Kirkwood. It has maintained a large grouping of trees from its inception as well as a beautifully landscaped and manicured yard. The City of Kirkwood's oldest tree is located on the western edge of the property. The MO Botanical Garden has indicated it is approximately 400 years old and has been designated as a Pioneer Tree by the City of Kirkwood.	
45. Sources of Information: Original ledgers and minutes of Board Meetings from inception to current date.		46. Prepared by: A. Lamberg; D. Mertz	
		47. Organization: Kirkwood Landmarks Commission	
		48. Date: 2007 NOV	
		49. Revision:	

Verbal Boundary Description:

MANOR GROVE CONSOLIDATION PLAT, A TRACT OF LAND BEING PART OF LOT 9 OF ZEPHYR HEIGHTS, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352 PAGE 620 & 621 OF THE ST. LOUIS COUNTY RECORDS, HAVING A TOTAL ACREAGE OF 3.65 ACRES, LOCATOR # 24M141325.

Boundary Justification: The boundaries are based on the current legal description of this parcel, which includes all of the land historically associated with the property.

**HISTORY OF MANOR GROVE
Formerly The Old Folks' Home
Kirkwood, Missouri**

“...though the mind sometimes wanders, the body at times frail, this I beg of you please, let dignity prevail.”

*Manor Grove gratefully acknowledges the **Kirkwood Historical Society** for their kindness in the use of this article and Betty Weaver, who wrote the article and has also served on the Board of Directors.*

Manor Grove, formerly The Old Folks' Home, has been a part of Kirkwood history since 1907 and has experienced many refreshing and colorful changes since that time. Currently located at 711 S. Kirkwood Road, it has always provided a comfortable and secure haven for the elderly citizen, although its emphasis has changed through the years.

It all began February 2, 1900. On that date, Mrs. Phillip O'Toole called together a small group of women to organize a Sewing Society for the purpose of doing charitable work in St. Louis County. The society became known as The Willing Workers of Meacham Park and dues were fifty cents a year for honorary members and five cents a month for regular members. These energetic ladies, all members of Kirkwood churches, raised money in various ways to help the needy of the community. Their first \$10.00 was donated to the flood sufferers in May 1903. In 1905, having accumulated some extra money, they voted to bank \$10.00 as a nucleus for an “old peoples' home” – there being no such place of refuge in St. Louis County.” This had always been Mrs. O'Toole's dream for the future and when the fund grew to \$40.00, Mrs. O'Toole thought it time to perfect her plan.

In 1907 a house was rented on Monroe Avenue from Mrs. Gerald DeHoog. The rent was \$18.00 a month, and Mr. and Mrs. Nemo, badly in need of a home and care, were the first residents. The entrance fee was \$25.00 or the equivalent. Mr. and Mrs. Nemo had no money so they brought all their worldly goods, “bedding, fruit, vegetables and a few chickens.” It was at this time, July 8, 1907, that the Willing Workers Home for the Aged was incorporated.

It was not long until there was a waiting list and it was necessary to move to a larger place on Main Street, and later to a home at Geyer and Woodbine.

In 1910 a house was purchased at Washington and Taylor Avenues and in March of 1910, the name Willing Workers Home for the Aged was changed to The Old Folks ' Home. Certification was made by the Circuit Court of St. Louis County on March 19, 1910 and recorded by the Secretary of State of Missouri on April 6, 1910. An old history dated 1916 says the Board of Managers paid cash for this property and that it contained “24 rooms, 2 bathrooms, 2 hot water furnaces, gas and electricity.” According to the history “there were 18 residents, a matron and a cook, all to be clothed, warmed and fed.”

Attention was turned to raising money for the home since the monthly income was less than \$35.00 and expenditures often more than \$200.00. Since this was the only home in St. Louis County dedicated to helping the

elderly poor, the entire community responded. In every part of the county there were Foraging Tours, Tag Days, Teas, Lawn Fetes, Sunday collections by churches and many legacies and gifts by individuals and companies.

Foraging Tours were especially popular and were a great aid in filling the cellar and larders with good food for winter consumption. The name is apt, as board members made trips to homes and farms to “garner goodies for the Family.” The annual Harvest Tea, still a fall event at Manor Grove, dates from early days when guests were invited to the Harvest Home and Pound Party and were asked to bring donations of food – “a pint, a peck, a pound.”

Excerpts from minutes read at a Board meeting January 2, 1911, give one an insight into life during that period:

“Light and Fuel Committee (Mrs. Ratliffe) stated Mr. McKelvey will sell good range coal off the car for 14 cents, otherwise 16 cents. She ordered \$10.40 worth.”

“Mrs. Small brought roller towels that were ordered. She donated them to the Home.”

“Grocery Committee said some potatoes had been brought to the Home and left outside. They were injured by the cold.”

“Mrs. Bragg reported the Fortnightly Club sent the Christmas dinner to the Home. It was quite complete and the folks were delighted.”

“Mrs. Kerth stated she had given two overcoats and one undercoat out of the Home supply to a poor man. Approved.”

“The President reported the primary class in the Methodist Sunday School had presented the ladies in the Home each with a spool stand with spools and needles, a very useful article.”

Life seemed peaceful at The Old Folks’ Home – but on Monday morning, May 7, 1917, tragedy struck. The Home was almost totally destroyed by fire. Fortunately, all the older people were saved.

From a notification issued by the Board of Managers at the time:

“The Old Home (on Washington and Taylor) is in ruins and a very small part of the furniture can be used. The Board of Managers were on the grounds as soon as possible and before noon had all the residents temporarily placed in homes offered by kind friends.

“Mrs. Clara Leet Davis has kindly donated the use of the old Leet homestead on South Kirkwood Road until they can rebuild the Home.”

Rebuild they did, with the help of insurance and the addition of further contributions. A wing was added and, as the Home continued to grow, a house next door was bought, and added to the establishment. The original home still stands and is now the Washington Apartments.

The years went by and in 1923 The Old Folks’ Home became part of the Community chest. About this time a drive was launched to raise money to build a new modern building. The Board of Directors and civic minded residents of Kirkwood and surrounding communities worked hard to raise the money for the present home at 711 South Kirkwood Road which was dedicated October 23, 1927. Marcel Boulicault was the architect for the building. His sister, Emily, was companion and secretary to Mrs. Edwin Waterman Lee. Mrs. Lee became so interested in the Old Folks Home through this connection that she remembered the Home most handsomely in her will. The will is on file in the office and makes most interesting reading.

The erection of the present building was a most fortunate development. Not only was the “family” better housed, but the Home subsequently became financially independent. Many persons in this era remembered the Home and gave many gifts and bequests. Among those gave substantially were: Mr. and Mrs. Henry Poertner, Mrs. Emily Brooks, Miss Flora B. Lee and Leo E. Buder, who set up a trust fund in Memory of Susan and Henrietta Buder.

The Home was enlarged several times in subsequent years. A new addition was added in 1958 with a modern infirmary, a recreation room, kitchen and enlarged dining room. In 1971 a second floor was added over the infirmary wing and in 1975 a new expansion plan was initiated to add a multi-windowed recreation room, small Pullman kitchen and half bath to the west side of the building. In 1980 the Home embarked on a \$750,000.00 project to build an entire new wing. The project, completed in 1982, included 12 new private rooms with half-baths, a first floor lounge and nurses’ station and a second floor lounge and dining area for special care residents. This brought the Home’s capacity to 97 residents. In 1987, an addition was made to the south side of the Home accommodating an additional 14 residents, bringing the total number of residents to 107. since that date, there have been several renovations of areas in need and the enlargement of the upstairs dining room to nearly twice its original size.

1983 was a year of decision! Several times in the past a new name had been considered for the Home. However, the deep affection for the name, The Old Folks’ Home, had defeated any proposed change. But with new and more modern times ahead, the Board of Directors took a great leap and chose a new name – Manor Grove.

Manor Grove is a “not-for-profit” corporation and until 1962, was a recipient of the Untied Fund, successor to the earlier Community Chest. It is licensed by the State of Missouri as a Skilled Nursing Facility and is governed by a rotating Board of Directors, composed of 20 men and women who volunteer their services for a 4 year period. The staff of approximately 100 is headed by the Administrator, Dolores Mertz. Manor Grove is a charter member of the American Association of Homes for the Aging and the Missouri Association of Homes for the Aging.

Many Kirkwood and neighboring community groups give programs for the residents and volunteer their time in many ways.

Manor Grove, a part of Kirkwood for many years, looks forward to another century of compassionate care and dignified living for the elderly.

Circa 1607, on the site a post oak tree is seeded and by 2007 may be the oldest Pioneer Tree in Kirkwood. (As per Murphy, J. and Holekamp, L., 2003)

Circa 1729, on the site a post oak tree is seeded and by 2007 is one of the 58 known Pioneer Trees in Kirkwood.

Circa 1849, on the site an American Elm tree is seeded, later known as a Pioneer Tree.

1927 Building originally constructed, dedicated and opened.

1958 Added to building; increased living space by adding three common area rooms and enlarging existing dining room.

1971 Renovated 2nd floor interior

1981 Major building addition; increased living space by adding 12 rooms

2001 aerial photo



2005 Major building addition; increased living space by adding 28 rooms and three common area spaces.

20071031 Application for nomination submitted by Dolores Mertz, representing Manor Grove, Inc.

20071114 At a regular meeting, Manor Grove was presented as a potential candidate for Landmark status. The building was built in 1927. It was built by a well known architect and has a cultural impact on the area. Matt Bivens proposed that Manor Grove be nominated as a Kirkwood Local Landmark. Tom Riggs seconded it. It was approved unanimously.

20080109 Public hearing for nomination for landmark status. Commissioner Meyers, noting that Manor Grove met the criteria to be considered a Landmark property, nominated Manor Grove to be designated as a Landmark of the City of Kirkwood. The motion was seconded by Commissioner Riggs. Approved unanimously.

20081112 CoA for Alteration to Exterior: Accessory Structure – generator. Approved with conditions: New covered porch needs to match existing porch, less gutter. Lower rail to match existing lower deck to hide more of generator. Motion made by Riggs to approve with stated conditions; seconded by Meyers, unanimously approved.

COA-01-2006: Updating monument sign faces at Manor Grove for rebranding to "The Grove"



Image Source: St. Louis County GIS 2022 Aerial Image.

COA-01-2026: Updating monument sign faces at Manor Grove for rebranding to “The Grove”
No structural changes are proposed.



Existing monument sign along S. Kirkwood Rd. (Source: Google Maps Street View – April 2025).



Existing monument sign along S. Clay Ave. (Source: Google Maps Street View – May 2022).

41.5"

17.75"



84.125"

30"



VERSION

1

2

3

FINAL

CLIENT NAME

The Grove

DATE

12/22/25

20"

8"



VERSION

1

2

3

FINAL