

HEARING NOTICE

Thursday, March 30, 2023

4:30 p.m.

City Hall

Council Chambers

139 S. Kirkwood Road

Kirkwood, MO 63122

An appeal from the decision of the Landmarks Commission regarding the request of the property owner to allow the issuance of a demolition permit for the building at 418 East Argonne, as provided for in Chapter 2, Article VII, Division 9, Section 2-589.3 of the Kirkwood Code.

Kirkwood City Council: Mayor Tim Griffin, Council Members Maggie Duwe, Liz Gibbons, Nancy Luetzow, Bob Sears, Wallace Ward, and Mark Zimmer

Contact Information: For full City Council contact information visit www.kirkwoodmo.org/council. To contact the City Clerk call 314-822-5802. To contact the Chief Administrative Officer call 314-822-5803.

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 CD by calling 314-822-5802.

PROCEDURE FOR HEARING

Mayor: At this time the council will recess to conduct a hearing regarding:

An appeal from the decision of the Landmarks Commission regarding the request of the property owner to allow the issuance of a demolition permit for the building at 418 E. Argonne, as provided for in Chapter 2, Article VII, Division 9, Section 2-589.3 of the Kirkwood Code.

- (1) City Planner II, Amy Lowry will present information to the City Council
- (2) Landmarks Commission Chair/or Vice-Chair will present the Landmarks Commission's process for how they came to the decision.
- (3) Other members of the Landmarks Commission may want to make comments at this time.
- (4) Applicant, Rex Pearl will be allowed to address the council.
- (5) Comments from the public.

***The City Council may make comments at any time during the hearing process.**

Mayor: Hearing no further discussion, the council will take this matter under advisement and consider the hearing to be recessed.



**Hearing before the City Council
Meeting Notes
City Hall, Council Chambers
139 South Kirkwood Road
Kirkwood, Missouri 63122
Thursday, February 23, 2023, 4:30 p.m.**

Pursuant to notice of meeting the Mayor Griffin, City Clerk Laurie Asche, and City Attorney John Hessel convened on Thursday, February 23, 2023, at 4:30 p.m. at City Hall, Council Chambers, 139 South Kirkwood Road, Kirkwood, MO 63122.

Mayor Griffin opened the hearing at 4:35 p.m. Present in the Council Chambers are Mayor Griffin, City Attorney John Hessel, and City Clerk Laurie Asche.

Mayor Griffin announced that this hearing was a scheduled hearing of the Landmarks Commission decision regarding the request of the property owner to allow the issuance of a demolition permit for the building at 418 East Argonne, as provided for in Chapter 2, Article VII, Division 9, Section 2-589.3 of the Kirkwood Code. The applicant has requested a continuation of the hearing. Continuation of the hearing has been scheduled for Thursday, March 30, 2023 at 4:30 p.m. in the City Council Chambers in City Hall.

City Attorney Hessel stated for the record that notice was previously sent out regarding the January 25, 2023 hearing. At the request of the applicant the hearing was then continued to February 23, 2023. The applicant requested today, February 23, 2023, via e-mail to the City Clerk, that the hearing be continued until the end of March 2023. The hearing has been continued to March 30, 2023 at 4:30 p.m.

Mr. Hessel noted for the record that several citizens did come by City Hall to attend the hearing and were notified of the continuation. Mr. Hessel also stated for the record that Council Member Gibbons is also in attendance in the Council Chambers.

There being no further business, the hearing was adjourned at 4:37 p.m.

Laurie Asche
City Clerk

From: [Rex Pearl](#)
To: [Laurie Asche](#)
Subject: 418 E Argonne
Date: Thursday, February 23, 2023 9:09:18 AM

Caution! This message was sent from outside your organization.

Hi Laurie, I hope you have been well!

We are working our way toward a resolve with the City for our property at 418 E Argonne. At this time we would like to ask for an additional extension, until the end of March, to our appeal to City Council. We believe we can work this out with the the planning and zoning department but want to reserve the right to continue our appeal if we cannot.

Please feel free to reach out with any questions.

Thank you

Rex Pearl

Sent from AT&T Yahoo Mail for iPhone

**Landmarks Commission
Minutes
Wednesday, February 8, 2023, 7:00 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 City Council Chambers. Present: Chair Ryan Molen, Commissioners Keith Davis, Michael Kleckner, Aaron Senne, Robert Rubright, Jessica Worley, and Staff Liaison Amy Lowry. The meeting was called to order at 7:05 p.m.

I. Approval of Minutes – Motion to approve the January 11, 2023 meeting minutes as submitted by Comr. Worley, seconded by Comr. Senne and unanimously approved.

II. Certificates of Appropriateness – Unfinished Business

- a. **Case #6-2022 Amended, 341 E. Jefferson Avenue** (Jefferson-Argonne Historic District) – Architect Bill Cover presented the revision of previously approved plans for new house and detached garage on a vacant lot. He explained that the windows were designed by overlapping the sill onto the baseboard and homeowner wanted to have a couple of inches between the baseboard and the sill and aprons so the sill has been raised up 8" on the windows. He also said that the thin high windows have been changed to full windows. Comr. Kleckner made a motion approve the amended plans as submitted. Comr. Davis seconded the motion and it passed unanimously.
- b. **Case #16-2021, 36 Ponca Trail** (Meramec Highlands Historic District) – Architect Jeff Lehman presented colored renderings of the proposed new house and the three other houses on the street. Comr. Kleckner thanked Mr. Lehman for addressing his request in the December Commission meeting for a color rendering of this house with the other houses laid next to it to see the perspective on style, material and color variations. Comr. Kleckner made a motion approve the new house plans as submitted. Comr. Rubright seconded the motion and it passed unanimously.
- c. **Case #1-2023, 102 N. Taylor Avenue** (Jefferson-Argonne Historic District) – Architect Nick Adams and property owner Mary Ann Reese presented more definitive plans for the new house. Mr. Adams described the new house as a blend of elements from the sister house to the north and the church across Argonne Drive to the south. He said that he pulled the kitchen block 18" off the main structure and clad it in brick so it is off set from the main bulk of the house. The detached garage would also be brick and its gable end mimics the gable element on the northeast façade of the church. Mr. Adams added a bump out on the north side of the house to give extra space in the living room with a patio outside. He referred to the proposed materials as color neutral, but providing texture. Although the main roofs will be composite slate, low slope roofs will be standing seam. Comr. Senne questioned the use of four exterior treatments on

the main wing of the house, including stone, brick, stucco and wood siding. Chair Molen questioned whether the plan details were fully formed. Mr. Adams and Ms. Reese said that they had yet to go out for bids and details may change based on cost. The plans also include a pool that will need to be approved by the Commission once the details are finalized. The Commission discussed that they liked the direction the house plans have taken, but would prefer to approve the plans as they will be built with full materials supplied. Comr. Worley made a motion to continue review of the case until the next Commission meeting. Comr. Davis seconded the motion and it passed unanimously.

- d. **Case #2-2023, 418 E. Argonne Drive** (Jefferson-Argonne Historic District) – With regard to plans for a new house on the lot, Mr. Pearl requested that the Commission reduce the demolition period of review to an April date (from July) in exchange for dropping his appeal to City Council on the Commission's decision on the demolition. He stated that he needed to apply for a variance on the front yard setback and would not be able to start a new house until after appearing before the Board of Adjustment. Comr. Kleckner stated that although he made a motion at the last meeting in favor of the new house design, he did not think the Commission should reduce the 270-day stay of demolition. Chair Molen stated that he thought Mr. Pearl should pursue his appeal with City Council and if City Council overturned Landmarks decision, then the Commission could review the plans for the new house. Comr. Davis made a motion to continue review of the case until the next meeting to allow the appeal before City Council to be resolved. Comr. Kleckner seconded the motion and it passed unanimously.

III. Certificates of Appropriateness – New Business

- a. **Case #3-2023, 13 Taylor Woods Drive** (North Taylor Historic District) – Builder Mike Schmeerbauch and property owners Brad and Erin Witbrodt presented their application for demolition of the house. The Witbrodts stated that they bought the house in early 2020 with the intent to remodel and add onto it; however, they found that the original house and earlier renovations left them with different foundations consisting of basement, crawl spaces and slabs, and made it difficult to design changes. They said that the ARB had approved an addition that would have enlarged the kitchen and living space and merged two separate crawl spaces and basement areas. After working with a renovator for 3 years, the Witbrodts could not make the design work. The Witbrodts were not aware that the property was located in a historic district when they purchased it, but did not intend to take the house down at that time. The matter will be set for a public hearing at the March 8 meeting.

IV. New Business

- a. Citizens Comments/Seeking Advice to preserve their historic properties
- b. Favorite Building Awards – The Commission discussed whether to hold the awards. The Commissioners agreed to look for project examples before the next Commission meeting and then to make a decision on the event.

V. Meeting Adjournment – Motion to adjourn at 8:15 p.m. by Comr. Kleckner, seconded by Comr. Davis, and unanimously approved.

Ryan Molen, Chair

DRAFT



WHERE COMMUNITY AND SPIRIT MEET™

**Hearing before the City Council
Meeting Notes
City Hall, Council Chambers
139 South Kirkwood Road
Kirkwood, Missouri 63122
Wednesday, January 25, 2023, 4:30 p.m.**

Pursuant to notice of meeting the Mayor Griffin, City Clerk Laurie Asche, and City Attorney John Hessel convened on Wednesday, January 25, 2023, at 4:30 p.m. at City Hall, Council Chambers, 139 South Kirkwood Road, Kirkwood, MO 63122.

Mayor Griffin opened the hearing.

Mayor Griffin announced that this hearing was a scheduled hearing of the Landmarks Commission decision regarding the request of the property owner to allow the issuance of a demolition permit for the building at 418 East Argonne, as provided for in Chapter 2, Article VII, Division 9, Section 2-589.3 of the Kirkwood Code. At the request of the applicant, a 30-day postponement of the hearing before the City Council so that the applicant and the Landmarks Commission may be able to come to an agreement regarding the demolition permit. The continuation of the appeal hearing has been scheduled for Thursday, February 23, 2023 at 4:30 p.m. in the City Council Chambers in City Hall.

City Attorney Hessel stated for the record that prior to the commencement of this hearing the City Clerk published notice of this hearing in a newspaper of general circulation as well as mailed out postcards of the hearing to the property owners within the historic district so that they would have notice of the hearing. We are making this announcement this afternoon so that everyone is aware that it is being continued. Mr. Hessel noted for the record that no one is in attendance in the Council Chambers for this hearing, but there was a gentleman outside of the Council Chambers prior to the hearing state that he lived off of Argonne who was appearing for the hearing for the purpose of objecting to the issuance of a demolition permit. This resident was advised that the hearing was being continued and the reasons for the continuation. The resident stated that he would return on February 23, 2023 for the continued hearing.

Mr. Hessel stated for the record that under the section of the Code that the Mayor referenced above, the City Council shall have a hearing within 30 days of the receipt of the appeal and that is why the hearing was scheduled for January 25, 2023. Since the applicant has requested a continuation of the hearing, and there is no objection from the Landmarks Commission, the matter is being continued from January 25, 2023 to February 23, 2023 at 4:30 p.m. In the meantime, no demolition permit can or will be issued with respect to the property at question.



WHERE COMMUNITY AND SPIRIT MEET*

There being no further business, the hearing was adjourned at 4:34 p.m.

Laurie Asche
City Clerk

Laurie Asche

From: Rex Pearl <pearlconstruction@sbcglobal.net>
Sent: Monday, January 23, 2023 2:30 PM
To: Laurie Asche
Subject: 418 E Argonne

Caution! This message was sent from outside your organization.

Hi Laurie,

We would like to request a 30 day postponement of the special city council meeting that is scheduled for this Wednesday.

We are hoping to be able to work out a mutually agreeable compromise with the Landmarks Commission at their next regularly scheduled meeting. If successful, we will cancel our request for appeal. If not, we will continue forward with our appeal.

Please feel free to reach out with any questions or issues.

Thank You

Rex Pearl

Pearl Construction LLC

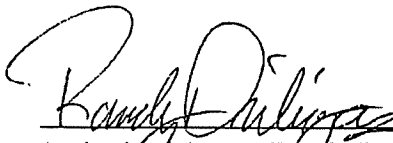
314-220-9555

AFFIDAVIT OF PUBLICATION

Date: 1/12/2023

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times January 13, 2023 edition.



Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF HEARING

before the City Council of
City of Kirkwood, MO

The Council of the City of Kirkwood will hold a hearing in City Hall, Council Chambers, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 4:30 p.m., Wednesday, January 25, 2023 to consider the following:

An appeal from the decision of the Landmarks Commission regarding the request of the property owner to allow the issuance of a demolition permit for the building at 418 East Argonne, as provided for in Chapter 2, Article VII, Division 9, Section 2-589.3 of the Kirkwood Code.

Laurie Asche, City Clerk

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Phone: 314-822-5802/ Email: aschelb@kirkwoodmo.org

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Laurie Asche, City Clerk

Phone: 314-822-5802/ Email: aschelb@kirkwoodmo.org

NAME	STREET ADDRESS	CITY STATE ZIP
PROPERTY OWNER	108 S FILLMORE AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	46 HARDITH HILL CT	SAINT LOUIS, MO 63119
PROPERTY OWNER	444 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	440 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	418 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	414 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	408 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	400 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	340 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	330 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	326 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	301 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	302 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	1809 SUNNY DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	244 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	240 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	234 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	230 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	5375 BROADWAY RD	GROVELAND, IL 61535
PROPERTY OWNER	101 MITCHELL ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	102 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	101 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	102 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	105 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	106 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	105 MITCHELL ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	106 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	105 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	106 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	109 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	110 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	423 NEW YORK ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	110 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	109 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	110 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	111 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	102 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	112 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	112 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	505 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	115 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	109 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	533 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	549 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	112 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	113 HANDLAN CT	SAINT LOUIS, MO 63122

PROPERTY OWNER	115 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	331 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	329 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	12 HUNTLEIGH MANOR LN	SAINT LOUIS, MO 63131
PROPERTY OWNER	116 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	443 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	243 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	241 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	415 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	231 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	411 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	229 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	407 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	345 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	215 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	341 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	108 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	221 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	118 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	119 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	119 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	120 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	111 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	419 E ARGONNE DR	KIRKWOOD, MO 63122
PROPERTY OWNER	123 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	544 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	116 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	125 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	126 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	340 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	338 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	334 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	402 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	332 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	404 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	326 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	406 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	240 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	234 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	410 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	666 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	226 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	660 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	656 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	212 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	642 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	420 E JEFFERSON AVE	SAINT LOUIS, MO 63122

PROPERTY OWNER	640 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	632 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	124 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	624 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	622 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	620 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	428 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	128 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	554 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	548 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	430 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	538 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	534 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	526 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	520 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	131 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	200 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	201 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	407 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	345 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	409 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	12420 ROTT RD	SAINT LOUIS, MO 63127
PROPERTY OWNER	335 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	221 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	329 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	323 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	3516 SHORELINE CIR	PALM HARBOR, FL 34684
PROPERTY OWNER	315 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	206 N FILLMORE AVE	KIRKWOOD, MO 63122
PROPERTY OWNER	511 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	505 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	669 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	625 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	639 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	659 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	621 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	645 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	615 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	643 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	631 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	641 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	227 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	529 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	525 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	211 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	523 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	521 E JEFFERSON AVE	SAINT LOUIS, MO 63122

PROPERTY OWNER	519 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	513 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	235 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	611 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	58 HILL DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	403 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	243 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	3737 COLLINS AVE	MIAMI, FL 33140
PROPERTY OWNER	216 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	222 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	2321 WESFORD DR	MARYLAND HEIGHTS, MO 63043
PROPERTY OWNER	116 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	518 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	126 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	515 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	P O BOX 8469	CANTON, OH 44711
PROPERTY OWNER	516 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	203 S WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	420 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	418 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	414 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	410 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	402 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	123 S WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	405 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	119 S WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	425 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	419 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	204 PEEKE AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	116 SMITH ST	SAINT LOUIS, MO 63122



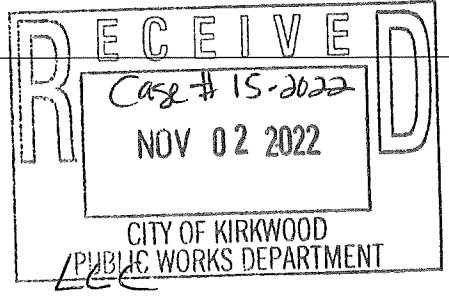
Kirkwood Landmarks Commission

Application for Certificate of Appropriateness

Please submit the application with supporting documentation by the first Wednesday of the month to the Building Department. Failure to supply sufficient information may result in the application being denied or postponed. It is recommended that you or your representative be present at the Landmarks Commission meeting on the second Wednesday of the month at 7:00 p.m. in City Hall.

1. Property Address 418 E ALBONNE

2. Property Status
- Local Landmark Designation
 - National Register of Historic Places
 - Within a Historic District



3. Name of Applicant PEARL CONSTRUCTION LLC

Mailing Address 58 HILL DR.

City/State GLENSALE MO Zip Code 63122

Office Phone (314) 220-9555 Cell Phone ()

Home Phone () E-Mail pearlconstruction@sbcglobal.net

4. Relationship of Applicant to Property _____

- Owner
- Contractor
- Architect
- Attorney
- Other – Please specify _____

5. Existing Building Use SINGLE FAMILY RESIDENTIAL

6. Proposed Building Use SINGLE FAMILY RESIDENTIAL

7. Proposed Change to Primary Structure Accessory Structure Landscape Element

8. Nature of Proposed Change

- Demolition
- Addition
- Alteration to Exterior
- New Construction
- Other – Please Specify _____
- Window Configuration
- Sign Erection or Placement
- Fence
- Landscape or Hardscape Element

9. Description of Proposed Improvements NEW HOME



60-day Automatic Stay of Demo to January 3, 2023

DEMOLITION PERMIT APPLICATION

139 S. Kirkwood Rd., Kirkwood, MO 63122 | (314) 822-5823

If work does not begin within 30 days and completed within 60 days of issuance date, the permit shall become null and void. The structure and property shall be maintained in a proper state of maintenance until the demolition occurs.

PROJECT ADDRESS:

418 E ARGONNE

**Demolition Plans must be submitted to Landmarks Commission and utilities may not be disconnected.

Type of Structure:

- Single or Two-Family, Multi-Family Apt/ Condo, Commercial, Landmark**, Structure in Historic District**

Permit Fees and Deposits

Single Family Permit/Admin Fee = \$220 Single Family Deposit = \$2000 All Others (Multi-Family & Commercial) = \$240

For Single Family Demolitions ONLY

- Failure to obtain a building permit, or complete the demolition and restoration of the site... The City, after receiving a written request from the Applicant/Contractor, may at its sole discretion extend the permit... The forfeiting of the deposit does not relieve the applicant from completing all work... The City assumes no responsibility to complete such improvements; however, if the City performs the site restoration, the cost to perform such work plus a \$500 administrative fee shall be deducted from the deposit... The City will return the demolition deposit after the boundary survey for the foundation has been approved... Deposit is not required for demolitions in an approved subdivision or project that has been reviewed by Planning and Zoning Department...

Contractor Information:

Name: PEARL CONSTRUCTION KWD LIC. NO. Address: 58 HILL DR 63122 City/State/Zip: GLENDALE E-mail: PEARLCONSTRUCTION@GLOBALNET Phone: 314-220-9555

I have read and understand the ordinances of the City of Kirkwood pertaining to demolition permits and the proposed work and hereby agree to comply with all provisions of the ordinances of the City of Kirkwood. I hereby certify the structure is located on property which I have the legal right to clear with full permission and understanding of the Owner. The site clearance will be performed in accordance with the information on this permit application and all city codes; and further, I recognize the City's authority to enter the site and perform site restoration and abate code violations if I fail to perform in accordance with City codes and this application.

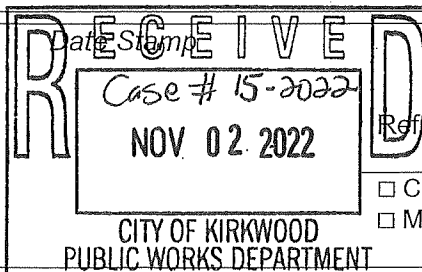
Applicant Information:

- Owner, General Contractor

Name: SAME Address: City/State/Zip: E-mail: Phone: Applicant's Signature: Date:

City Use Only

Site Approved by: Permit #: 23-2715 Zoning District: Approved to Issue: Deposit Paid By:




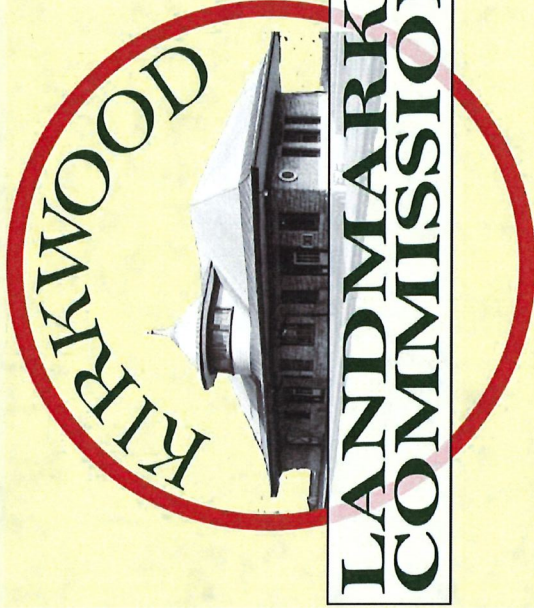
Refund Check #:

- Called for Pick-up, Mailed

Historic Inventory

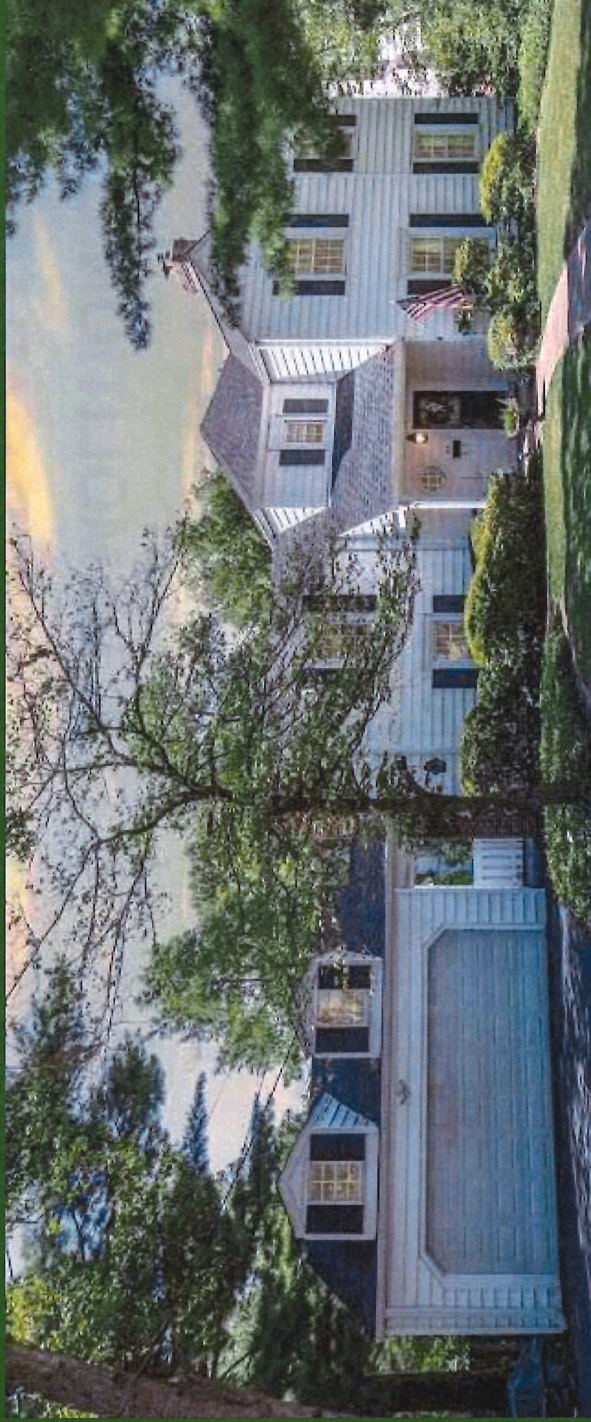
No. 01

1. No 0189		4. Present Name(s)	
2. County St. Louis		5. Other Name(s) 418 East Argonne Drive	
3. Location of Negatives Landmarks Office digital files / via volunteers			
6. Specific Location 23M220838		16. Thematic Category	28. No. Of Stories: 2
			29. Basement: Yes () No () Full () Unknown (x)
7. City or Town If Rural, Township & Vicinity Kirkwood, MO		17. Date(s) or Period CA 1947	30. Foundation Material: concrete
		18. Style or Design Eclectic Colonial Revival	31. Wall Construction: Frame, wood
		19. Architect or Engineer Unknown	32. Roof Type: High Hip w Intersecting Gables
		20. Contractor or Builder Unknown	33. No. of Bays: Front: 4+ garage Back: Unknown Side: Unknown
		21. Original Use, if apparent Single Family Residence	34. Wall Treatment: Wide Horizontal Vinyl Lap Siding
		22. Present Use Single Family Residence	35. Plan Shape: Irregular
		23. Ownership: Public () Private (x)	36. Changes: Additions () Altered () Moved () (Explain in #42)
		24. Owner's Name & Address unknown	37. Condition: Interior: unknown Exterior: excellent
9. Coordinates UTM Latitude Longitude			
10. Site () Building (1)	Structure (1-garage) Object ()	25. Open to Public? Yes () No (x)	38. Preservation Underway? Yes () No (x)
11. On National Register? no	12. Is it Eligible? Yes () No ()	26. Local Contact Person or Organization	39. Endangered: Yes () No (x) By What?
13. Part of Estab. Yes () Hist. District? No (x)	14. District Potential 1C 2C		
15. Name of Established District Jefferson-Argonne Historic District		27. Other Surveys in Which Included – 1988, 2004, 2007	40. Visible from Public Road? Yes (x) No ()
42. Further Description of Important Features: This 1.5 and 2 story wood frame and sided Revival residence has a complex footprint; a centered high hip roof is surrounded by varying height gable roofs. Although what appears to be newer vinyl siding covers the building exterior, its overall historic form and fenestration was respected. A primary entrance and flanking round window is sheltered under a roof extension. A projecting ell with gable roof extends beyond the entrance bay. Windows are 6-6, 8-12, and 4-4; many appear to be original or early. A side garage is detached but connected via a covered roof.		41. Distance From and Frontage on Road: 95'	
43. History and Significance: The building and outbuilding were identified as "other" on the initial survey; this 2007 surveyor is considering both contributing to the development of the historic district and recommends further study.		8. Site Plan with North Arrow:	
44. Description of Environment and Outbuildings: The building is original and appears to sit on its original lot. A side garage is accessed via the front.		46. Prepared by: Original by Linda Stockman; Matt Bivens 2007 revise	
45. Sources of Information:		47. Organization: Kirkwood Landmarks Commission	
		48. Date: 1986/06 (original)	
		49. Revision: 2007/September	



FINDINGS OF FACT
APPLICATION FOR DEMOLITION OF
HOUSE AND ATTACHED GARAGE
AT 418 EAST ARGONNE DRIVE

2-Story Eclectic Colonial Revival Style House
in Jefferson-Argonne Local Historic District



FACTS

- The Kirkwood Landmarks Commission ordinance requires a period of review for the demolition of any landmark or structure in a local historic district.
- The minimum period of review by the Landmarks Commission is 60 days. If needed, the period can be extended to a maximum of 270 days.
- During the period of review, the Commission shall confer with the owner or other person having an interest in such building or structure for the purpose of making suggestions and recommendations with respect to any or all means or methods considered feasible and proper for the preservation of such structure.

FACTS

- It shall be the duty of the Commission within this review period to make suggestions and recommendations whereby the structure in question may be preserved and maintained in a state which will not deface, mar, materially alter, or destroy in whole or in part the historical significance or aesthetic value of such structure.
- On November 2, 2022 Property Owner Pearl Construction applied to demolish the house and detached garage with plans to build a new single-family residence on the site.

FACTS

- The automatic period of review of 60 days will expire on January 3, 2023. (270 days extends to July 31, 2023).
- A Notice of Public Hearing was advertised in St Louis Countian on November 18, 2022 and in the Webster-Kirkwood Times on November 25, 2022.
- A Notice of Public Hearing was mailed to Adjacent Property Owners within 300 feet and in the entire Jefferson-Argonne Historic District on November 23, 2022.

The Property is a Contributing Property in Jefferson-Argonne Local Historic District

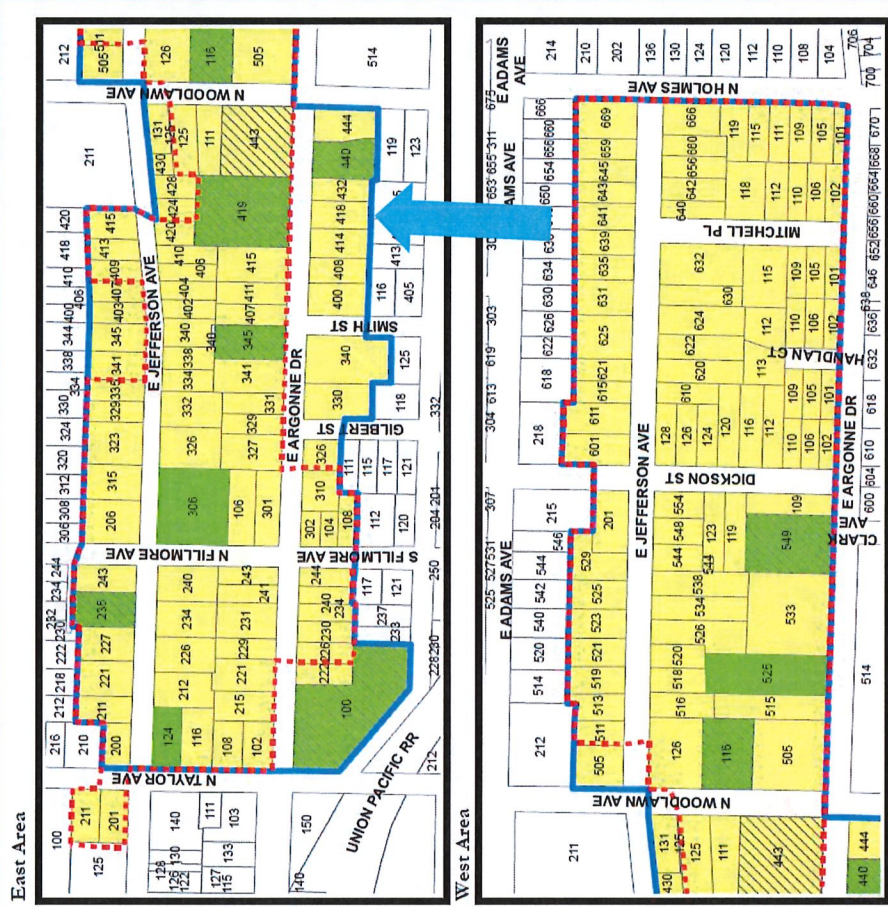
“Contributor” = integral to the consistency and maintenance of a historic district.

Jefferson-Argonne Historic District

LANDMARKS COMMISSION



- KEY:**
- National District
 - Total Properties: 147
 - Local District
 - Total Properties: 169
 - National Register & Local Landmark
 - Local Landmark
 - National Register
 - In District



JEFFERSON-ARGONNE LOCAL HISTORIC DISTRICT

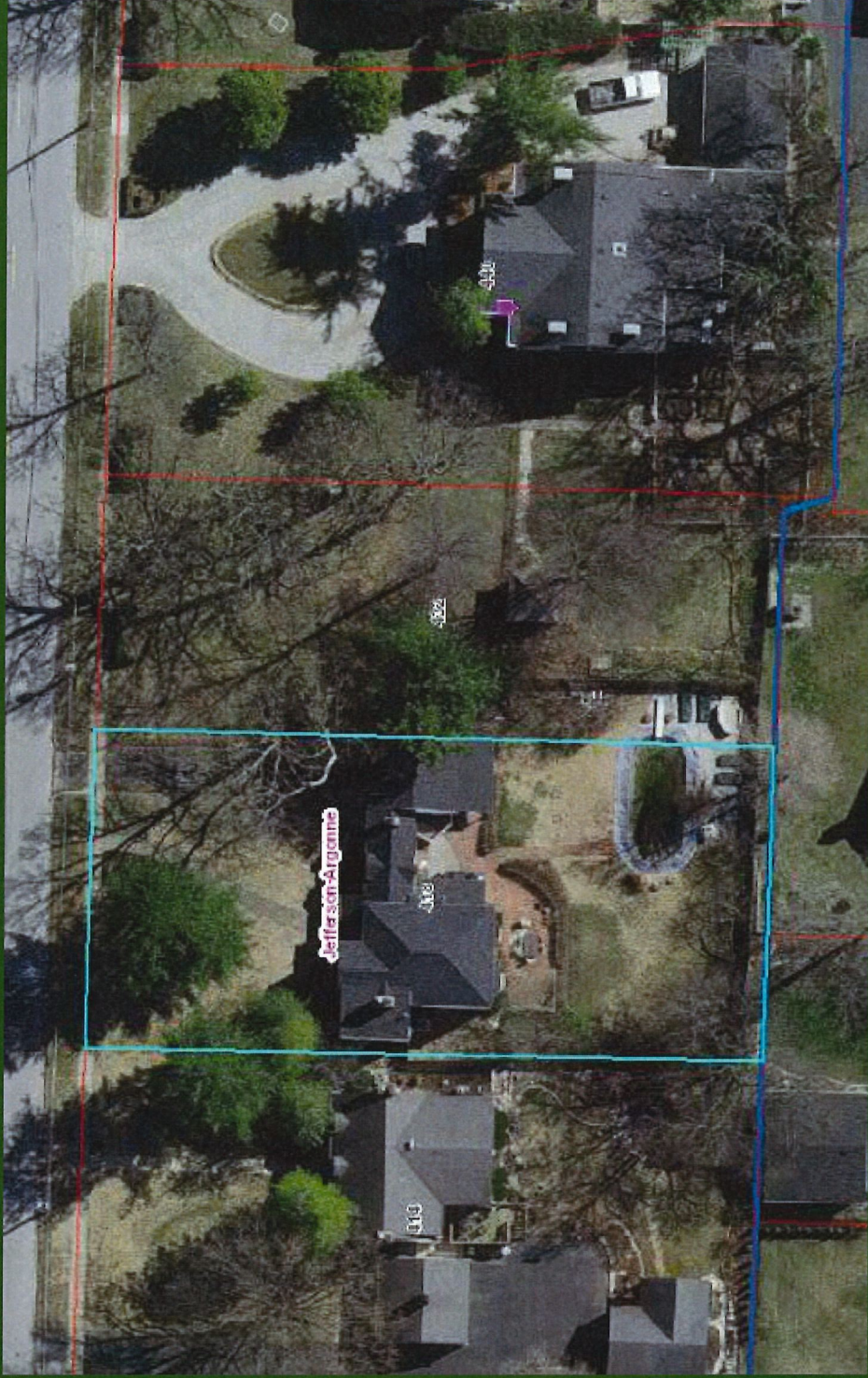
2007 – Local Historic District established with 167 Properties including 131 Contributing Historic (10 Landmarks)

- 10 Demolitions
 - 310 E. Argonne (Bethany Deaf Church), 112 Dickson, 403 E. Jefferson, 106 N. Fillmore, 243 E. Jefferson, 326 E. Argonne, 630 E. Jefferson, 227 E. Jefferson, 326 E. Jefferson, 632 E. Jefferson
 - 2 Pending Demolitions at 411 E. Argonne (270-day period of review expired January 2022) & 102 N. Taylor (270-day period of review expires December 23, 2022)
- 8 New Homes
 - 526 E. Jefferson, 112 Dickson, 403 E. Jefferson, 243 E. Jefferson, 326 E. Argonne, 227 E. Jefferson, 326 E. Jefferson, 632 E. Jefferson
 - 3 Pending New Homes at 411 E. Argonne, 341 E. Jefferson (vacant lot), 102 N. Taylor

Aerial View of Property



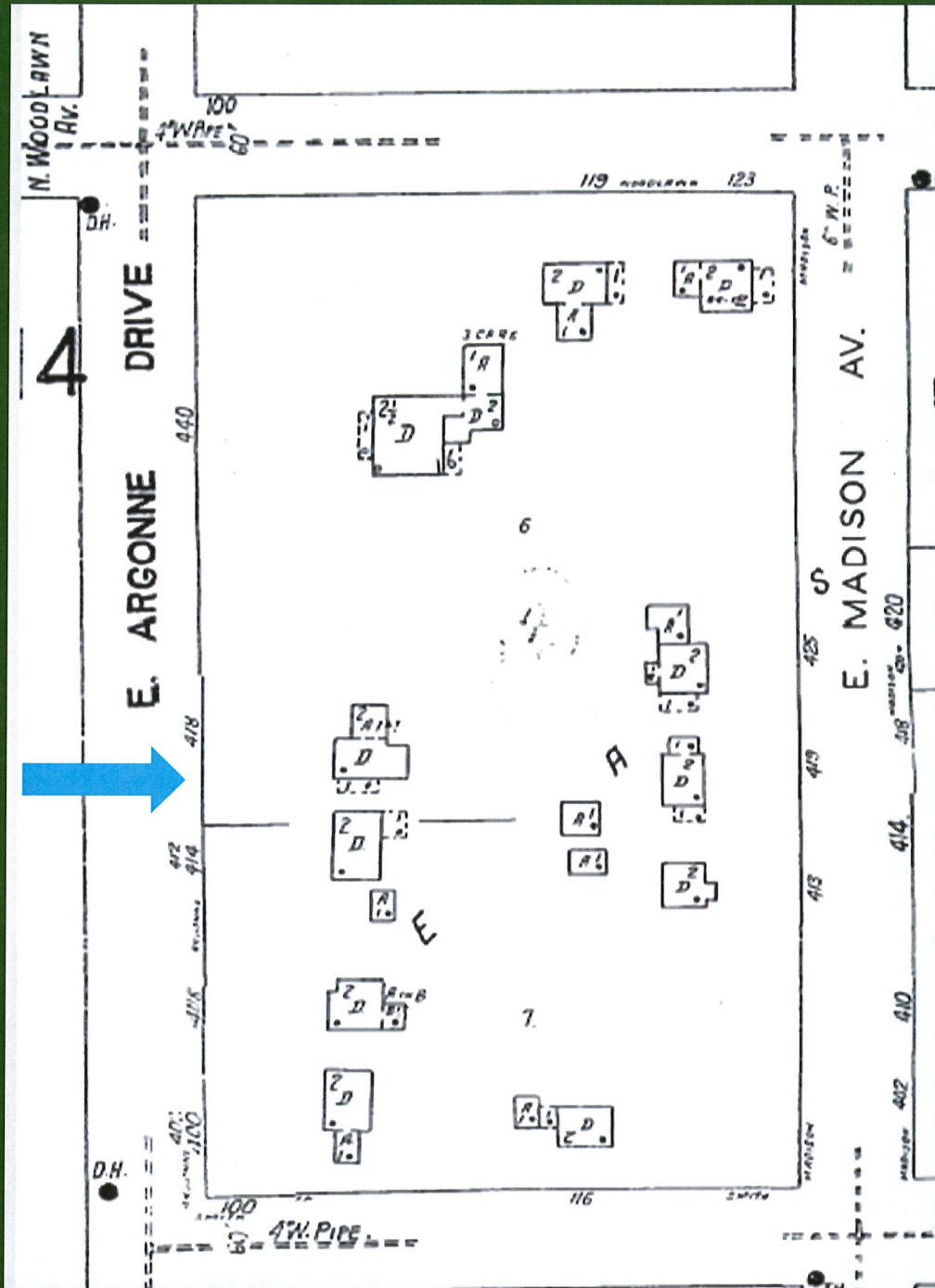
Aerial View of House



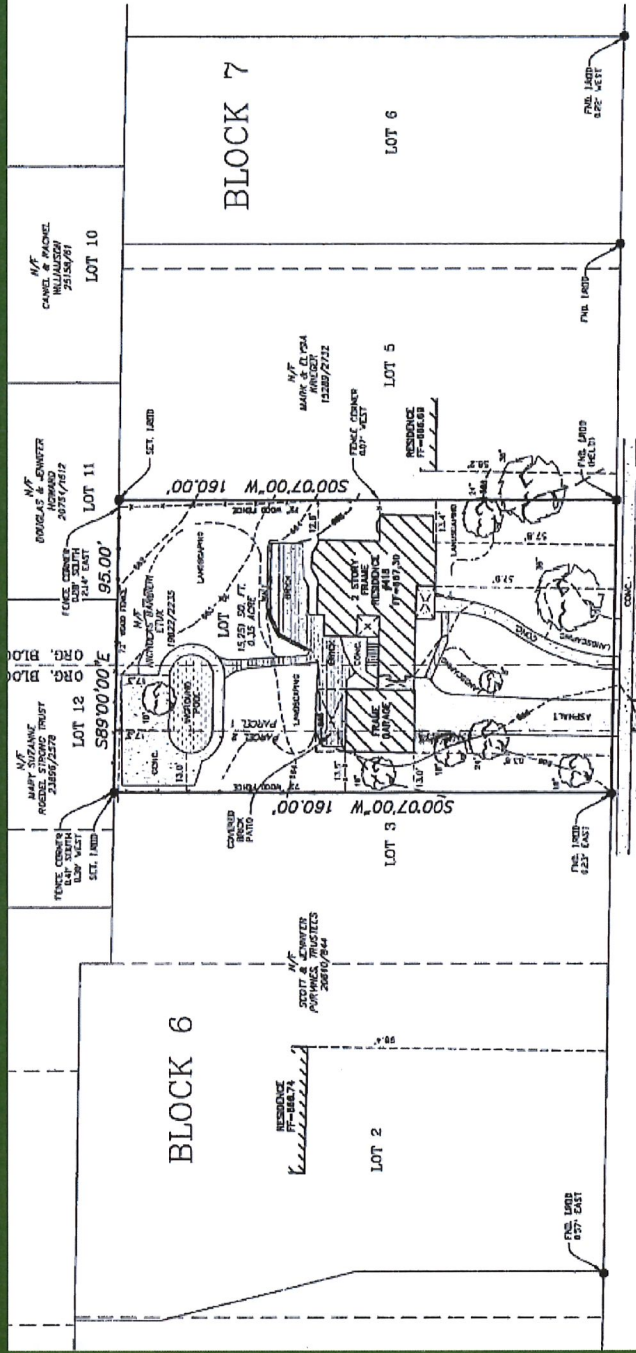
HISTORY

Gathered from the Kirkwood Historical Society, St Louis County Real Estate information, and City Hall records and building permits.

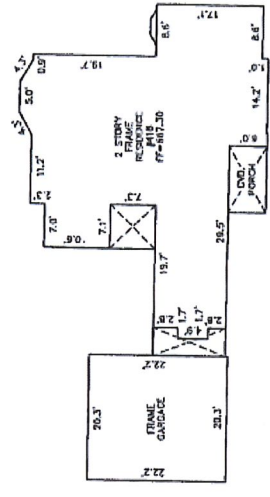
1926/49 Sanborn Map



Survey



E. ARGONNE DRIVE
(60' W)



HOUSE DETAIL
SCALE:
1" = 10'

SEARCH MARK:
NADWIDE (SL270116) Bw. = 650.91 PLUS
L* on the southwest corner of a 6'x5' concrete pad for ATT central box situated in a grassy area between the north curb of East Adams Avenue and the centerline of East Adams Avenue, roughly 23 feet north of the centerline of East Adams Avenue and 110 feet more or less east of the centerline of North Adams Avenue.

HISTORY

- The house was built in 1949 by James Reed & Sons. H.L. Lustig is listed as the owner on the building permit.
- In the 1950s, R.W. Murch is listed as the property owner. The Murches closed in a porch and added a 2nd story to it in 1956.
- In 1959 Harry and Phyllis Hippenmeyer bought the property. The Hippenmeyers made the following changes to the property:
 - 1965 rear kitchen addition
 - 1967 in-ground pool
 - 1973 remodeled existing garage to den/family room
 - 1981 added new 2-car, front entry garage

HISTORY

- The Hippenmeyers owned the house until 2011 (52 years) when they sold it to Nicholas and Elizabeth Barbieri.
- Pearl Construction bought the property from the Barbieris in September 2022.

DESCRIPTION & PHOTOS

DESCRIPTION & PHOTOS



This 2 story wood frame and sided Colonial Revival residence has a complex footprint; a centered high hip roof is surrounded by varying height gable roofs.

Although what appears to be newer vinyl siding covers the building exterior, its overall historic form and fenestration was respected. A primary entrance and flanking round window is sheltered under a roof extension. A projecting ell with gable roof extends beyond the entrance bay. Windows are 6-6, 8-12, and 4-4; many appear to be original or early.

DESCRIPTION & PHOTOS



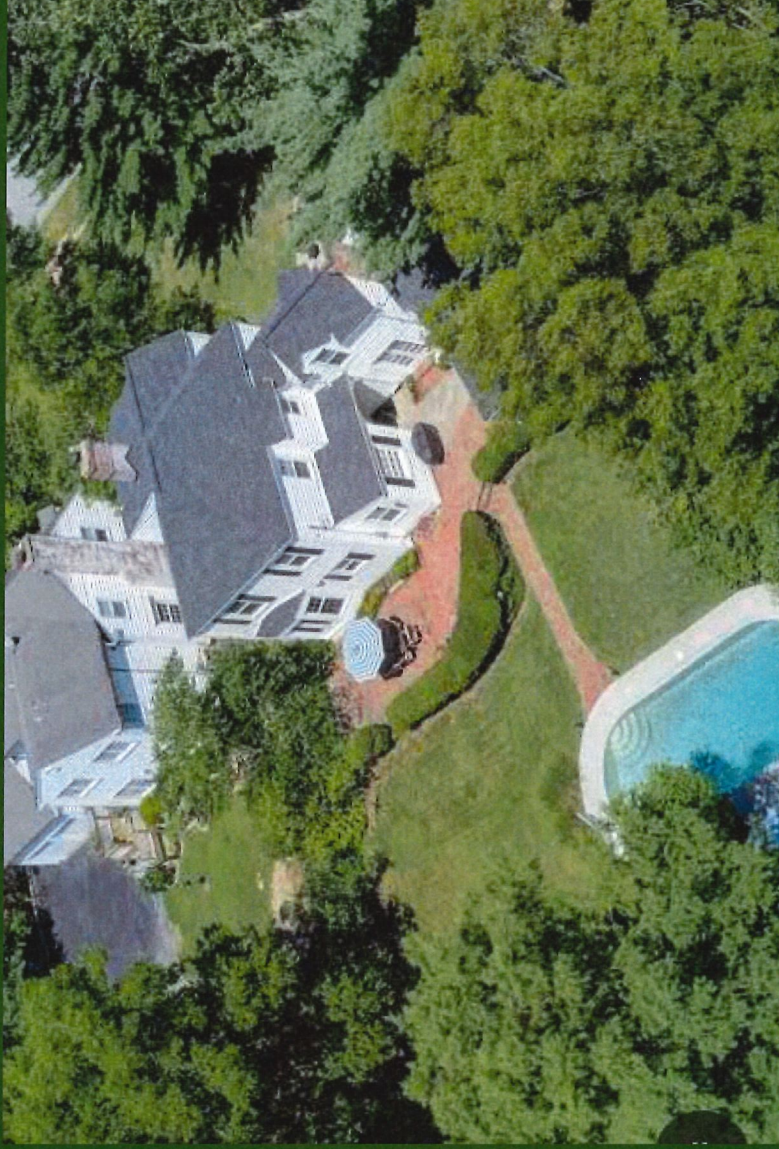
A side garage is connected via a covered roof.

DESCRIPTION & PHOTOS



Rear Façade and back yard pool

DESCRIPTION & PHOTOS



Rear Façade and back yard pool

DESCRIPTION & PHOTOS



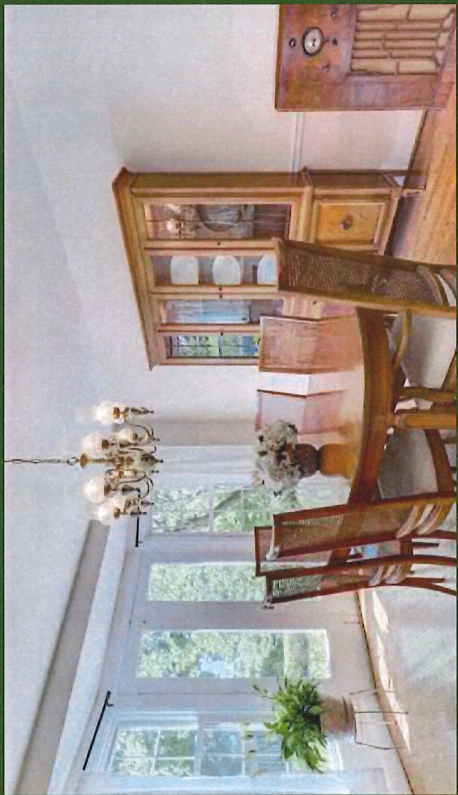
Rear Façade and back yard pool

DESCRIPTION & PHOTOS

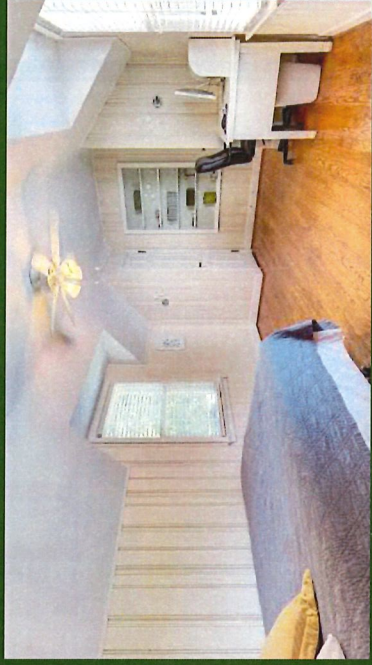


Front and West Façade

DESCRIPTION & PHOTOS



DESCRIPTION & PHOTOS



APPLICANTS' PRESENTATION

**PUBLIC
COMMENT**

PUBLIC COMMENT

Please limit your comment to three (3) minutes so that others will have an opportunity to speak

DETERMINATION



**Landmarks Commission
Minutes**

**Wednesday, December 14, 2022, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

Pursuant to notice of meeting duly given, the Landmarks Commission met in the City Council Chambers. Present: Chair Ryan Molen, Commissioners Keith Davis, Michael Kleckner, Aaron Senne, Noelle Seymour, Robert Rubright, and Staff Liaison Amy Lowry. The meeting was called to order at 7:02 p.m.

- I. **Approval of Minutes** – Motion to approve the November 9, 2022 meeting minutes as submitted by Comr. Seymour, seconded by Comr. Kleckner and unanimously approved.

II. Public Hearing

- a. **Case #15-2022, 418 E. Argonne Drive** (Jefferson-Argonne Historic District) – Demolition of house and attached garage. Ms. Lowry presented a PowerPoint slideshow on the history of the house and findings of fact, including public notification. The house is a 2-Story Eclectic Colonial Revival Style structure built in 1949 (according to building department records) and is a contributing property in the local historic district; it is not within the Jefferson-Argonne National Register district. The Hippenmeyers, who owned the property from 1959 to 2011 made the following changes to the property: rear kitchen addition in 1965; in-ground pool in 1967; remodeled existing garage to den/family room in 1973; and new 2-car, front entry garage in 1981. Rex Pearl of Pearl Construction, applicant, applied for a demolition permit and an application for Certificate of Appropriateness for the demolition on November 2, 2022. The 60-day automatic stay of demolition expires January 3, 2023. Should the Commission extend the period of review, the maximum 270-day extension would expire July 31, 2023. Ms. Lowry explained that during the period of review, the Commission has the duty to confer with the owner for the purpose of making suggestions and recommendations with respect to any or all means or methods considered feasible and proper for the preservation of such structure.

Chair Molen said that relative to the Landmarks Ordinance that the Commission would be considering a period of review to examine the feasibility of preservation and that there is no exemption for hardship and no inverse of that in terms of evaluating costs. He asked the Commission to limit the comments and questions to the feasibility of preservation rather than financials discussions of the house. Chair Molen confirmed that the automatic stay of 60-days goes to January 3, 2023. The discussion would be to allow the house to come down on day 61 or to extend the period of review an additional 210 days.

Applicant Testimony: Rex Pearl asked the Commission to approve the minimum period of 60 days to demolish the house, realizing that plans for the new house will need to be approved and the existing house will not be demolished until that

happens to avoid having a vacant lot. He stated that he had completed many hours of research on the house and the district. He said that the Jefferson-Argonne National Register District was established in 2004 and did not include the south side of the 400 block of East Argonne. He quoted the National Register application on page 56 that stated "those to the south do not exhibit sufficient integrity to be included." He asserted that this statement applied to the property at 418 E. Argonne. He said that the local historic district designated in 2007 added 22 more properties and squared off blocks. Mr. Pearl stated that he requested records from the City as to the local district boundary creation and the City had no records or minutes of discussion. Mr. Pearl asserted his belief that the additional properties were included so the Commission could maintain architectural control over these properties. Mr. Pearl disputed the accuracy and completeness of the historic inventory sheet for this house that was done in 2007 and disagreed that the house and garage should be considered as contributing as the inventory sheet author at the time recommended further study that has not been completed. He requested the Commission not impose any additional time on the demolition delay due to his belief that this house is not a historic house and has no more or less contributing factors than any other house in Kirkwood, other than its location in a historic district.

Ms. Lowry said that the boundary justification for the National Register district does not specifically identify this block or this house as having insufficient integrity. Ms. Lowry also stated that the historic inventory was completed by Matt Bivens, a historic preservationist professional and former member of the Landmarks Commission.

Commissioner Questions and Comments: Chair Molen stated that before a house comes down, the Commission needs to ensure that appropriate evaluation of preservation has taken place and that the 60-day period, with possible extension up to 270 days, is for that process. He said that the Commission needs to determine if an appropriate assessment of the preservation of the home has been completed. If not, then the Commission needs to look at extending the period of review to allow for that to happen. Chair Molen said that Mr. Pearl as the owner had the option to engage with that process to help evaluate whether the house is not contributing to the historic district and/or determine whether it is in terrible shape and may be a teardown. If so, then the Commission could pull back that stay, if extended. The second option is for the owner to say he will not engage in the evaluation process and the period of review would be extended by whatever time the Commission decides is appropriate.

Mr. Pearl said he has a preliminary set of plans that will be brought before the Commission and that his expectation is to tear the house down in March – well before a July 31 demolition should the Commission extend to that date. Chair Molen stated his opinion that the Ordinance written in the 1980s did not contemplate the rate of teardowns that is happening in Kirkwood, but was to preserve homes so that Kirkwood could continue to look like it does. He said that the Commission's narrow focus is on what efforts Mr. Pearl has made to evaluate

preservation of the home. Mr. Pearl said that he had developed plans to keep a part of the existing house and add on to it, however, he was not able to keep enough of the house in place to satisfy the City's requirement that at least 50% of the house would remain. Chair Molen said that sounded like Mr. Pearl wanted to keep a minimum amount of the house in place in order to build new, which is the opposite of preservation.

Comr. Rubright asked for information regarding the house's infrastructure. Mr. Pearl said that the basement leaks, the kitchen and bathrooms (with the exception of the master bath) are out of date, there are foundation issues with the side porch (which is only 5' from the side property line), the HVAC systems are old, and there are other deficiencies. Comr. Senne asked what the plan was for preserving the structure before the decision was made to demolish. Mr. Pearl said that the new addition would have been on the second floor and the left side of the house while saving the existing foundation and walls on the west side and in the front. Comr. Seymour asked if Mr. Pearl had an inspection or structure report completed. Mr. Pearl said that he did not, other than a sewer lateral inspection, as he is a builder and can tell what issues there may be.

Public Comment: Ms. Lowry read an email from Renee Gamble dated November 26 imploring the Commission to deny again the loss of a home in the Jefferson Argonne Historic District. Scott Purvines, adjacent property owner to the east of 440 E. Argonne Drive, reported that his house, one of the original houses in Kirkwood, was recently featured in Design STL. He mentioned this to support his contention that the economic engine of Kirkwood is its history, including his house and others. Mr. Purvines asserted his belief that the conservators of historic homes maintain the properties on their dime, and that maintenance is a commodity and a resource that is sold by builders. He said that a renovation of the house at 418 E. Argonne and preservation of the 2 oak and 1 pine trees that were removed on the east side of the lot would have had a softer impact on the historic district. He stated that he will need to re-plant the trees that were already removed on his lot to preserve the continuity of the look of the landscaping of the block. He added that he stood before City Council a few years ago to talk about the pressures of infill and the rising cost of land, and that if this demolition is allowed to happen, then there is not historic protection for any homes in Kirkwood. Jennifer Purvines, also of 440 E. Argonne Drive, said that no house is going to be historic if it is torn down. She said that they moved into a community with a variety of homes built in different years, but if only the really old houses like theirs stay standing surrounded by new homes, it will look like a different community. She added that the waiting period is supposed to discourage the demolitions.

Chair Molen closed the public hearing. Comr. Seymour made a motion to extend the demolition period of review to 270 days. Comr. Davis seconded the motion and it passed unanimously.

III. Certificates of Appropriateness – Unfinished Business

- a. **Case #21-2021, 411 E. Argonne Drive** (Jefferson-Argonne Historic District) – new house (270-period of review on demolition expired January 30, 2022) – Architect Jay Sparks presented changes from the September 2022 Landmarks Commission meeting whereby he addressed the majority of the Commission’s concerns including proposing a new garage door and trim, and adding more elaborate front door trim. Mr. Sparks and his clients do not want to change the round window in the gable and cited The Jarville House, built in 1854, in Queeny Park as an excellent example of a Greek Revival house with a gable round window. It was built by the founder of Monsanto and is on the National Register of Historic Places. Comr. Senne said the Commission’s concern was about how the house will be vented, more than the shape of the window. Mr. Sparks said the house would have both a vent through the eaves and a ridge vent. Comr. Senne made a motion to approve the project as submitted with the changes from the previous meeting Comr. Kleckner seconded the motion and it passed unanimously.
- b. **Case #10-2022, 760 N. Taylor Avenue** (North Taylor Historic District) – Builder Nick Liuzza presented changed plans for a new house on this vacant lot in accordance with the ARB review. ARB requested the following changes: the roof slope of the front elevation box bays to match the center dormer at (9/12); a band board under the gutters on the flat sections; the second story windows on the center portion trimmed out all the way to the edges; some control joint breaks in the EIFS at some points; and the garage door to look more traditional with windows across the top. The Commission discussed the flair of the second floor of the two-story entry bump-out and their preference for straight lines. Mr. Liuzza expressed his belief that the architect had submitted building plans with a straight entryway. Comr. Seymour made a motion to approve the plans as submitted with modification as provided by Commissioner Senne on the straight entryway. Comr. Kleckner seconded the motion and it passed unanimously.

IV. Certificates of Appropriateness – New Business

- a. **Case #16-2021, 36 Ponca Trail** (Meramec Highlands Historic District) – Architect Jason Lehmann with Jeff Day and associates presented plans for a new house on a vacant lot with adjustments made from the Commission’s review of the preliminary design plans. The right side of the home was dressed up with arches over the entryway and garage; a different front door was selected; and shake siding and eave brackets were added to the two dormers. Chair Molen asked about the lack of a soffit under the roof eave on the rendering. Mr. Lehmann said it was correct on the smaller drawings. Comr. Senne asked if there is room for material changes to create variation between the homes given that the roof plan of this house is similar to 40 Ponca and the stone is being deployed in the same way. He suggested switching up the hierarchy of use of the stone or a change in the type of stone, the location of employment, the size or the color. Mr. Lawless said that the color of the stone is dramatically different from the other homes. Comr. Davis expressed concern about the water runoff from the turret and gable roof. Comr. Kleckner agreed with Comr. Senne that a

color rendering would help. In response to Comr. Rubright's question on the marketing of the property, Mr. Lawless stated that the historic district is part of the advertising and the properties do pay homeowners' association fees to the subdivision. He also added that the home has a buyer already. Comr. Kleckner made a motion to request a color rendering of this house with the other houses laid next to it to see the perspective on color variation before the Commission approves the design. Comr. Rubright seconded the motion and it passed unanimously.

V. New Business

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

VI. Meeting Adjournment – Motion to adjourn at 8:30 p.m. by Comr. Rubright, seconded by Comr. Seymour, and unanimously approved.

The Countian (St Louis)
100 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE ST. LOUIS COUNTIAN

Affidavit of Publication

To: City of Kirkwood - Laurie Asche
139 S. Kirkwood Road
Kirkwood, MO,
Re: Legal Notice 2464695, City Hall, Council Chambers
State of MO }
County of St. Louis } SS:

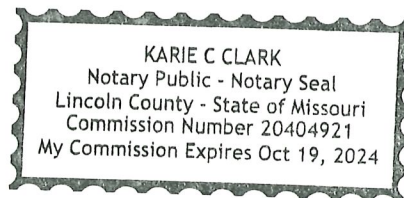
I, Lisa Fowler, being duly sworn, depose and say: that I am the Authorized Designee of The Countian (St Louis), a daily newspaper of general circulation in Fenton, County of St. Louis, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the The Countian (St Louis) once each day for 1 consecutive days; and that the date of the publication were as follows: 01/13/2023.

Publishers fee: \$46.40

By: Lisa Fowler
Lisa Fowler

Sworn to me on this 13th day of
January 2023

By: Karie C Clark
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024



CITY OF KIRKWOOD NOTICE OF HEARING BEFORE THE CITY COUNCIL OF KIRKWOOD, MISSOURI

The Council of the City of Kirkwood will hold a hearing in City Hall, Council Chambers, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 4:30 p.m., Wednesday, January 25, 2023 to consider the following:

An appeal from the decision of the Landmarks Commission regarding the request of the property owner to allow the issuance of a demolition permit for the building at 418 East Argonne, as provided for in Chapter 2, Article VII, Division 9, Section 2-589.3 of the Kirkwood Code.

Laurie Asche
City Clerk

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 CD by calling 314-822-5802.


2464695 County Jan. 13, 2023

AFFIDAVIT OF PUBLICATION

Date: 1/12/2023

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times January 13, 2023 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF HEARING before the City Council of City of Kirkwood, MO

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Phone: 314-822-5802/ Email: aschelb@kirkwoodmo.org

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Laurie Asche, City Clerk

Phone: 314-822-5802/ Email: aschelb@kirkwoodmo.org

NAME	STREET ADDRESS	CITY STATE ZIP
PROPERTY OWNER	108 S FILLMORE AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	46 HARDITH HILL CT	SAINT LOUIS, MO 63119
PROPERTY OWNER	444 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	440 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	418 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	414 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	408 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	400 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	340 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	330 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	326 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	301 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	302 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	1809 SUNNY DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	244 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	240 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	234 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	230 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	5375 BROADWAY RD	GROVELAND, IL 61535
PROPERTY OWNER	101 MITCHELL ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	102 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	101 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	102 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	105 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	106 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	105 MITCHELL ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	106 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	105 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	106 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	109 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	110 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	423 NEW YORK ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	110 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	109 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	110 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	111 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	102 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	112 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	112 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	505 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	115 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	109 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	533 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	549 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	112 HANDLAN CT	SAINT LOUIS, MO 63122
PROPERTY OWNER	113 HANDLAN CT	SAINT LOUIS, MO 63122

PROPERTY OWNER	115 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	331 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	329 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	12 HUNTLEIGH MANOR LN	SAINT LOUIS, MO 63131
PROPERTY OWNER	116 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	443 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	243 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	241 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	415 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	231 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	411 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	229 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	407 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	345 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	215 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	341 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	108 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	221 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	118 MITCHELL PL	SAINT LOUIS, MO 63122
PROPERTY OWNER	119 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	119 N HOLMES AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	120 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	111 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	419 E ARGONNE DR	KIRKWOOD, MO 63122
PROPERTY OWNER	123 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	544 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	116 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	125 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	126 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	340 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	338 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	334 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	402 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	332 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	404 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	326 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	406 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	240 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	234 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	410 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	666 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	226 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	660 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	656 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	212 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	642 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	420 E JEFFERSON AVE	SAINT LOUIS, MO 63122

PROPERTY OWNER	640 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	632 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	124 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	624 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	622 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	620 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	428 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	128 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	554 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	548 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	430 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	538 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	534 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	526 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	520 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	131 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	200 N TAYLOR AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	201 DICKSON ST	SAINT LOUIS, MO 63122
PROPERTY OWNER	407 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	345 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	409 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	12420 ROTT RD	SAINT LOUIS, MO 63127
PROPERTY OWNER	335 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	221 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	329 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	323 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	3516 SHORELINE CIR	PALM HARBOR, FL 34684
PROPERTY OWNER	315 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	206 N FILLMORE AVE	KIRKWOOD, MO 63122
PROPERTY OWNER	511 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	505 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	669 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	625 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	639 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	659 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	621 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	645 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	615 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	643 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	631 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	641 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	227 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	529 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	525 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	211 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	523 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	521 E JEFFERSON AVE	SAINT LOUIS, MO 63122

PROPERTY OWNER	519 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	513 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	235 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	611 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	58 HILL DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	403 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	243 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	3737 COLLINS AVE	MIAMI, FL 33140
PROPERTY OWNER	216 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	222 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	2321 WESFORD DR	MARYLAND HEIGHTS, MO 63043
PROPERTY OWNER	116 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	518 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	126 N WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	515 E ARGONNE DR	SAINT LOUIS, MO 63122
PROPERTY OWNER	P O BOX 8469	CANTON, OH 44711
PROPERTY OWNER	516 E JEFFERSON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	203 S WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	420 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	418 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	414 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	410 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	402 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	123 S WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	405 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	119 S WOODLAWN AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	425 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	419 E MADISON AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	204 PEEKE AVE	SAINT LOUIS, MO 63122
PROPERTY OWNER	116 SMITH ST	SAINT LOUIS, MO 63122

Amy G. Lowry

From: Renee Gamble <rg_interiors@yahoo.com>
Sent: Saturday, November 26, 2022 12:25 PM
To: Amy G. Lowry
Subject: Home

Hi, I see another home in the Jefferson-Argonne historic district is being considered for demolition. I would implore the commission to deny again the loss of a home in this area. I would hope that being in a historic district would provide some protection. I don't know if the home at Taylor & Argonne will be saved but this is so very sad.

Renee

Renee Gamble
RG Interiors
O 314-821-8600
C 314-578-5430

Provided to Commission
by Applicant at OMB Approval No. 1024-0018
12/14/22 meeting

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 10, photographs Page 48

Jefferson-Argonne Historic District
St. Louis County, Missouri

UTM References, continued.

5	[15]	[726440]	[4273300]	6	[15]	[727280]	[4273300]
	Zone	Easting	Northing		Zone	Easting	Northing
7	[15]	[727270]	[42735110]				

Verbal Boundary Description

The boundary of the Jefferson-Argonne Historic District is shown as the heavy dashed line on the accompanying map, titled "Jefferson-Argonne Historic District." The base map was prepared by the City of Kirkwood, at a scale of 1 inch = 200 feet.

Boundary Justification

The current boundaries encompass an intact grouping of historic resources, including 142 houses, 1 church, all related outbuildings, and the land associated with them that retains significance. All of the properties in the district were inventoried during a citywide survey which took place in the late 1980s. The eastern boundary of the district corresponds with the eastern city limits of the town of Kirkwood, and the western boundary adjoins the town's commercial center. The properties to the north are oriented to Adams Street, a major trafficway, and those to the south do not exhibit sufficient integrity to be included.

Photographs

The following information is the same for all photographs:

Kirkwood
St. Louis County, Missouri
Debbie Sheals
February, 2004

Negatives on file with Missouri State Historic Preservation Office, Jefferson City, MO

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name N/A

other names/site number Jefferson-Argonne Historic District (Preferred)

2. Location

street & number Roughly defined as both sides of Jefferson Ave. and the north side of Argonne,
between Taylor St. and Holmes Ave. [N/A] not for publication

city or town Kirkwood [N/A] vicinity.

state Missouri code MO county St. Louis code 189 zip code 63122

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [].)

Mark A Miles

05/28/04

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

[] entered in the National Register.
See continuation sheet [].


[] determined eligible for the National Register.
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the National
Register.

[] other, (explain:)

Historic Inventory**No. 01**

1. No 0189		4. Present Name(s)		
2. County St. Louis		5. Other Name(s) 418 East Argonne Drive		
3. Location of Negatives Landmarks Office digital files / via volunteers				
6. Specific Location 23M220838		16. Thematic Category	28. No. Of Stories: 2	
7. City or Town If Rural, Township & Vicinity Kirkwood, MO		17. Date(s) or Period CA 1947	29. Basement: Yes () No () Full () Unknown (x)	
		18. Style or Design Eclectic Colonial Revival	30. Foundation Material: concrete	
		19. Architect or Engineer Unknown	31. Wall Construction: Frame, wood	
		20. Contractor or Builder Unknown	32. Roof Type: High Hip w Intersecting Gables	
		21. Original Use, If apparent Single Family Residence	33. No. of Bays: Front: 4+ garage Back: Unknown Side: Unknown	
		22. Present Use Single Family Residence	34. Wall Treatment: Wide Horizontal Vinyl Lap Siding	
		23. Ownership: Public () Private (x)	35. Plan Shape: Irregular	
		24. Owner's Name & Address unknown	36. Changes: Additions () Altered () Moved () (Explain in #42)	
		9. Coordinates Latitude Longitude	37. Condition: Interior: unknown Exterior: excellent	
		10. Site () Building (1)	25. Open to Public? Yes () No (x)	38. Preservation Underway? Yes () No (x)
		11. On National Register? no	12. Is it Eligible? Yes () No ()	39. Endangered: Yes () No (x) By What?
13. Part of Estab. Yes () Hist. District? No (x)	14. District Potential 1C 2C			
15. Name of Established District Jefferson-Argonne Historic District		27. Other Surveys in Which Included – 1988, 2004, 2007	40. Visible from Public Road? Yes (x) No ()	
42. Further Description of Important Features: This 1.5 and 2 story wood frame and sided Revival residence has a complex footprint; a centered high hip roof is surrounded by varying height gable roofs. Although what appears to be newer vinyl siding covers the building exterior, its overall historic form and fenestration was respected. A primary entrance and flanking round window is sheltered under a roof extension. A projecting ell with gable roof extends beyond the entrance bay. Windows are 6-6, 8-12, and 4-4; many appear to be original or early. A side garage is detached but connected via a covered roof.		41. Distance From and Frontage on Road: 95'		
43. History and Significance: The building and outbuilding were identified as "other" on the initial survey; this 2007 surveyor is considering both contributing to the development of the historic district and recommends further study.		8. Site Plan with North Arrow:		
44. Description of Environment and Outbuildings: The building is original and appears to sit on its original lot. A side garage is accessed via the front.		46. Prepared by: Original by Linda Stockman; Matt Bivens 2007 revise		
45. Sources of Information:		47. Organization: Kirkwood Landmarks Commission		
		48. Date: 1986/06 (original)		
		49. Revision: 2007/September		

DIVISION 9
Landmarks Commission¹

§ 2-580. Established; composition; appointment. [Ord. No. 7534, § 2, 5-15-1986]

There shall be and is hereby established a commission to be known as the "Landmarks Commission" of the City. The Commission shall consist of seven members appointed by the Council of the City. All members shall be residents of the City.

§ 2-581. Qualifications. [Ord. No. 7534, § 2, 5-15-1986]

Commission members shall have a demonstrated interest in, competence in or knowledge of historic preservation. To the extent available in the City, the Commission shall include members representing the disciplines of architecture, architectural history, history, archaeology, planning, urban design, cultural geography or any other field related to historic preservation.

§ 2-582. Member terms. [Ord. No. 7534, § 2, 5-15-1986]

Each member shall serve for a term of three years, provided that the initial appointments to the Commission shall be as follows: Two members shall be appointed for a term of one year, two members shall be appointed to a term of two years, and three members for a term of three years; thereafter, each successor who shall be appointed shall be appointed for a term of three years.

§ 2-583. Vacancies. [Ord. No. 7534, § 2, 5-15-1986]

The Council of the City, upon notification of a vacancy, shall initiate action to fill such vacancy as soon as practicable after notice of the vacancy.

§ 2-584. Meetings. [Ord. No. 7534, § 2, 5-15-1986]

Commission meetings shall be held at regular intervals and at least four times a year as may be scheduled by the Commission. All meetings of the Commission shall be public.

§ 2-585. Officers; terms. [Ord. No. 7534, § 2, 5-15-1986]

Officers, consisting of a Chairman, Vice Chairman, Recording Secretary and Corresponding Secretary, shall be elected by the Commission from its membership. The terms of said officers shall be for one year subject to reelection to such office.

§ 2-586. Facilities; secretarial services. [Ord. No. 7534, § 2, 5-15-1986]

The City, through the office of the Chief Administrative Officer, shall provide the Commission with such facilities as it shall need for its operation, including secretarial services.

1. Editor's Note: This Division formerly appeared as Ch. 12 1/2 of the 1971 City Code.

§ 2-587. Definitions. [Ord. No. 7534, § 2, 5-15-1986; Ord. No. 10152, § 1, 10-3-2013]

As used in this Division 8, the following words and phrases shall have the meanings ascribed to them below:

HISTORIC DISTRICT — An area designated as a "historic district" by the Landmarks Commission, pursuant to procedures prescribed herein, which contains within definable geographic boundaries buildings, structures, humanly created objects, or environmental features which collectively constitute an area united historically or aesthetically by plan or physical development. A district may include individual landmarks as well as other properties or structures which contribute to the overall visual characteristics and historical significance of the landmarks located within the historic district.

LANDMARK — A property or structure, including the lot upon which the property or structure is located, designated as a "landmark" by the Landmarks Commission, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the City.

§ 2-588. Powers and duties. [Ord. No. 7534, § 2, 5-15-1986; Ord. No. 9076, § 1, 9-20-2001]

The Commission is hereby authorized and directed to make a continuous study of all buildings, structures, historic sites, prehistoric sites, landscape elements, works of art, or integrated combinations thereof, or districts or areas containing them, within the City and which are known to or brought to the attention of the Commission as possible landmarks or historic districts within the definition of this Division 8. The Commission shall have authority to establish criteria for and to designate those buildings, structures, historic sites, prehistoric sites, landscape elements, works of art or integrated combinations thereof, or districts or areas containing them which, in its judgment, should be officially designated landmarks or historic districts within the meaning of this chapter. In making such determinations, the Commission may seek the advice of consultants, particularly in disciplines not represented by Commission members. In making such determinations, and in establishing its rules and regulations for the evaluation of items submitted for its consideration, the Commission shall take into account the age, design, period of construction, aesthetic value, past use, historical significance, unusual nature, point of location or other recognized or generally accepted criteria for determinations, including, but not limited to, National Register criteria, Department of Interior standards, or those of the State of Missouri. For the purpose of carrying out the provisions of this Division 8, the Commission shall have authority to reduce such criteria to writing and to establish rules and regulations for the evaluation of items submitted for its consideration, as well as to provide ways and means for the submission, evaluation and selection of possible landmarks or historic districts. The Commission may adopt such bylaws and rules of procedure, not inconsistent with this Division 8, as it deems necessary.

§ 2-589. Notice to owner of proposed landmark or historic district designation. [Ord. No. 7534, § 2, 5-15-1986]

Whenever a landmark or historic district has been proposed by the Commission, notice

of such proposed designation shall be caused to be delivered by the Chief Administrative Officer to the owner or owners of such properties as the name of such owner or owners shall be disclosed by the City records, including owners of property within a historic district. Before a property shall be designated a landmark, the owner of the property shall be given an opportunity to be heard by the Commission. Before the Commission designates a historic district, a public hearing shall be held, after having given notice of the time, place and purpose of such public hearing by at least one notice in a newspaper of general circulation within the City at least 15 days prior to the date of the public hearing and by sending a copy of said notice by first class mail to all property owners within the proposed district as shown by the City records.

§ 2-589.1. Public declaration of official designation; landmark register. [Ord. No. 7534, § 2, 5-15-1986; Ord. No. 9076, § 2, 9-20-2001]

Whenever a property has been officially designated as a landmark or historic district within the meaning of this Division 8, such fact shall be publicly declared by the Commission, recorded with the Recorder of Deed's office, St. Louis County, and shall be transmitted to the Building Commissioner of the City, who is hereby charged with the duty of maintaining an official landmark register in which shall be entered all such designations, adequately described for proper identification. A statement of considerations in making such designations shall be filed with the Building Commissioner, who shall maintain such statement for public use and inspection.

§ 2-589.2. Preservation of landmarks. [Ord. No. 7534, § 2, 5-15-1986; Ord. No. 7565, § 1, 8-21-1986; Ord. No. 9076, § 3, 9-20-2001]

- (a) No building permit for the alteration or modification to the exterior or site of a landmark shall be issued by the City until the plans and specifications have been submitted to the Landmarks Commission for review and approval. This approval is not required for changes to the interior of a landmark property. The Commission shall be guided by the Secretary of the Interior's "Standards for Rehabilitating Historic Buildings." In no event shall any applicant be caused unnecessary or unreasonable delay. All complete applications shall be reviewed by the Commission within 60 days of submittal, unless the applicant agrees to extend the time for review.
- (b) No building permit for new construction within a historic district shall be issued by the City until the plans have been submitted to the Landmarks Commission for review and approval for adherence to the guidelines of said historic district. In no event shall any applicant be caused unnecessary or unreasonable delay. All complete applications shall be reviewed by the Commission within 60 days of submittal, unless the applicant agrees to extend the time for review.
- (c) No demolition permit or permit for relocation shall be issued by the City for any designated landmark or property within a historic district until the plans have been submitted to the Landmarks Commission for review and approval. Upon submission to the Commission of any such application for a demolition permit or a relocation permit, the Commission shall have the power to review and withhold

approval for a period of 270 days. During this period, the Commission shall confer with the owner, occupant, or other person having an interest in such building or structure for the purpose of making suggestions and recommendations with respect to any or all means or methods considered feasible and proper for the preservation of such landmark. It shall be the duty of the Commission within this review period to make suggestions and recommendations whereby the landmark in question may be preserved and maintained in a state which will not deface, mar, materially alter, or destroy in whole or in part the historical significance or aesthetic value of such landmark or historic district. The "period of review" shall begin the date the application for review is submitted to the Landmarks Commission. The Commission may grant its approval prior to the completion of the 270 days, but in no case shall the Commission terminate its review within 60 days of its initial review.

- (d) The Landmarks Commission may request advisory review of public improvements that affect landmarks and historic districts on the Kirkwood Landmarks Register. The improvement or project should be located within a historic district, on the site of or within 200 feet of any landmark or within 200 feet of any boundary of a historic district. The Commission shall have at least 30 days to complete its review and report its recommendations to the City Council, except when the directing agency of the City, if necessary to accelerate the design review process, may specify a time less than 30 days within which the Commission shall complete its review and report to the City Council, except as dictated by public safety.
- (e) The report of the Commission, while advisory in nature, shall be furnished to any other person, board, commission or entity having jurisdiction over the proposed change, and shall be given due consideration by such person, board, commission or entity.
- (f) No demolition permit, building permit, or permit for relocation shall be issued until such time as the Commission shall advise the Building Commissioner that it has terminated its review hereunder and has recommended approval of such permit provided. However, in the event the Commission fails to make a determination within the identified review period, the application shall be deemed to be approved by the Commission and the study shall be terminated. The Building Commissioner shall then grant or deny the permit in accordance with all applicable code provisions.

§ 2-589.3. Appeals to City Council; review. [Ord. No. 7534, § 2, 5-15-1986]

Any owner of a designated landmark or owner of property within a designated historic district aggrieved by a decision of the Landmarks Commission may appeal the decision to the City Council. Application for Council review shall be made to the City Clerk within 15 days of the sending of notification of the decision of the Commission to the affected person. Review by the Council shall occur within 31 days of the receipt of the appeal.

§ 2-589.4. Landmarks Fund. [Ord. No. 7534, § 2, 5-15-1986]

The Commission is hereby authorized to accept gifts and gratuities on behalf of the City for the study, acquisition, designation and preservation of officially designated landmarks or historic districts. All such gifts and gratuities shall be set aside in a special fund known as the "Landmarks Fund" and shall be distributed only upon appropriation by the City Council. All such gifts and gratuities shall be used solely for purposes consistent with this Division 8 and may be disbursed, advanced or loaned upon any lawful terms or conditions established by the City Council.