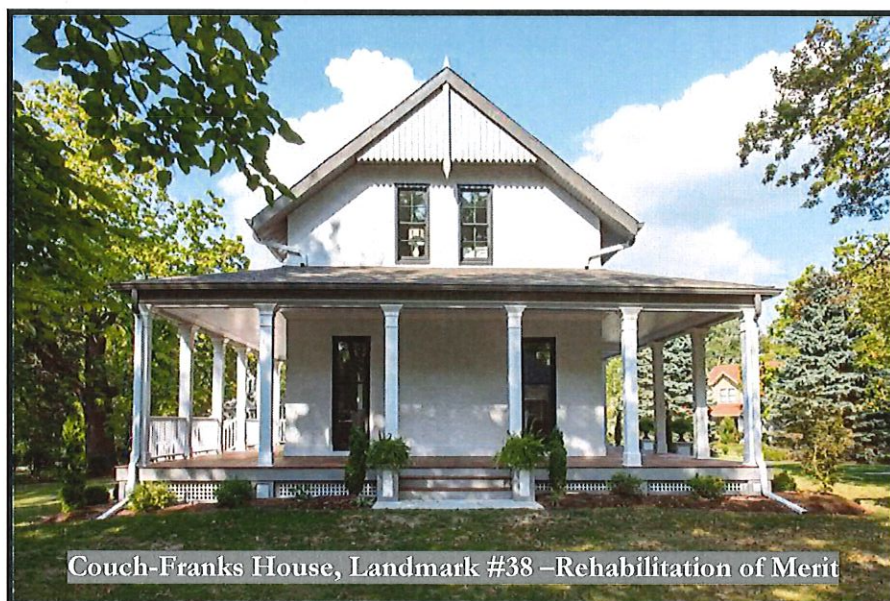


# CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL REPORT

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CITY OF KIRKWOOD  
LANDMARKS COMMISSION ACTIVITIES  
OCTOBER 1, 2017 – SEPTEMBER 30, 2018



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For submission to  
Missouri Department of Natural Resources  
State Historic Preservation Office  
P.O. Box 176  
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# CERTIFIED LOCAL GOVERNMENT PROGRAM

## ANNUAL REPORT 2017-2018

### CITY OF KIRKWOOD LANDMARKS COMMISSION

#### 1. Introduction

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 Also in 1986, the City Council repealed the original ordinance and replaced it with Ordinance No. 7534.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

During the report period, the Commission was proactive in its efforts to preserve Kirkwood's heritage through approval of Certificates of Appropriateness, celebration of Favorite Building Awards, and attempts to save historic homes from demolition. The report period was also marked by the unfortunate losses of a few historic homes in local historic districts.

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

#### 2. Historic Preservation Commission Membership

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



Member	Appointed	Expires	Status	Preservation Related Field
Lynn Anzel	6/2012	6/2021	Reappointed in June, in service	Real Estate
Andrew Raimist	7/2012	6/2020	In service	Architecture
Walter Smith	2/2012	6/2021	Reappointed in June, in service	Business Marketing
Robert Rubright	6/2013	6/2019	Reappointed in June, in service	History, Writing
Jessica Worley	7/2015	6/2021	In service	Architecture
Judith Brauer	6/2016	6/2019	In service	Design
Ryan Molen	4/2017	6/2020	In service	Construction

### 3. Scheduled Meetings Held and Attendance

The Commission holds regularly scheduled meetings on the second Wednesday of the month. If there are no cases to review, the Commission may not meet. During this report period, the Commission held 12 regular meetings, 1 joint meeting with the Kirkwood Architectural Review Board and 3 special called meetings. See enclosed Meeting Minutes at Tab B. For each meeting the individual attendance records are shown below (x = present, • = Joint Meeting with Architectural Review Board, \* = Special Called Meeting):

Member	*Oct 2 <sup>nd</sup>	Oct 11 <sup>th</sup>	Nov 8 <sup>th</sup>	Dec 13 <sup>th</sup>	Jan 10 <sup>th</sup>	Feb 14 <sup>th</sup>	*Mar 1 <sup>st</sup>	Mar 14 <sup>th</sup>	*Mar 29 <sup>th</sup>	Apr 11 <sup>th</sup>	May 9 <sup>th</sup>	Jun 13 <sup>th</sup>	Jul 11 <sup>th</sup>	Aug 8 <sup>th</sup>	*Aug 21 <sup>st</sup>	Sept 12 <sup>th</sup>
Lynn Anzel	x	x		x	x	x	x	x	x	x	x	x		x	x	x
Judith Brauer	x	x	x	x	x		x	x	x	x	x	x	x	x	x	
Ryan Molen		x	x	x	x	x	x	x	x	x	x		x	x	x	x
Andrew Raimist			x	x	x	x	x	x	x	x	x	x	x	x	x	x
Robert Rubright	x	x	x	x	x	x		x	x	x	x	x	x	x		x
Walter Smith	x	x	x	x	x	x				x	x	x	x	x	x	
Jessica Worley	x	x	x						x		x		x		x	
Amy Lowry, Staff	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

### 4. Subcommittees and Study Groups

The Commission's formed a Subcommittee on proposed changes to the Landmarks Commission Ordinance in accordance with the goals of the Kirkwood Comprehensive Plan. The Subcommittee met seven times in the subject year. The Subcommittee's work is ongoing with the goal of bringing a new proposed ordinance to City Council in 2019.

### 5. Commission Activities

#### a. Local Landmarks Designations

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

#### b. Local Districts Designations

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

#### c. National Register of Historic Places

The Commission did not review any National Register Nominations.



#### d. Cases Reviewed and Decisions Reached

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

The Commission had five properties under demolition review procedures in the report year, but none are expected to be saved from demolition. 632 East Jefferson Avenue, a non-contributing property in the Jefferson-Argonne Historic District, was approved to be razed after a new home plan was presented. The new home is now being constructed. The Commission held four public hearings on other proposed home demolitions in the report year, with one being allowed after the 60-day automatic stay due to its deteriorated condition (1032 N. Taylor Avenue – since razed), and three with the stay of demolition extended to the maximum 270 days (222 E. Argonne Dr., 219 Orrick Ln., and 113 Handlan Ct.) Each of these homes were contributing properties in either the North Taylor or Jefferson-Argonne Historic Districts.



1032 N. TAYLOR AVE. (NORTH TAYLOR HISTORIC DISTRICT)



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



219 ORRICK LN. (NORTH TAYLOR HISTORIC DISTRICT)



113 HANDLAN CT. (JEFFERSON-ARGONNE HISTORIC DISTRICT)

In total, twenty-three (23) Certificates of Appropriateness (CoAs), including four (4) amendments to previously approved CoAs, were issued during the report year including:

- Eight (8) CoAs for alterations and additions to five Landmark homes (including three amendments to previously approved plans on two of the homes);
- Six (6) CoAs for new construction of detached structures on four Landmark properties;
- Two (2) CoAs for new signs on two Landmark properties;
- Two (2) CoAs for demolitions of two homes in historic districts;



- Four (4) CoAs for three new homes in historic districts (including one amendment to a previously approved plan);
- One (1) CoA for demolition of an old and construction of a new detached garage in a historic district.

A summary of all considered cases follows:

Date	Property/Address	Recommendations and Decisions
October 2017	Landmark #20, Unsell-Cabell House, 615 E. Monroe Avenue (East Monroe National Register District)	Case #17-09 Amended: Changes to siding and gutter materials for previously reviewed addition approved.
October 2017	326 E. Jefferson Avenue (Jefferson-Argonne Local and National Register Districts)	Case #17-06: Stay of demolition lifted for razing of home.
October 2017	Landmark #22, Seven Gables, Judge Enos Clarke House, 503 E. Monroe Avenue (East Monroe National Register District)	Case #17-14: Demolition of the existing nonconforming attached garage, construction of rear addition, and window changes to existing house approved.
November 2017	1032 N. Taylor Avenue (North Taylor Local and National Register Districts)	Case #17-13: After Public Hearing, demolition of home approved after 60-day automatic stay due to deteriorated condition of home.
November 2017	Landmark #22, Seven Gables, Judge Enos Clarke House, 503 E. Monroe Avenue (East Monroe National Register District)	Case #17-14 Amended: Construction of detached garage and minor changes to previously reviewed addition plans approved.
November 2017	Landmark #7, Gill House, 419 E. Argonne Drive (Jefferson-Argonne Local and National Register Districts)	Case #17-15: Construction of staircase to recently constructed detached garage approved.
December 2017	Landmark #20, Unsell-Cabell House, 615 E. Monroe Avenue (East Monroe National Register District)	Case #17-16: New detached garage/pool house and in-ground pool approved.
December 2017	632 E. Jefferson Avenue (Jefferson-Argonne Local and National Register Districts)	Case #17-17: The Commission had previously approved plans for a new home on the lot and reviewed new home plans by a different architect. The new home plans were approved.
December 2017	Landmark #82, Francis E. Nipher House, 435 N. Harrison Avenue	Case #17-18: Outdoor kitchen and fire pit approved.
December 2017	326 E. Jefferson Avenue (Jefferson-Argonne Local and National Register Districts)	Case #17-19: New home construction approved.
January 2018	222 E. Argonne Drive (Jefferson-Argonne Historic District)	Case #17-20: After Public Hearing on demolition of home, stay of demolition extended to maximum 270 days.

Date	Property/Address	Recommendations and Decisions
January 2018	202 North Taylor Glen (North Taylor Local and National Register Districts)	Case #18-01: New home plans were not approved.
January 2018	Landmark #22, Seven Gables, Judge Enos Clarke House, 503 E. Monroe Avenue (East Monroe National Register District)	Case #17-14 Amended: Minor changes to previously reviewed addition plans approved.
March 2018	219 Orrick Lane (North Taylor Local and National Register Districts)	Case #18-02: After Public Hearing on demolition of home, stay of demolition extended to maximum 270 days.
March 2018	Landmark #18, Swan Cottage, 305 N. Harrison Avenue (National Register of Historic Places)	Case #18-03: New plans for addition to home approved.
April 2018	Landmark #5, Smith-Keysor House, 306 E. Jefferson Avenue (Jefferson-Argonne Local and National Register Districts)	Case #18-04: Alterations and addition plans approved. Case #18-08: Demolition of detached garage approved
April 2018	Landmark #68, Osage Theater, 338 S. Kirkwood Road	Case #18-05: New sign approved in rear of building.
April 2018	632 E. Jefferson Avenue (Jefferson-Argonne Local and National Register Districts)	Case #17-17 Amended: Rear stoop approved.
April 2018	1032 N. Taylor Avenue (North Taylor Local and National Register Districts)	Case #18-07: New home plans were not approved.
April 2018	Landmark #1, Kirkwood Train Station, 100 W. Argonne Drive (National Register of Historic Places)	Amtrak Train Station ADA Improvements reviewed and suggestions made.
May 2018	Landmark #20, Unsell-Cabell House, 615 E. Monroe Avenue (East Monroe National Register District)	Case #18-09: New driveways approved.
June 2018	113 Handlan Court (Jefferson Argonne Local and National Register Districts)	Case #18-06: After Public Hearing on demolition of home, stay of demolition extended to maximum 270 days.
July 2018	Landmark #7, Gill House, 419 E. Argonne Drive (Jefferson-Argonne Local and National Register Districts)	Case #18-10: Rehabilitation of outbuilding into pool house with attached pergola, outdoor kitchen, and extension of house porch approved.
August 2018	340 Central Place (Central Place Historic District)	Case #18-11: Demolition of existing detached garage and construction of new detached garage approved.
August 2018	48 Ponca Trail (Meramec Highlands Historic District)	Case #18-12: New home construction approved.



Date	Property/Address	Recommendations and Decisions
August 2018	Landmark #74, Heinzelmänn Store 108 N. Clay Ave (Downtown Kirkwood National Register District)	Case #18-13: New sign approved.
September 2018	Landmark #7, Gill House, 419 E. Argonne Drive (Jefferson-Argonne Local and National Register Districts)	Case #18-13: In-ground pool and pool fencing approved.
September 2018	Landmark #45, Cragwold (former Lemp Estate) 1455 Cragwold Rd (National Register of Historic Places)	Case #18-14: Detached solar array approved.

#### e. Training and Conferences

Ms. Lowry, Commissioner Brauer, Commissioner Molen, Commissioner Rubright, Commissioner Smith and Commissioner Worley attended continuing education provided by the City Attorney and City Clerk on the Sunshine Law, Conflicts of Interest, and Parliamentary Procedure. Ms. Lowry completed 32.50 additional hours of continuing education during the report period for her AICP certification. Commissioner Andel attended continuing education for her real estate broker's license renewal. Commissioner Worley attended continuing education on architecture. Commissioner Raimist gave three lectures on preserving mid-century modern architecture and on architect Harris Armstrong. Commissioner Molen attended 30.5 hours of training related to LEED BD+C credentials as well as attending a lecture by Commissioner Raimist on the architecture of Harris Armstrong.

#### f. Public Education and Outreach

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

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

**Walking Tour Reprint:** During the report year, the Landmarks Commission made corrections to and reprinted the Historic Kirkwood Landmarks Walking Tour. The Tour brochure was paid for jointly by the City, the Downtown Kirkwood Special Business District and the Kirkwood-Des Peres Area Chamber of Commerce. *See enclosed Landmarks Walking Tour brochure at Tab C.*

**Favorite Building Awards.** The Commission conducted its 20<sup>th</sup> annual Favorite Building Awards to coincide with National Preservation Month in May. Information regarding the program is disseminated on the City's webpage, through its weekly e-mail blast, through the local newspaper (*Webster-Kirkwood Times*) and through postings at City Hall, the Kirkwood Community Center and the Kirkwood Public Library. Nominations are accepted from the public and City boards and commissions. *See enclosed Favorite Building Awards program for recipients at Tab D.*

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

The Landmarks Commission does not have a separate Comprehensive Preservation Plan. The Planning and Zoning Commission adopted a new Comprehensive Plan (*Envision Kirkwood 2035*) in



2017. The Housing section of the Comprehensive Plan contains as a goal the preservation of Historic Buildings and Neighborhoods through (1) the strengthening of City historic district and landmarks regulations to preserve historic structures and (2) the strengthening of regulations to limit teardowns of existing historic buildings and promote rehabilitation. The Landmarks Commission formed a Subcommittee to recommend to City Council changes to the Landmarks Commission Ordinance to meet the goals of the Comprehensive Plan.

## **7. Historic Properties Inventory**

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

The second inventory contains 788 properties, including 554 properties in local historic districts, 85 designated landmarks (not already counted in local districts), and 149 properties in National Register Districts (not already counted as local landmarks or in local districts). For purposes of this report, only the second inventory is tracked. No new properties were added to the historic preservation inventory during the report year

## **8. Historic Preservation Incentives**

### **a. Local Tax Incentives Program**

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

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

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

## **9. Local Property Acquisition Program**

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



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This report is produced as a requirement for the Certified Local Government Agreement between the City of Kirkwood and the Missouri State Historic Preservation Office. It describes the activities of the Landmarks Commission during the period of October 1, 2017 through September 30, 2018. Information is included regarding the cases reviewed, district and landmark designations, National Register nominations, monitoring, and general preservation and outreach activities.

## CITY COUNCIL

Timothy E. Griffin, *Mayor*

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

## LANDMARKS COMMISSION

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

## CITY STAFF

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