



SPECIAL ANNOUNCEMENT REGARDING LANDMARKS COMMISSION MEETINGS

Section 610.015 of the Missouri Sunshine Law provides that members of the Landmarks Commission who are not physically in the City Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

To follow along with the Landmarks Commission meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to “raise your hand”. Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will “raise your hand” by dialing *9.

Zoom webinar

When: **August 11, 2021 07:00 PM** Central Time (US and Canada)

Topic: Landmarks Commission Meeting

Please click the link to join the webinar: <https://us06web.zoom.us/j/86156412591>

Or One tap mobile :

US: +13017158592,,86156412591# or +13126266799,,86156412591#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 861 5641 2591

International numbers available: <https://us06web.zoom.us/j/86156412591>

SEE THE FOLLOWING PAGE FOR THE AGENDA



**Landmarks Commission
Agenda
Wednesday, August 11, 2021, 7:00 p.m.
Via Zoom Virtual Meeting**

- I. **Approval of Minutes of July 14, 2021** and any additions or modifications to the current agenda.

- II. **Certificates of Appropriateness – New Business**
 - a. **Case #13-2021, 40 Ponca Trail** (Meramec Highlands Historic District) – new house
 - b. **Case #14-2021, 44 Ponca Trail** (Meramec Highlands Historic District) – new house

- III. **Old Business**
 - a. Proposed Sugar Creek Ranch Historic District
 - b. Discussion of Procedures and new Landmarks Ordinance

- IV. **New Business**
 - a. Citizens Comments/Seeking Advice to preserve their historic properties – 429 Miriam (Landmark #47, Holmes-Schmitz House)
 - b. NAPC Preservation Commission Training, August 24-25, 2021

- V. **Meeting Adjournment**

Staff Liaison: Amy Lowry. Phone: 314-822-5815 Email: lowryag@kirkwoodmo.org

Landmarks Commission: Chair Ryan Molen; Commissioners Judith Brauer, Kathleen Brown, Nancy Luetzow, Andrew Raimist, Robert Rubright, Jessica Worley.

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

**Landmarks Commission
Meeting Minutes
Wednesday, July 14, 2021, 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 Judith Brauer, Kathleen Brown, Nancy Luetzow, Andrew Raimist, Robert Rubright, and Staff Liaison Amy Lowry. The meeting was called to order at 7:00 p.m.

- I. **Approval of Minutes** – Motion to approve the June 9, 2021 meeting minutes as submitted by Comr. Brauer, seconded by Comr. Rubright and unanimously approved.

- II. **Certificates of Appropriateness – New Business**
 - a. **Case #12-2021, 2401 St Giles Rd** (Barrett Brae Historic District) – Homeowner Michael Knoll applied for a new in-ground pool to be built from a shipping container. Ms. Lowry reported that this was the first such pool to be granted a permit in the City. After discussion of the pool placement and construction, and the lack of fence plans, Comr. Raimist made a motion to approve the pool plans, contingent upon a fence site plan and elevation to be sent to the Commissioners. Comr. Brauer seconded the motion and it passed unanimously.

- III. **New Business**
 - a. **Citizens Comments/Seeking Advice to preserve their historic properties** – none.
 - b. **Proposed Sugar Creek Ranch Historic District** – Aaron and Jessica Senne, architects with Studio Lark and residents of Sugar Creek Ranch, presented an Application for Sugar Creek Ranch to be designated a Kirkwood Historic District. The application included a history of the neighborhood, construction details, plat maps, proposed design guidelines, and house perspective drawings and photos. The neighborhood consists of 60 homes, only one of which is a new infill construction. Chair Molen asked if Modular Homes, the manufacturer, was a Kirkwood business. Mr. Senne said that the manufacturing site was not far from the neighborhood and that once the foundations were poured, the house panels would be brought in. Chair Molen asked if in practical terms the Sennes believed the design guidelines would allow the Commission to evaluate a new home consistent with the existing houses. Mr. Senne said that the design guidelines do provide details for evaluation of the massing, height, and materials, but that there still may be concerns about new homes that would try to maximize the house size on the lot. The lots are fairly large for Kirkwood, however. Mr. Senne also said that the original models are the same houses, but that variety and privacy

were achieved by rotating the houses and shifting the windows and panels. He said that the design guidelines encourage natural materials such as stone and redwood siding. Comr. Raimist questioned whether additional lots could be created through subdivision or on communally-owned land; Ms. Lowry did not think so.

Ms. Lowry referred to letters in support of the proposed historic district and Ms. Alvinia Warner, a 57-year resident of the neighborhood at 169 Horseshoe Drive, also spoke in support.

Ms. Lowry suggested that the Commission review the proposed application in the next month with a view to give any proposed changes to the Sennes at the next Commission meeting. In the meantime, the Sennes and interested parties could provide the proposed design guidelines to other property owners and start collecting signatures on a petition for the historic district. If enough signatures are collected, the Commission could decide at its next meeting to set a public hearing on the historic district designation.

- c. **Discussion on Landmarks Ordinance Committee** – Chair Molen asked the subcommittee members to review the proposed draft ordinance with a goal to meet and discuss proposed changes.
- d. **Training Opportunities** – Ms. Lowry mentioned the August training being provided by the National Association of Preservation Commissions and her hope that everyone would be able to either attend virtually or review the training at a later date.

IV. Meeting Adjournment – Motion to adjourn at 7:55 p.m. made by Comr. Rubright, seconded by Comr. Raimist and unanimously approved.



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 6:30 p.m. in City Hall.

1. Property Address 40 Ponca Trail, Kirkwood MO
2. Property Status
 Local Landmark Designation
 National Register of Historic Places
 Within a Historic District
3. Name of Applicant Jeff Day and Associates llc
Mailing Address 14311 Manchester Rd
City/State Manchester MO Zip Code 63011
Office Phone (314) 644-2775 Cell Phone ()
Home Phone () E-Mail Jeff Day @ JeffDayllc.com
4. Relationship of Applicant to Property
 Owner Contractor Architect Lawyer
 Other - Please specify _____
5. Existing Building Use Vacant land R-3
6. Proposed Building Use Single Family Residence
7. Proposed Change to Primary Structure Accessory Structure Landscape Element
8. Nature of Proposed Change
 Demolition Window Configuration
 Addition Sign Erection or Placement
 Alteration to Exterior Fence
 New Construction Landscape or Hardscape Element
 Other - Please Specify _____
9. Description of Proposed Improvements 1.5 story single family residence

10. Accompanying Documentation (8 copies each)

- Site Plan
- Elevations
- Floor/Building Plans
- Other - Please Specify Power Point
- Structural Report for Demolitions
- Landscape Plan
- Photos

11. Existing Materials/Construction

- Stucco
- Other N/A - VACANT LOT
- Wood Frame
- Brick
- Stone
- Block

12. Proposed Materials/Construction

- Stucco
- Other Vinyl Siding, Stone water table, MDO boards
- Wood Frame
- Brick
- Stone
- Block

13. If materials differ from existing, explain reasons

New construction

14. Material samples should be available for review at Commission meeting (preferable) or on site.

Site Location of Materials 48 Ponca Trail Kirkwood, Mo

I understand the work will not begin until the Landmarks Commission completes its review of this application.

Signature Sean Stanton Date 8-2-2021

Please print name Sean Stanton

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

A New Residence Proposal for:

40 Ponca Trail

Kirkwood Landmarks Commission

Objective of New Construction

- Create a worthy home of high-quality materials and craftsmanship with inspiration drawn from the homes of the Meramec Highlands Historic District.
- Create a home that will complement the existing homes in the district, and the immediate area of this property.
- Create a home that will provide significant long-term value to the Historic city of Kirkwood, especially the Meramec Highlands Historic district.

Local and Notable Inspiration.....

- Drawing on inspiration from homes inside the Meramec Highlands Historical District, we found two homes that suit the area, with shapes that suit the needs of the design from the wholistic approach outlined. These are Historical “contributing” homes, and stylistically have many elements that have inspired the exterior design.
- Drawing inspiration from other historical buildings located in the Meramec Highlands Historic District, Specifically the Train Station and General Store.

Meramec Highlands Historic District

Train Station and General Store



Meramec Highlands Frisco Station 1891



Meramec Highlands General Store 1891

Meramec Highlands Historic District

The Cottages

The original summer cottages tend to be one-and-a-half story structures. The buildings are of wood frame construction resting upon foundations of rock-faced ashlar.

The geometric complexity shown by the cottages is reflective of late 19th century Romanticism.

The steep roofs, often containing dormers, sweep down over first floor elements typically resolving with great overhangs. Porches of various plans and levels are common.

Wood facings such as beveled siding, molded trim, sawn shingles and stick-type half timbers are characteristic of the exteriors.

Siding is typically horizontally placed, except the diagonals found on some gable ends.

The double hung windows vary in size, shape, and muntin arrangement.

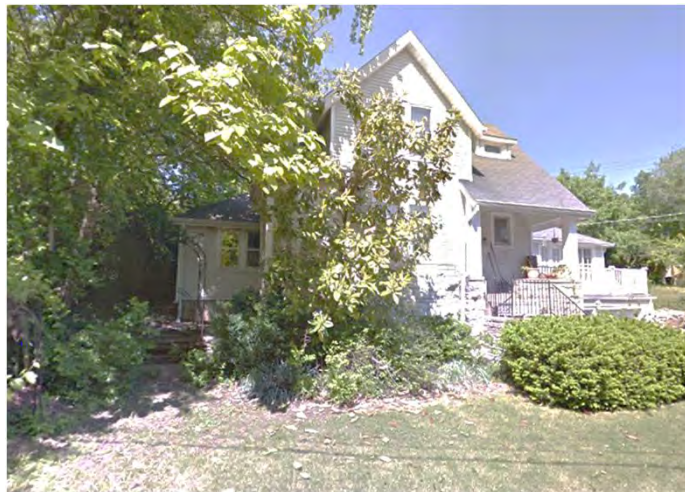


Contributing Homes in Meramec Highlands Historic District

17 Ponca Trail,

Built 1894

Edgewood cottage, This house has a center massing projecting out with a steep roof and shed dormer over the porch and front door. The entryway is tucked between the two-story gable end that projects out of the roof and the secondary garage mass on the northeast side of the house, the attached garage is clad in the same siding and roof materials as the main structure. On the southwest side of the house there is a hip roof over a bump out that is set back from the main projection. Reflecting the hip lines of the garage.



Contributing Homes in Meramec Highlands Historic District

22 Ponca Trail, Built 1894

Ferndale cottage, features a steep roof with dormer, and porch under the roof. There is rock faced ashlar running along the bottom of the front façade and porch. the cottage also features a bay window and bump outs on the north side of the house and trim on the gable ends and the along the north side facade.

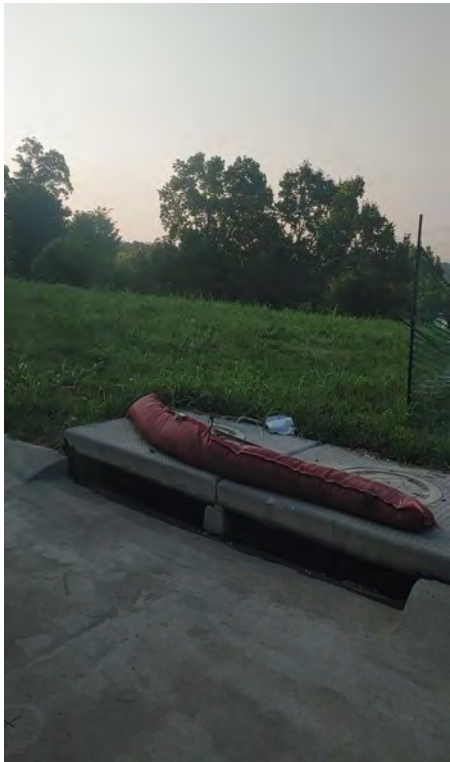


June 2021



August 2010

Existing Property



Proposed Front Façade Sketch



Diagrammatic Aerial Streetscape



Proposed North Facade



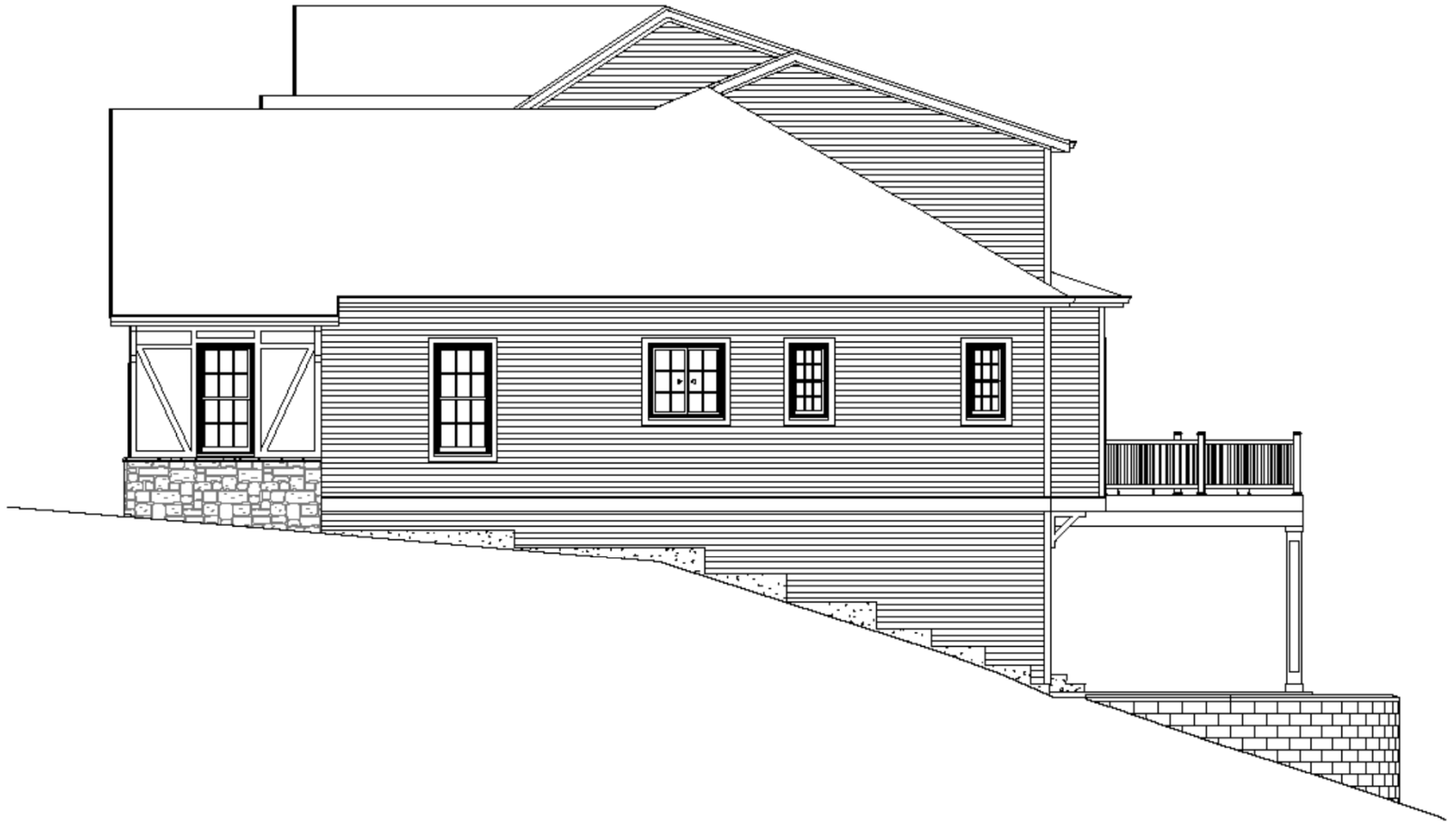
Proposed East Facade



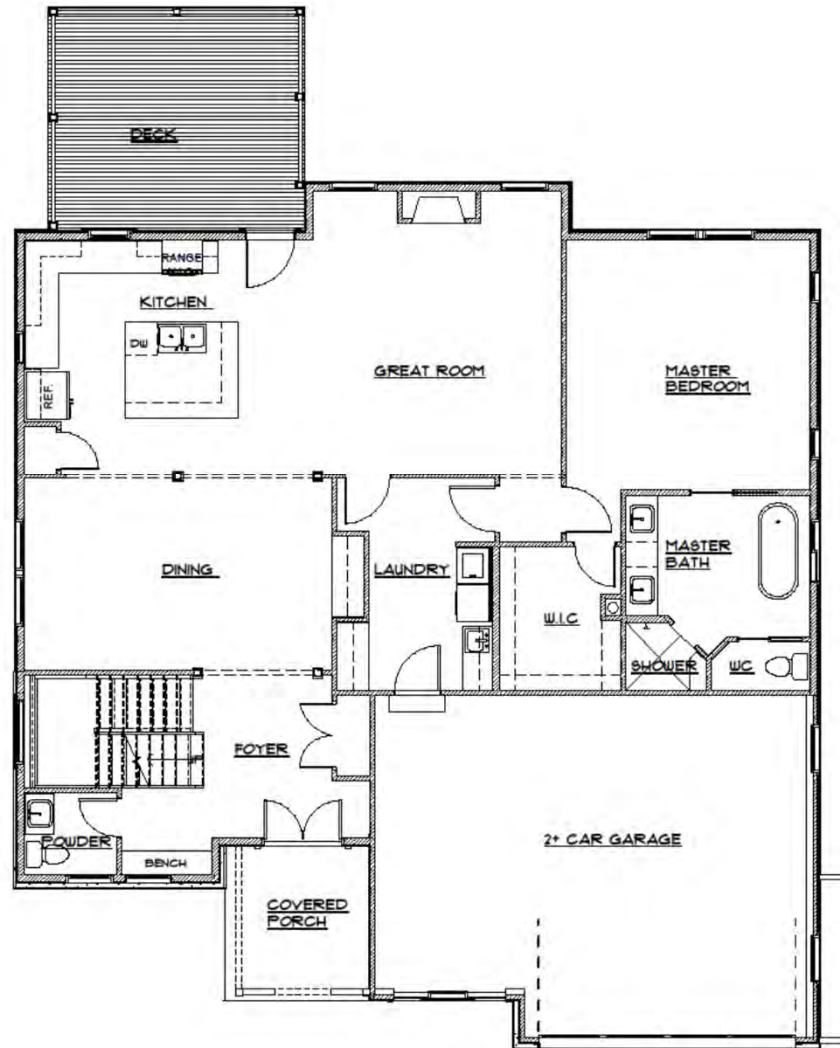
Proposed South Facade



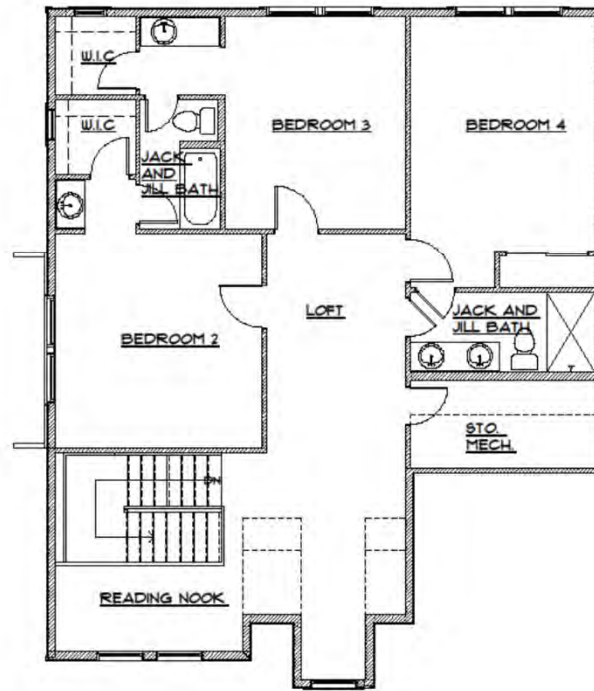
Proposed West Facade



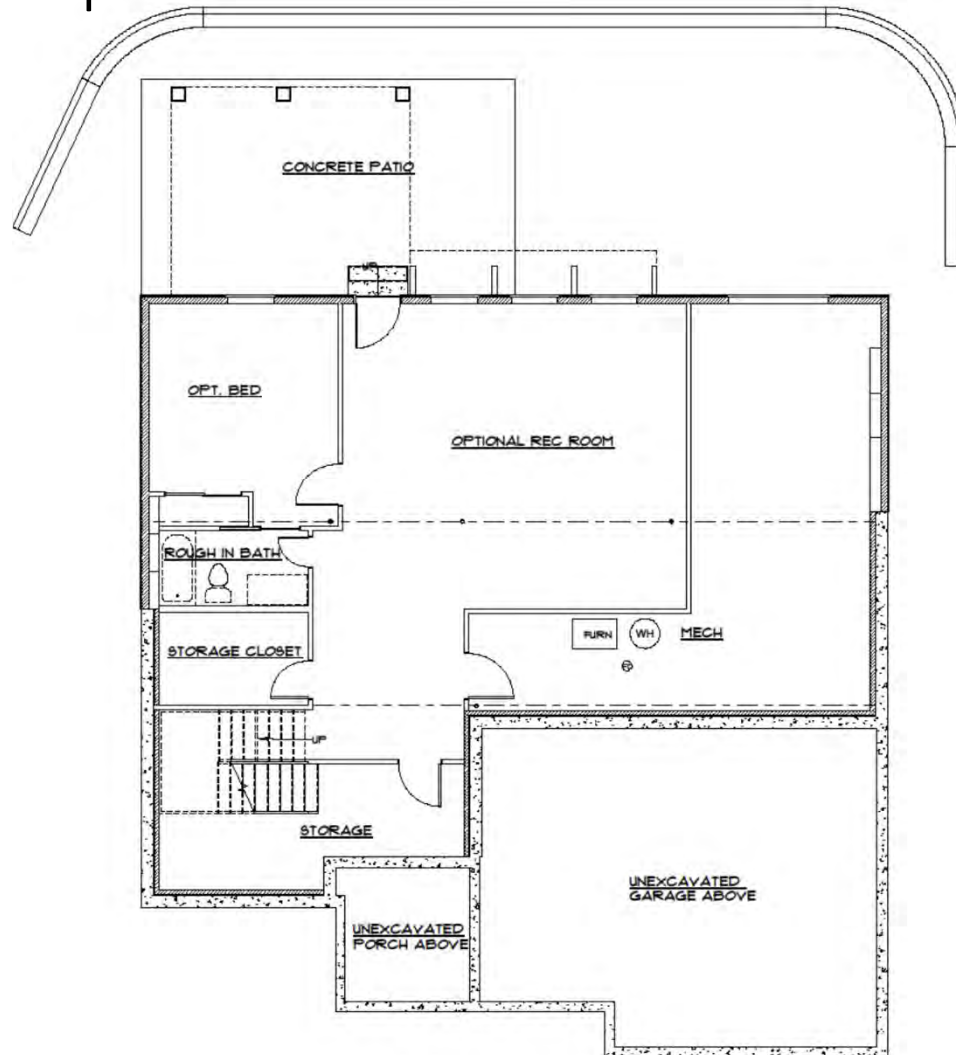
Proposed Main Floor Plan



Proposed Second Floor Plan



Proposed Lower-Level Floor Plan



Quality of Design, Craftsmanship and Building Materials

- The proposed home reflects the character of homes found in the Meramec Highlands Historic District.
- Its classic style is charming and complementary to the historic homes nearby, and is inspired by two homes that are historic, and contributing to the district, as well as the train station and general store.
- This home takes into consideration not only the historic elements it harkens back to, but also considers the streetscape with its stature and shape, providing for a balanced streetscape.
- The proposed home is not imposing, through its use of scale and design as a 1 ½ story.
- The board and batten siding on the gables add character and value while complementing similar homes in The Meramec Highlands Historic District.
- The dual pitch roof, covers the porch and runs along the front façade, drawing the elevation down to human scale, while echoing similar covered porches found throughout the district.
- The proposed home will greatly enhance the streetscape on which it sets.
- Builder, Stonebridge Custom Homes has a combined 60 years of experience in the building industry, building, renovating, and expanding homes throughout the St. Louis Area.
- The façade will feature a stone ashlar water table on the front and sides similar to neighboring homes.
- The horizontal siding will be vinyl siding, installed with only a 4" reveal (or exposure) in keeping with the historic styling of the homes this proposed home is styled after. (standard siding reveals today are 7 inches)
- The board and batten siding will be paint grade exterior material w/ MDO trim boards

Proposed Exterior Finish Materials



Ashlar Stone



Royal Building Products
horizontal vinyl siding



MDO Trim Boards



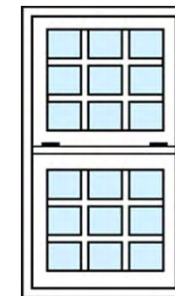
Painted Window and Door Trim



Therma-Tru®
Fiber-Classic® Oak Collection™
Double Entry Door



Delden Garage Doors
Amarr® Classica® Lucern Madeira
Color: True White



MI Windows
vinyl windows with muntins to complement
Historic window dimensions
Color: White





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 6:30 p.m. in City Hall.

- Property Address** 44 Ponca Trail Kirkwood, MO
- Property Status**
 - Local Landmark Designation
 - National Register of Historic Places
 - Within a Historic District
- Name of Applicant** Jeff Day and Associates llc
Mailing Address 14311 manchester Rd
City/State Manchester Mo **Zip Code** 63011
Office Phone (314) 644-2775 **Cell Phone** ()
Home Phone () **E-Mail** JeffDay@JeffDayllc.com
- Relationship of Applicant to Property**
 - Owner
 - Contractor
 - Architect
 - Lawyer
 - Other - Please specify _____
- Existing Building Use** Vacant Land R-3
- Proposed Building Use** Single Family Residence
- Proposed Change to**
 - Primary Structure
 - Accessory Structure
 - Landscape Element
- 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
- Description of Proposed Improvements** One Story Single Family Residence

10. Accompanying Documentation (8 copies each)

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify Power point
- Structural Report for Demolitions
- Landscape Plan
- Photos

11. Existing Materials/Construction

- Stucco
- Other N/A - VACANT LOT
- Wood Frame
- Brick
- Stone
- Block

12. Proposed Materials/Construction

- Stucco
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13. If materials differ from existing, explain reasons

New Construction

14. Material samples should be available for review at Commission meeting (preferable) or on site.

Site Location of Materials 48 ponca trail, Kirkwood, MO

I understand the work will not begin until the Landmarks Commission completes its review of this application.

Signature Sean Stanton Date 8-3-2021

Please print name Sean Stanton

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

A New Residence Proposal for:

44 Ponca Trail

Kirkwood Landmarks Commission

Objective of New Construction

- Create a worthy home of high-quality materials and craftsmanship with inspiration drawn from the homes of the Meramec Highlands Historic District.
- Create a home that will complement the existing homes in the district, and the immediate area of this property.
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Local and Notable Inspiration.....

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- Drawing inspiration from other buildings located in the Meramec Highlands Historic District, most notably the Train Station and General Store.

Meramec Highlands Historic District

Train Station and General Store



Meramec Highlands Frisco Station 1891



Meramec Highlands General Store 1891

Meramec Highlands Historic District

The Cottages



The original summer cottages tend to be one-and-a-half story structures. The buildings are of wood frame construction resting upon foundations of rock-faced ashlar.



The geometric complexity shown by the cottages is reflective of late 19th century Romanticism.

The steep roofs, often containing dormers, sweep down over first floor elements typically resolving with great overhangs. Porches of various plans and levels are common.

Wood facings such as beveled siding, molded trim, sawn shingles and stick-type half timbers are characteristic of the exteriors.



Siding is typically horizontally placed, except the diagonals found on some gable ends.

The double hung windows vary in size, shape, and muntin arrangement.



Contributing Homes in Meramec Highlands Historic District

24 Ponca Trail,

Built 1894

The Belleglade Cottage of Meramec Highlands, has an asphalt shingle roof, octagonal turret and shed roof dormer with three windows, a steep roof, covering the porch, and applied trim to the turret and on the gable ends.

It received the Sterling Addition award for a sensitive new addition outside the existing envelope of the original structure. For a renovation and addition to the rear of the home in 2006 by using textured fiber cement siding that resembles wood on the exterior, and the incorporation of Stonework and a turret into the addition in a way that resembles the front of the house, as part of the renovations the cottage was also painted yellow from its original red exterior.



Contributing Homes in Meramec Highlands Historic District

15 Ponca Trail, Built 1895

The Maplewood Cottage is the dwelling at 15 Ponca trail, It features an asphalt-shingled dual pitched gabled roof and exterior walls clad in yellow siding with white horizontal vertical and horizontal trim boards.

The dwellings prominent feature is its turret at the northwest corner of the house. Also on the roof is hip dormer that is centered over the covered porch which cover the front door, and the two windows flanking it. The front stairs lead down to a landing where it diverges into more stairs down the front yard or onto the driveway or to the breezeway between the house and attached two car garage.



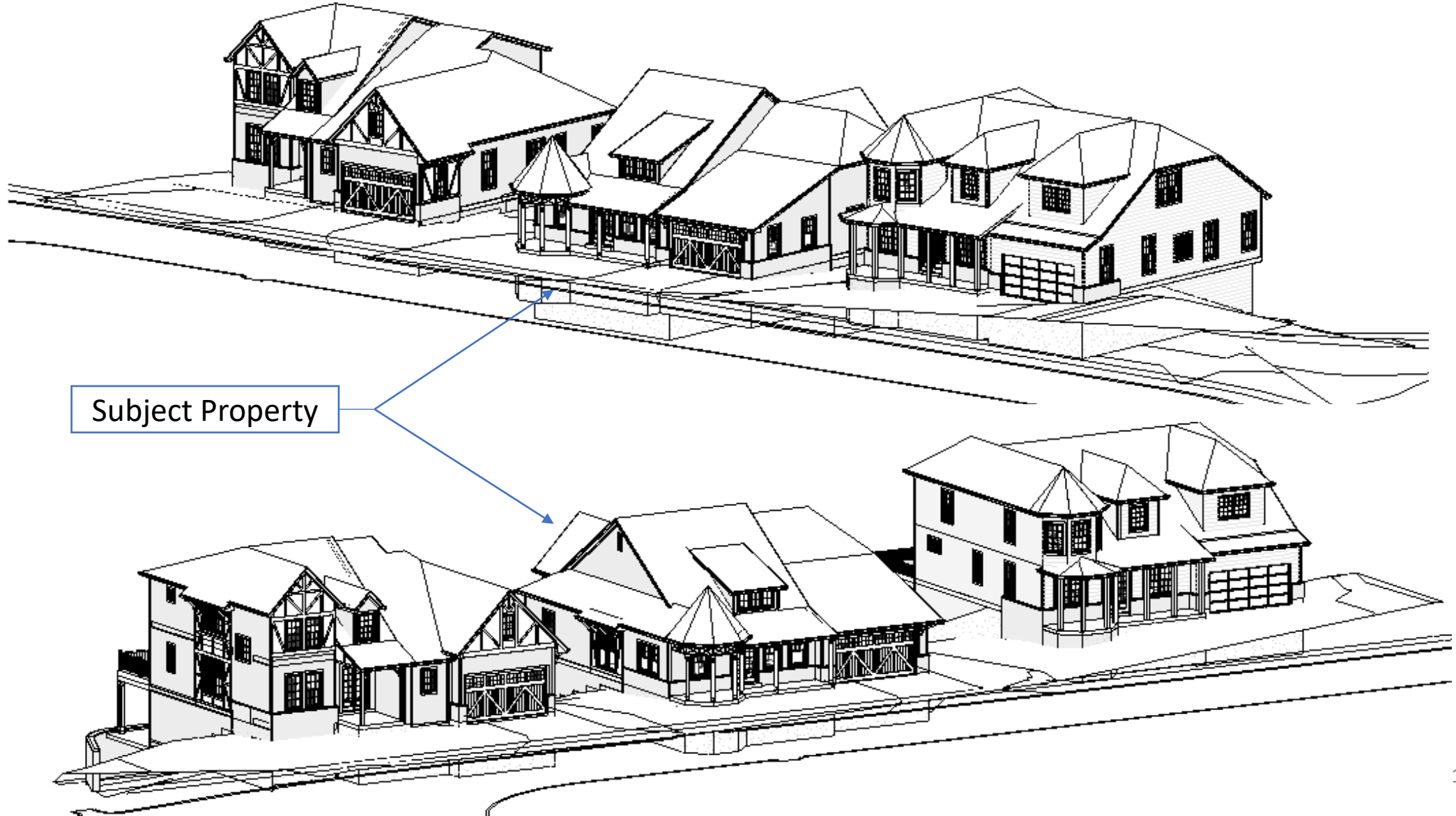
Existing Property



Proposed Front Façade Sketch



Diagrammatic Aerial Streetscape



Proposed North Facade



Proposed East Facade



Proposed South Facade



Proposed West Facade

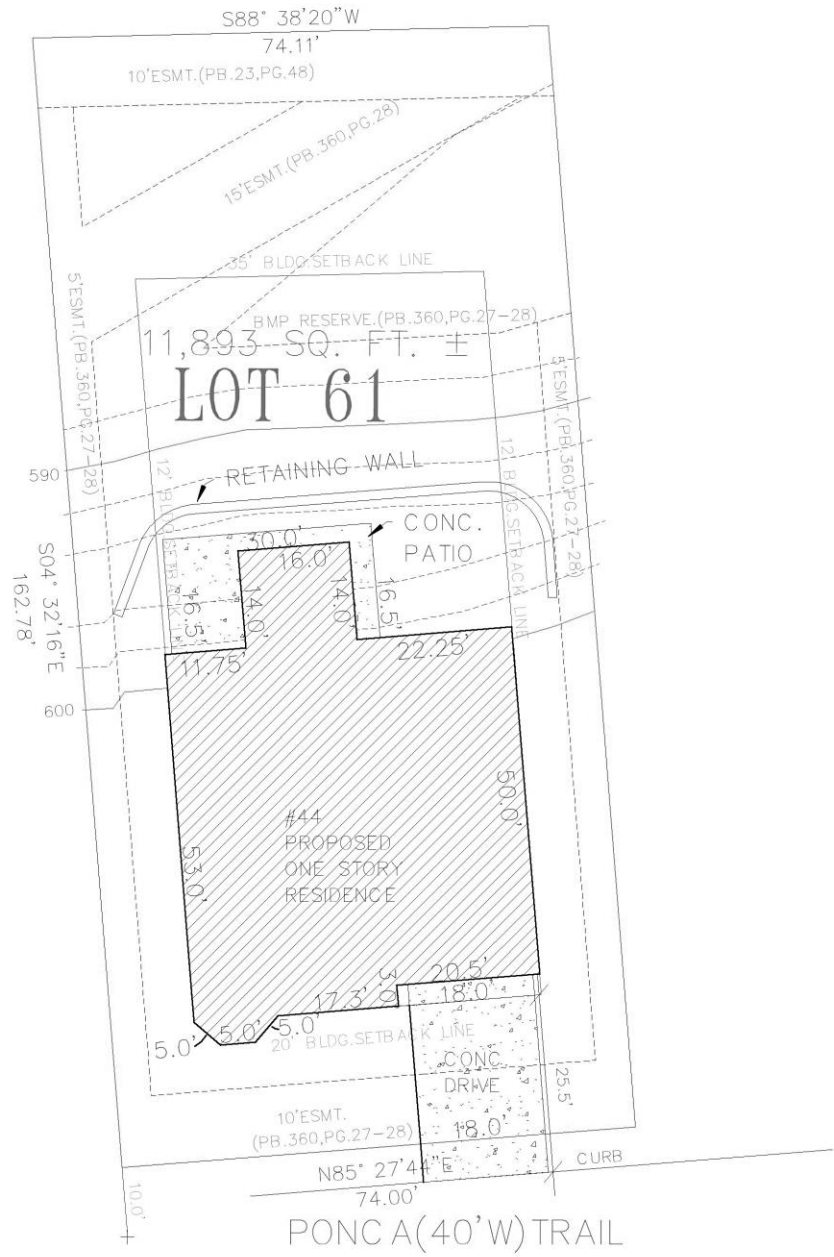


Proposed Main Floor Plan



Proposed Lower-Level Floor Plan





Quality of Design, Craftsmanship and Building Materials

- The proposed home reflects the character of homes found in the Meramec Highlands Historic District.
- Its classic style is charming and complementary to the historic homes nearby, and is inspired by two homes that are historic, and contributing to the district, as well as the train station and general store.
- This home takes into consideration not only the historic elements it harkens back to, but also considers the streetscape with its stature and shape, providing for a balanced streetscape.
- The proposed home is not imposing, as it is a one-story home
- the dual pitch roof, covers the porch and runs along the front façade, it draws the elevation down further to human scale, while complementing the homes to the east.
- Its turreted porch roof is a feature that adds character and value while complementing the turreted bays found throughout the district.
- The proposed home will greatly enhance the streetscape on which it sets.
- Builder, Stonebridge Custom Homes has a combined 60 years of experience in the building industry, building, renovating, and expanding homes throughout the St. Louis Area.
- The façade will feature a stone ashlar water table on the front and sides similar to neighboring homes.
- The horizontal siding will be vinyl siding, installed with only a 4” reveal (or exposure) in keeping with the historic styling of the homes this proposed home is styled after. (standard siding reveals today are 7 inches)
- The board and batten siding will be paint grade exterior material w/ MDO trim boards

Proposed Exterior Finish Materials



Ashlar Stone



Royal Building Products
horizontal vinyl siding



MDO Trim Boards



Painted Window and Door Trim



Therma-Tru[®]
Fiber-Classic[®] Oak Collection™
Double Entry Door



Delden Garage Doors
Amarr[®] Classica[®] Lucern Madeira
Color: True White



MI Windows
vinyl windows with muntins to complement
Historic window dimensions
Color: White

Sugar Creek Ranch

Kirkwood, Missouri

Application for Designation of Local Historic District by the Kirkwood Landmarks Commission

History of Neighborhood

Established in 1954, the neighborhood of Sugar Creek Ranch in Kirkwood, Missouri includes 60 Mid-Century Modern homes designed by Ralph and Mary Jane Fournier, and constructed by developer Burton Duenke. The Fourniers and Duenke heavily influenced the post World War II era housing landscape of the St. Louis area suburbs, and together designed and constructed hundreds of houses in the St. Louis Metropolitan area. The Fourniers' works have been celebrated locally, including being featured in the 2014 exhibition *Suburban Modernism: The Architecture and Interior Design of Ralph and Mary Jane Fournier* (Maryville University), and the 2020 Nine Network Documentary *Mid-Century Modern in St. Louis*. The Sugar Creek Ranch neighborhood is a well-preserved example of the Fournier/Duenke neighborhoods and remains almost entirely intact — to this date the neighborhood has experienced only one tear down.

Stylistically, the houses exemplify several hallmark architectural characteristics of the Fourniers' signature California Modernist style, including:

- Low-slung roof lines that provide vaulted spaces on the interior and hug the topography of the site.
- Large expanses of glass that provide ample natural light and views of the landscape from the interior of the homes.
- Post and beam construction with modular panel infill.
- Open interior floor plans for the living/dining/kitchen areas (public realm of the homes).
- Double-sided fireplaces.
- Natural materials, including California redwood siding, mahogany paneling, and natural stone fireplaces and planters.
- Terraced lots to create privacy between houses.

Additionally, the houses are of historical significance due to the fact that they were constructed of prefabricated, modular panels from the (now shuttered) Kirkwood-based company, Modular Homes. This unique, modular system allowed for flexible configurations, economical construction, and open, free-flowing floor plans that could be repeated on nearly any site (*see page 2*).



Aerial photograph of Sugar Creek Ranch, circa 1956.

HOW THE PANEL SYSTEM WORKS...

If you have a view to capture, use one of these panels ... or you may wish to use panels on either side of a door like this ... You may have an extra door off the master bedroom to an enclosed patio like this or this or at the end of your home, like this ...

For extra usable wall space (or privacy) without cutting off light and ventilation, use this . . . The clerestory glass in the gable lets you enjoy the sky by day and the moon and stars at night. You have a broad choice of windows like these . . . or even this Modular's interchangeable panels help orient your home for sunshine . . . for breeze . . . to block out an undesirable view . . . or for protection against winter's cold.

FLEXIBILITY TO MEET EVERY SITE AND CUSTOMER NEED

STEP-DOWN FAMILY ROOM

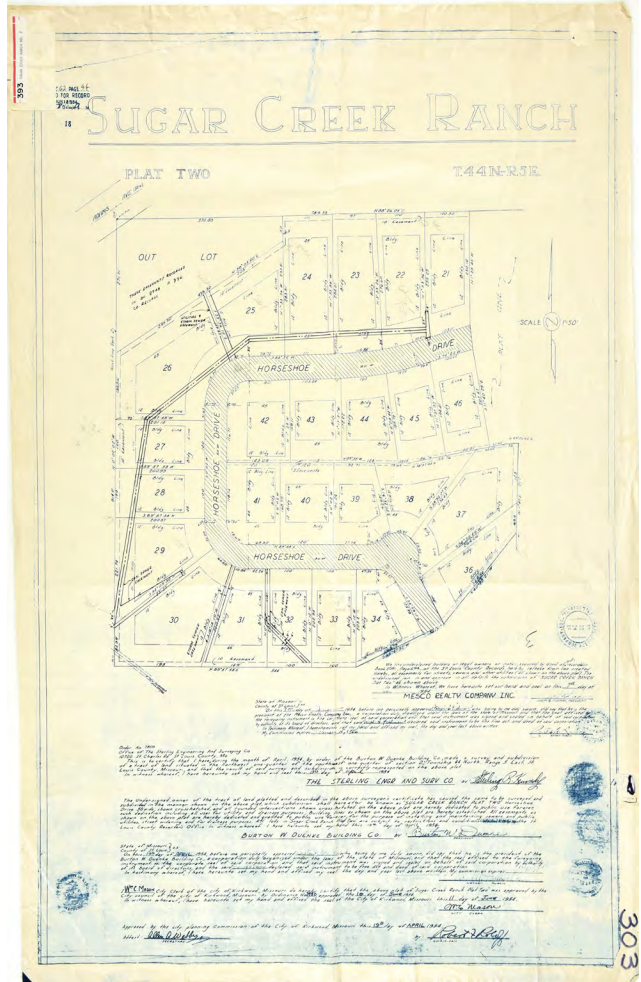
L-SHAPED CARPORT WITH PATIO

TWO CAR CARPORT WITH PATIO

With garages or carports and family room from which to choose . . . with single carport and patio . . . with double carport (or garage) family room and patio . . . with double carport and patio at end of house.

MODULAR HOMES
KIRKWOOD 22, MO.

Sugar Creek Ranch
Application for Designation of Local Historic District by the Kirkwood Landmarks Commission
page 3



Sugar Creek Ranch Plat Plans,
Approved by the City of Kirkwood on August 16, 1954

Sugar Creek Ranch

Application for Designation of Local Historic District by the Kirkwood Landmarks Commission

page 4

Design Guidelines

Homeowners are strongly encouraged to preserve the existing homes and modify and expand upon them appropriately. Tearing down and demolishing existing structures is strongly discouraged. Renovations and additions are allowed as long as they comply with the below design guidelines. The intention of these guidelines is to preserve the architectural integrity of the ranch style houses and encourage the preservation of a relatively low-density suburban residential neighborhood of modest houses sited on large lots. These design guidelines are not intended to treat the existing houses of Sugar Creek Ranch as fixed historical monuments or museums that must be preserved in every single detail.

Renovations, additions, accessory structures, and if absolutely necessary, new construction, shall conform to the following design guidelines:

General Proportions:

- One-level houses: Designed for lots that have been terraced as generally flat lots. One-level houses could be slab-on-grade type ranches or single-story homes with basements.
- Two-level houses: Designed for lots with significant topographic change. The houses have grade access at both levels (walk-out basements). Two-level houses with appearance of two levels from the street will generally be discouraged. Rear additions with discrete, two-level configurations or lofted spaces will be allowed as long as the architecture and roof lines are in accordance with the design guidelines presented here.
- Siting of new construction should be similar to that of neighboring structures with respect to building orientation. Similar to the manner in which the original neighborhood houses were oriented, houses should be sited so large openings of one house do not look onto the large openings of their neighbors. The configuration of attached garages are encouraged to act as buffers in this respect.
- References to the immediately adjacent homes should apply to the setbacks, size, height, and massing of new homes and additions.

Spatial Designation & Floor Plan:

- Asymmetrical "L-shaped", "Z-shaped", and rectangular floor plans that are generally consistent with the California ranch prototype of the neighborhood (*see pages 8 & 9*).
- Simple, open floor plans at the public areas of the house (kitchen, living, dining, etc.) that maximize views to the (often) rear yard.
- Exposed structural members, and large areas of glazing are encouraged to be used in "public areas" (*see page 10*).
- Vaulted ceilings are encouraged at all primary rooms of the house including the public areas, bedrooms, and bathrooms when appropriate.
- The interiors shall be designed to be "open floor plans" and they shall be designed purposefully in connection with the adjoining exterior spaces.
- Public areas designed with a fireplace and hearth as a focal point.

Architectural Detailing:

- New construction should have details consistent with adjacent historic houses. Construction details should be based on overall neighborhood precedents rather than trying to make two adjacent houses look similar to one another. Variety within general overall parameters is encouraged (*see original sketches on page 7 for examples of consistent, but varied materials from house to house*).
- Detailing should be simple with an absence of traditional ornament.
- Main entry shall be modest, low-key, and informal. Entry shall be located close to an inside corner where two volumes intersect or there is a setback in the wall to welcome visitors. Main entry shall be protected from the elements by the primary roof overhang (*see page 8*). The roof will provide a protected, shaded walk or porch. Columns may be used to support a larger roof overhang and to drawn visual contrast to the overall horizontal form of the house (*see pages 8 & 9*).

Sugar Creek Ranch

Application for Designation of Local Historic District by the Kirkwood Landmarks Commission

page 5

Design Guidelines, *continued*

- Utility equipment should be hidden or architecturally integrated.
- Durable construction materials for a long life-cycle are preferred.

Discouraged:

- Entries articulated through changing scales or projections with overly ornate doors.
- Traditional ornament such as Ogee trims.

Doors & Windows:

- Large expanses of glass (single panel windows) shall be used in the “public” areas of the house (*see page 10*).
- Operable casement, slider, or awning windows preferred. Each major room should include two operable windows or doors. Mulled groupings of fixed and operable windows are encouraged.
- Consistent window and door type, style, material, and color on all facades. Main entry door and adjacent glazing should be designed to be consistent with the other windows and doors. Rectangular, simple profiles should be used. The top of window heads may extend upward where vaulted ceiling are used. Arched-top and other decorative window shapes are discouraged.
- Window mullions and divided lites are discouraged. Double-hung windows are discouraged. Decorative shutters are discouraged. Fixed metal or fabric awnings are discouraged.
- Storm windows, doors, screens, etc., shall have framing that corresponds to the window/door/fascia color. Profiles and shapes shall complement the openings. Ideally, screens should be designed to be “invisible” with regard to the overall elevation composition when viewed from a distance.
- Doors shall be simple slabs of a single color. Full-lite exterior doors are allowed. A flush smooth finish is preferred. Exterior doors may have a unique accent color or natural finish if wood.

Discouraged:

- Use of mullions or divided panes.
- Double-hung windows.
- Inoperable or decorative shutters.
- Paneled doors.
- Arched, circular, or eyebrow windows.

Exterior Materials:

- Wood siding is encouraged with brick or limestone masonry bands.
- Siding: Vertical board and batten, horizontal lap, or tongue and groove. Wood with a natural finish is encouraged. Painted, smooth-finish cementitious or polyash boards are acceptable as long as the exposure and detailing are consistent with historic precedent. Unfinished wood or rustic cedar shingles should not be used.
- Windows and Doors: Wood or aluminum clad construction preferred.

Discouraged:

- Use of a single material on the front elevation with the single use of a different material on the remaining elevations. (i.e., brick front elevation with siding on remaining elevations).
- Vinyl siding or use of thin veneer brick or stone.
- Single pieces of stone masonry mixed with brick masonry, and/or elaborate brick patterns.
- Traditional porch column surrounds or masonry column bases.
- Lap and tongue & groove siding with greater than 6” exposure is discouraged.

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Design Guidelines, *continued*

Roof:

- Low-slope roof lines and/or flat roofs shall be used. Roof sloped 3:12 and below are strongly encouraged. Sloped roofs shall provide for interior vaulted spaces in the public areas” of the house (i.e., living room, family room, dining room, kitchens, communal spaces, entry hall). Other spaces may feature vaulted ceilings where appropriate.
- Large overhanging eaves preferred.
- Soffits shall run parallel with the roof slope. Flat soffits that return to the exterior face of the wall are discouraged.
- Simply detailed fascia boards consistent with the neighborhood.

Discouraged:

- Closed soffits that return perpendicular to the exterior wall.
- Roofs that feature dormers or other decorative projections.

Color:

- Natural material colors.
- Natural or neutral paint/stain colors.
- Accent colors at doors and trim are allowed.

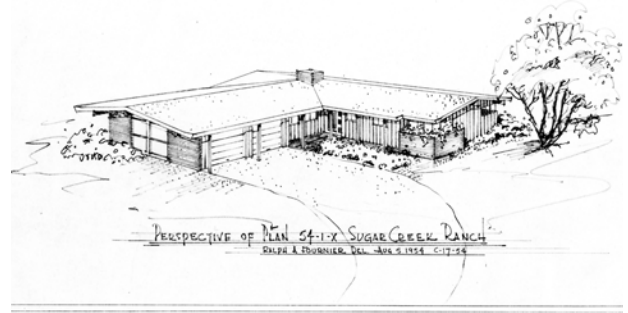
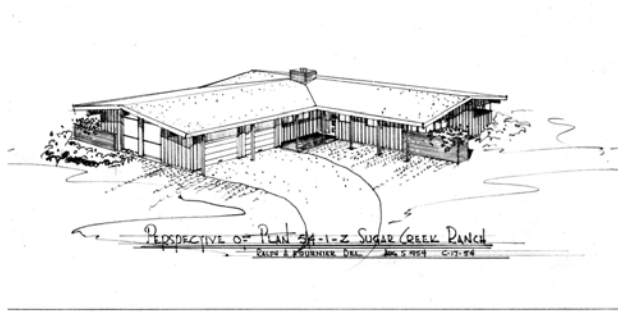
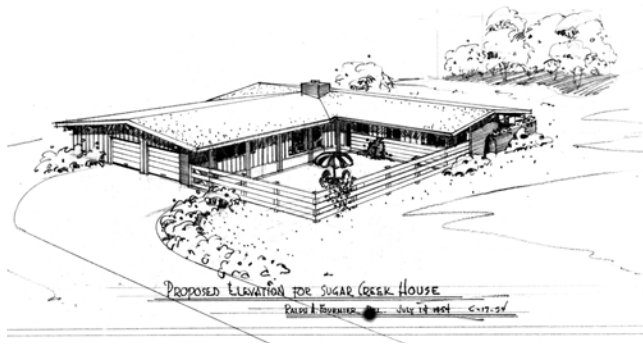


*House at 1415 Lark Avenue
photo credit Matt Marcinkowski*

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Architect Ralph Fournier's perspective drawings showing various configurations of cladding, column treatment, garage orientation and window placement. Detailing is consistent but allows for material and planning variation.

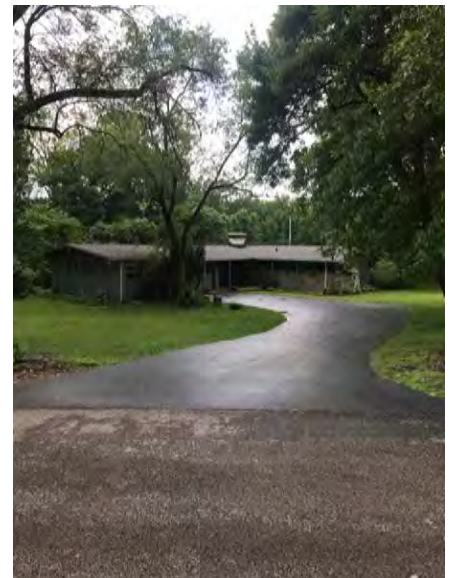
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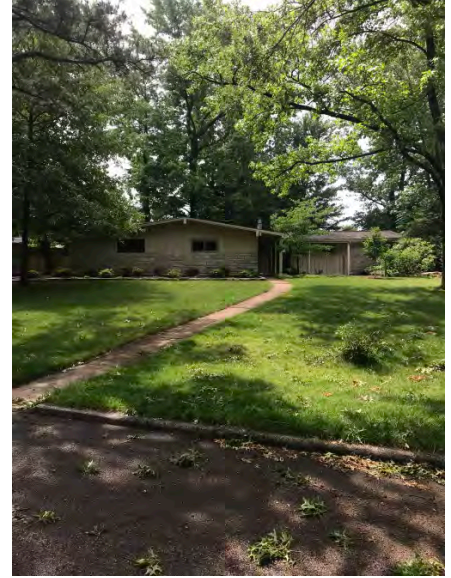


Examples of 'rectangular' floor plan houses at SCR. All plans feature low sloped roofs and extended overhangs, but have different garage configurations, different column treatment, and different masonry accents.



Examples of 'L-shaped' floor plan houses at SCR. This model especially features protected entries at the inside corners of the houses.

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Examples of 'Z-shaped' floor plan houses at SCR. Similar to 'L-shaped' plans but with an extended garage mass. These types also have protected openings at the inside corners of the houses.



Example a walk-out floor plan house at SCR. These plans retain the single-story massing and appearance of the slab-on-grade ranch houses but use the sloped topography to incorporate walk-out basements.

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Public spaces in the houses have large expanses of glass that often follow the pitch of the low-sloped roofs. Also note the expressed beams on the exterior.



Most lots were terraced to accommodate one story ranches. This also helps promote privacy between neighboring houses.