



**Landmarks Commission  
Agenda  
Wednesday, March 9, 2022, 7:00 p.m.  
Kirkwood City Hall  
139 S. Kirkwood Road  
Kirkwood, MO 63122**

**I. Approval of Minutes of January 12, 2021** and any additions or modifications to the current agenda.

**II. Certificates of Appropriateness – Unfinished Business**

- a. **Case #1-2022, 150 West Argonne Drive** (Landmark #77, Heinzelman Bakery Building, Downtown Kirkwood National Register District) – Partial demolition, alterations and additions for 4 Hands/Down by the Station restaurant and outdoor use project. Revised caboose, restroom and new overhead structure details.

**III. Certificates of Appropriateness – New Business**

- a. **Case #4-2022, 415 Scott Avenue** (Landmark #23, World's Fair Wisconsin House, East Monroe National Register District) – Partial demolition, alterations and additions concept plan.
- b. **Case #5-2022, 208 E. Bodley Avenue** (North Taylor Historic District) – New in-ground pool.
- c. **Case #6-2022, 341 E. Jefferson Avenue Drive** (Jefferson-Argonne Historic District) – New house and detached garage on vacant lot.

**IV. New Business**

- a. Citizens Comments/Seeking Advice to preserve their historic properties
- b. Favorite Building Awards

**V. Meeting Adjournment**

**Staff Liaison:** Amy Lowry. Phone: 314-822-5815 Email: [lowryag@kirkwoodmo.org](mailto:lowryag@kirkwoodmo.org)

**Landmarks Commission:** Chair Ryan Molen; Commissioners Judith Brauer, Nancy Luetzow, 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  
Minutes  
Wednesday, January 12, 2022, 7:00 p.m.  
Via Zoom Virtual Meeting**

Pursuant to notice of meeting duly given, the Landmarks Commission convened via a Zoom virtual meeting. Present: Chair Ryan Molen, Commissioners Judith Brauer, Nancy Luetzow, Robert Rubright, Jessica Worley, and Staff Liaison Amy Lowry. The meeting was called to order at 7:00 p.m. Comr. Brauer joined the meeting at the start of the review of Certificates of Appropriateness.

Chair Molen stated for the record that Section 610.015 of the Mo. Sunshine Law provides that members of the Landmarks Commission who are not physically in the 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.

- I. **Approval of Minutes** – Motion to approve the December 8, 2021 meeting minutes as submitted by Comr. Rubright, seconded by Comr. Luetzow and approved 4-0, with Comr. Brauer still to join the meeting.
- II. **Election of New Vice Chair** – With the resignation of Comr. Raimist, a new Vice Chair is needed for the Commission. Motion to approve Comr. Worley as Vice Chair by Comr. Luetzow, seconded by Chair Molen, and approved 4-0, with Comr. Brauer still to join the meeting.
- III. **Certificates of Appropriateness – Unfinished Business**
  - a. **Case #23-2021, 324 North Taylor Avenue** (North Taylor Historic District) – The Commission previously looked at plans for a new in-ground pool in November, but wanted additional details on the landscaping and fencing. Monte Herring presented the updated plans. He reported that the pool will be too visible from the neighboring property to the east as there are no windows on the west side of the house there, there will be an evergreen border on the east side of this property and the pool will have a waterfall wall 48” above the grade. The fence in the rear yard surrounding the pool will be 60” in height. The Commission thanked Mr. Herring for the additional details. Comr. Worley made a motion to approve the plans for the pool as submitted. Comr. Brauer seconded the motion and it passed unanimously.
  - b. **Case #25-2021, 601 E. Jefferson Avenue** (Jefferson-Argonne Historic District) – The Commission previously looked at plans for a new detached garage in December, but did not approve it because the plans needed to be modified to meet the Zoning Code. Specifically, the dimensions of garage needed to be decreased if the applicant wanted a 5’ setback from the rear property line and the attached porch needed to be removed. The Commission also wanted the ARB to review the alterations and addition to the house first to ensure that the garage

design would match and requested an elevation view from Dickson Street of both the house and the detached garage. Rex Pearl presented the revised changes to the detached garage. The Commission questioned the low pitch of the roof; Mr. Pearl stated that the pitch matches that of the shed dormers on the house. Comr. Luetzow made a motion to approve the plans for the detached garage as drawn. Comr. Brauer seconded the motion and it passed unanimously.

#### **IV. Certificates of Appropriateness – New Business**

- a. **Case #1-2022, 150 West Argonne Drive** (Landmark #77, Heinzelman Bakery Building, Downtown Kirkwood National Register District) – Kara McKedy and Kirsten Mallow of Eddy Design Group presented plans for a partial demolition, alterations and additions for the 4 Hands/Down by the Station restaurant and outdoor use project. The Savoy Company has extensive plans for the building and the lot including: tuck-pointing the brick on the entire building; repairing and repainting the cast iron building front; replacing the inoperable doors in the same style; removing the connection between the caboose and the building that was added in the 1980s along with the addition of the caboose to the property; adding an overhead structure, seating, bar area, public restroom, coolers, walk-up order/pick up window; creating a new accessible pathway with ground level lighting and an east side accessible door into the main building/restaurant; replacement of existing retaining wall in front of the caboose with a new wall with an embossed address; and adding improvements to the City-owned property (that Savoy will lease) including landscaping, play spinners, seating and lighting. The bar will be enclosed on 3 sides with stacked accordion glass walls. The caboose is proposed to be additional dining space. Comr. Brauer questioned the replacement of the 3 front doors if they are original to the building. Chair Molen had reservations about the modern-looking concrete wall and font in front of the caboose; Ms. McKedy said that the idea was for simple materials to complement the caboose, to create a seat wall, and to avoid a tripping hazard onto the sidewalk. In response to Comr. Rubright's question about parking issues, Ms. McKedy said that they were not required to provide additional parking, other than for the 2 residential apartments on the second floor that would be accommodated on Savoy's property on Madison Avenue, because the restaurant is in the downtown district and because the amenity additions would be entirely open to the general public. Chair Molen also questioned the shipper container restroom as too modern and temporary feeling for an addition to the building. Ms. McKedy said the container is very durable with a long lifespan, would have interior materials including FRP wall paneling that would make it easy to clean, and would be fully plumbed and include HVAC. The Commission requested additional examples of shipping container restrooms and product data sheets. Comr. Worley made a motion to approve the plans as submitted for the exterior remodel of the building and the site improvements, with the exception of the shipping container restroom and the wall in front of the caboose. Comr. Brauer seconded the motion and it passed unanimously.
- b. **Case #2-2022, 145 Horseshoe Drive** (Sugar Creek Ranch Historic District) – Aaron Senne presented plans for the rear yard improvements including a 10' by

20' prefabricated detached pergola that would be anchored on a patio of Montauk limestone. The limestone would also be added around the existing pool and a new screen wall would be added to the east of the pergola. Comr. Worley made a motion to approve the detached pergola plans as submitted. Comr. Brauer seconded the motion and it passed unanimously.

- c. **Case #3-2022, 345 East Argonne Drive** (Landmark #8, Tallhurst-Burr House, Jefferson-Argonne Historic District) – Homeowner Lisa Hautly and architect Darryl Labruyere presented plans for the demolition of the existing rear addition, construction of a new 2-story rear addition, and a new foundation for original house. Mr. Labruyere had previously brought draft plans for the new addition to the Commission in the “seeking advice” portion of a previous meeting. In response to the initial comments, he simplified the window trim and shapes in the addition to square (the original house has arched windows with an ornate trim band); changed the porch to recycle pieces from the original house including the round columns (on an existing rear porch now) and wrought iron railings; changed the addition siding to a simple profile Hardie Board in the same size with corner boards (the original house has hand-carved Cypress siding with beaded edges and different detail on how the corners come together); and added a smaller stair tower in the new addition that complements, but does not copy, the front tower which includes the entry foyer and empty space. Ms. Hautly said that the detached garage added in 2008 won an Addition of Merit from the Landmarks Commission at the time – citing the excellence of design of the hipped roof, corbels and cupola. She reported that the 2013 addition is being removed, but the new addition will complement the detached garage; it will be recessed where it connects to the historic structure on both sides to allow the west bay to stand alone. She also said that the west side of the lot is fully landscaped with hornbeam trees and so the addition on that side will not be visible to the neighboring lot. In response to Chair Molen’s question on the difference between the corbels on the house and the addition, Ms. Hautly said that the existing corbels are routed and spotlighted with a glaze to achieve a shadowing. The corbels were designed to be the one element that is continuous from the original to the addition. With regard to the trim embellishments on the stair tower and main door, Mr. Labruyere said that the trim work will have a nicer affect than just a 4” band around the window, and it was suggested that a new treatment a little less ornate than on the drawings be brought back to the Commission for review. With regard to Comr. Luetzow’s question regarding the roofing, Ms. Hautly has consulted with some preservation specialists to see how to match the house colors to the new infill and other older homes on the block, and to re-shingle the whole house to match that on the carriage house. Chair Molen made a motion to approve the project as submitted with a caveat that a revised right side elevation with a simplified approach to the trim on the stair tower and the side entry man door be brought back to the Commission for review and approval. Comr. Luetzow 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 8:40 p.m. by Comr. Brauer, seconded by Comr. Rubright and unanimously approved.

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