



**Landmarks Commission
Agenda
Wednesday, May 11, 2022, 5:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

- I. Approval of Minutes of April 13, 2022** and any additions or modifications to the current agenda.

- II. Certificates of Appropriateness – Unfinished Business**
 - a. **Case #6-2022, 562 N. Taylor Avenue** (North Taylor Historic District) – New house and attached garages.

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

- IV. Meeting Adjournment**

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

Landmarks Commission: Chair Ryan Molen; Commissioners Judith Brauer, 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, April 13, 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 Nancy Luetzow, Robert Rubright, Jessica Worley and Staff Liaison Amy Lowry. The meeting was called to order at 7:00 p.m.

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

II. Certificates of Appropriateness – Unfinished Business

a. **Case #6-2022, 341 E. Jefferson Avenue Drive** (Jefferson-Argonne Historic District) – Architect Bill Cover explained the changes he had made from the last meeting to the proposed new house and detached garage on a vacant lot, including the following:

- Lowered roof and roof pitch to 8/12; lowered center gable; gable cornice is in keeping with the Georgian style with an increased overhang; the width of the gable is aligned with shutters in the proper scale; increased the overhangs to 12".
- Changed brick exterior to plaster with plastered trim, band, window headers, and sills.
- Straight front steps (no curve).
- Hedge around side garden - no wrought iron
- No Juliet balconies. Windows instead of doors there.
- No front wall lights.
- Lowered chimney.
- No shutter dogs.
- Updated streetscape with all houses to scale on the street. Updated stone house on 326 E. Jefferson.
- Simplified window design - bronze.
- The existing trees will be replaced with new canopy trees.
- Grand Manor asphalt shingles. Rendering updated to reflect the shingle scale.

Mr. Cover reported the house area as 3246 sq. ft. The Commission discussed the proposed changes as being an improvement to the original plans. Chair Molen questioned the tree replacement, but Mr. Cover said that the tree is a sweet gum that is not in good condition. Comr. Rubright made a motion to approve the new house and detached garage as submitted with the changes,

and with any minor changes made by the ARB to be approved cursory. Comr. Brauer seconded the motion and it passed unanimously.

III. Certificates of Appropriateness – New Business

- a. **Case #6-2022, 562 N. Taylor Avenue** (North Taylor Historic District) – Darryl Labruyere, Monte Herring and property owners Brandon and Elaine Coleman presented concept plans for a new house and attached garages for the property. The house will be oriented to the circular driveway easement on the subdivision plat with the front door facing the front door of the adjacent house at 598 N. Taylor. The house will have low roof slopes and an exterior of painted brick with limestone lintels and surrounds similar to the new home being constructed 324 N. Taylor. Parts of the second floor will be clad in Hardie lap board painted to match the brick. The architecture will be similar in style to 519 and 520 N. Taylor in the historic district. The Commission gave feedback to the applicant that the house style and materials were headed in the right direction and to bring the final design to a subsequent meeting.

IV. New Business

- a. Citizens Comments/Seeking Advice to preserve their historic properties – none.
- b. Favorite Building Awards – The Commission will meet to discuss nominations on April 27 at 7:00 p.m.

- V. **Meeting Adjournment** – Motion to adjourn at 7:30 p.m. by Comr. Rubright, seconded by Comr. Brauer 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** 562 North Taylor

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

3. **Name of Applicant** Darryl Labruyere- DL Design, inc

Mailing Address 10135 Manchester Road, Suite 201

City/State Warson Woods, MO Zip Code 63122

Office Phone (314)462-9001 Cell Phone ()

Home Phone () E-Mail dlabruyere@dldesign.com

4. **Relationship of Applicant to Property** _____

- Owner
- Contractor
- Architect
- Lawyer

Other – Please specify Designer/President of licensed architectural firm

5. **Existing Building Use** _____

6. **Proposed Building Use** Single Family Residence

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 construction of a 2-story single family

residence with a 4 car garage and golf cart storage.

10. **Accompanying Documentation (8 copies each)**

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify A sketch of the front will be supplied at meeting.
- Structural Report for Demolitions
- Landscape Plan
- Photos

11. **Existing Materials/Construction** Wood Frame Brick Stone Block
 Stucco Other _____

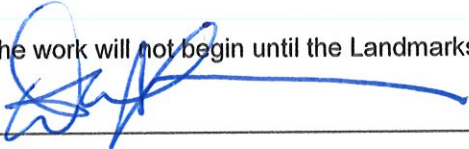
12. **Proposed Materials/Construction** Wood Frame Brick Stone Block
 Stucco Other _____

13. **If materials differ from existing, explain reasons** _____

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

Site Location of Materials _____

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

Signature  Date 05.05.2022

Please print name Darryl A. Labruyere

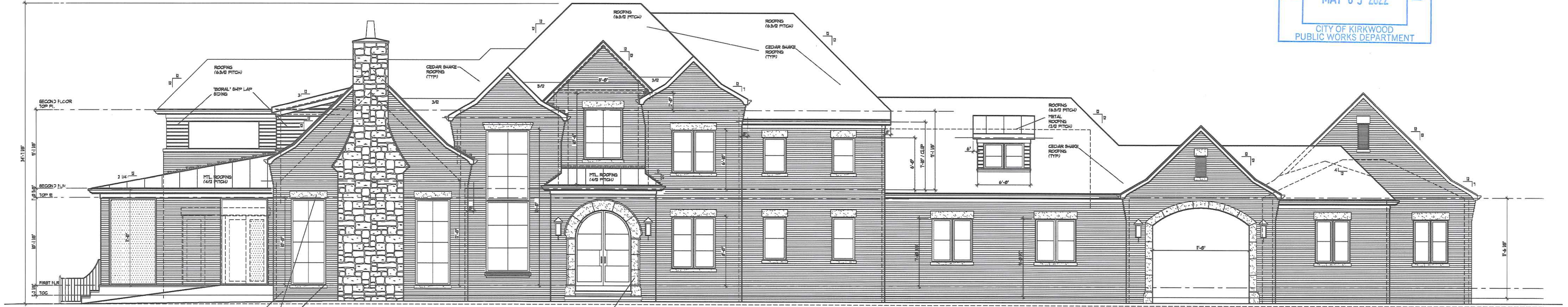
COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

RECEIVED
MAY 05 2022
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT



BRICK VENEER
LIMESTONE LINTELS AND SILL (TYP)

LIMESTONE ENTRY SURROUND

FRONT (NORTH) ELEVATION

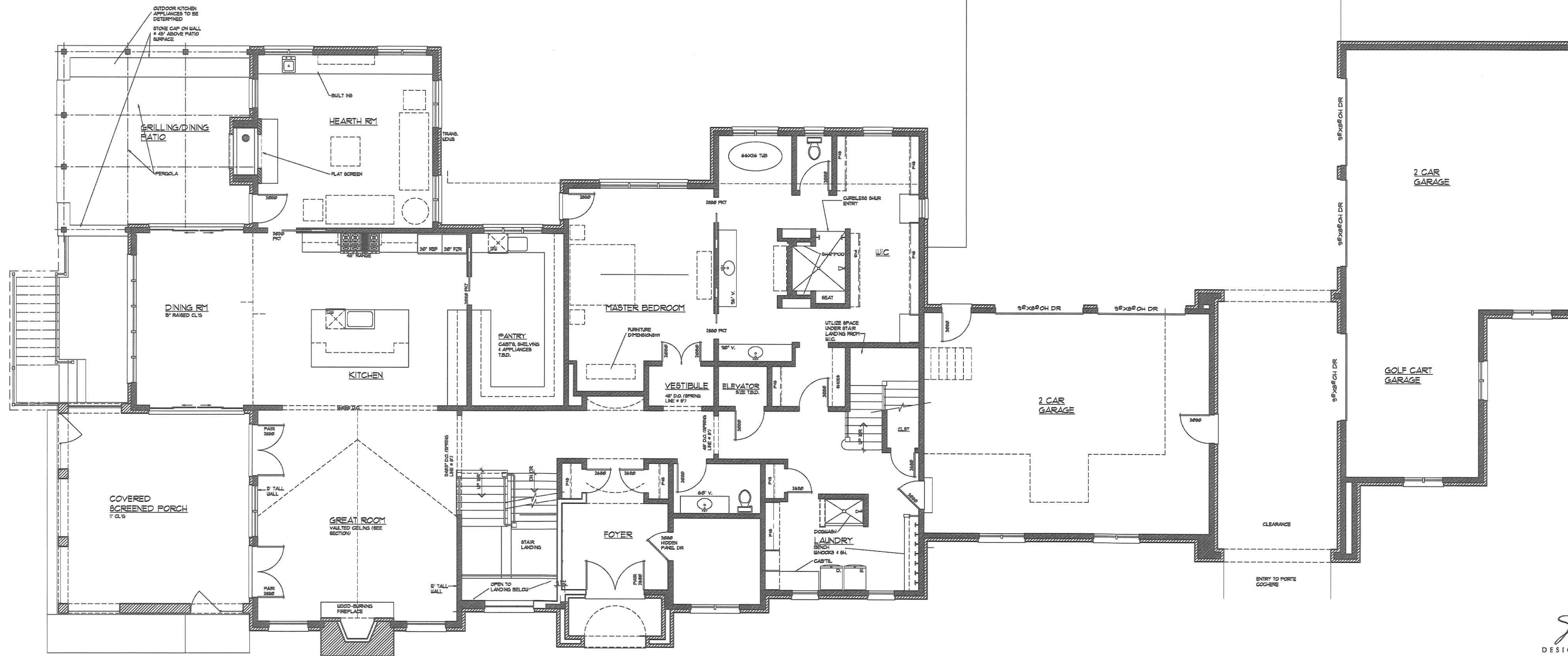
SCALE: 1/8" = 1'-0"

The Coleman Residence
562 North Taylor Avenue
Kirkwood, MO 63122

Herring
DESIGN DEVELOPMENT

307 CENTRAL PLACE
KIRKWOOD, MO 63122
314.276.3781

DL DESIGN
10135 MANCHESTER RD, STE 201
WARSON WOODS, MO 63122
314.462.9001



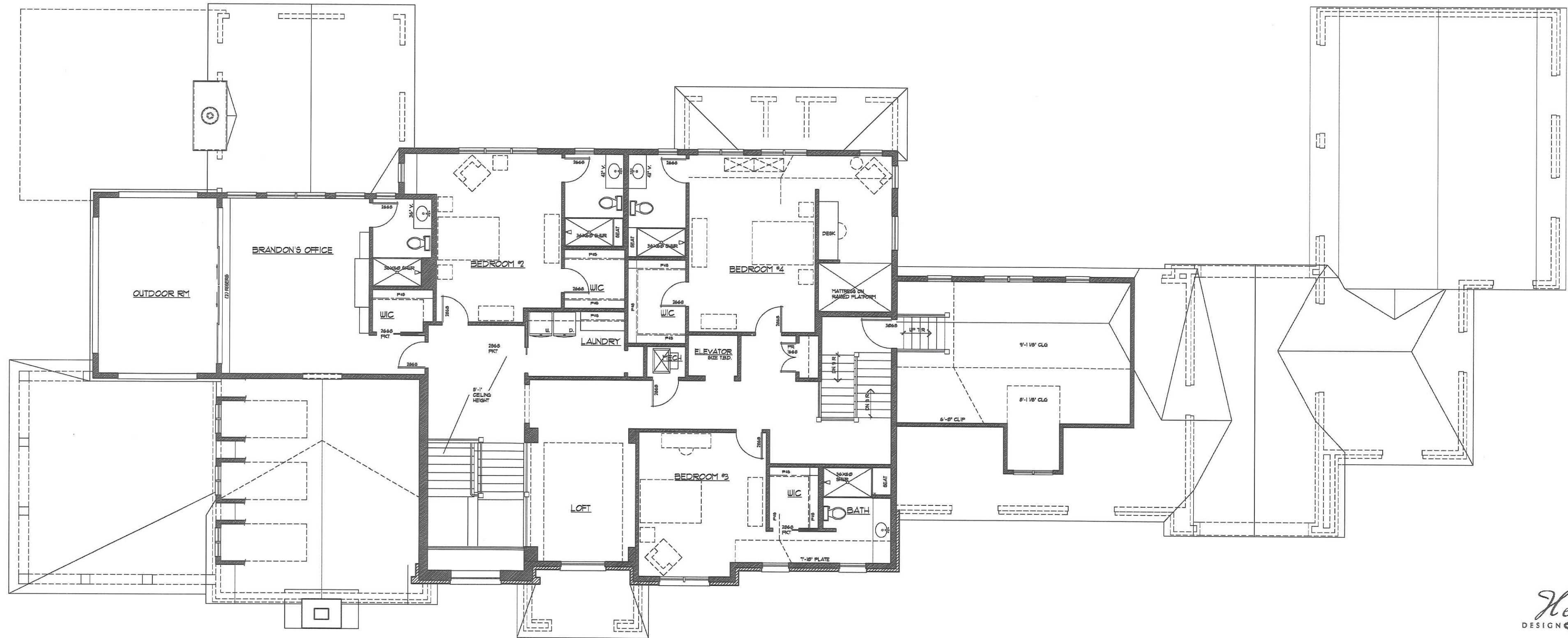
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 3618 SQ. FT.

The Coleman Residence
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Herring
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FINISHED INTERIOR FLOOR SPACE = 2323 SQ. FT.
OUTDOOR ROOM = 238 SQ. FT.
SPACE ABOVE GARAGE = 399 SQ. FT.

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Kirkwood, MO 63122

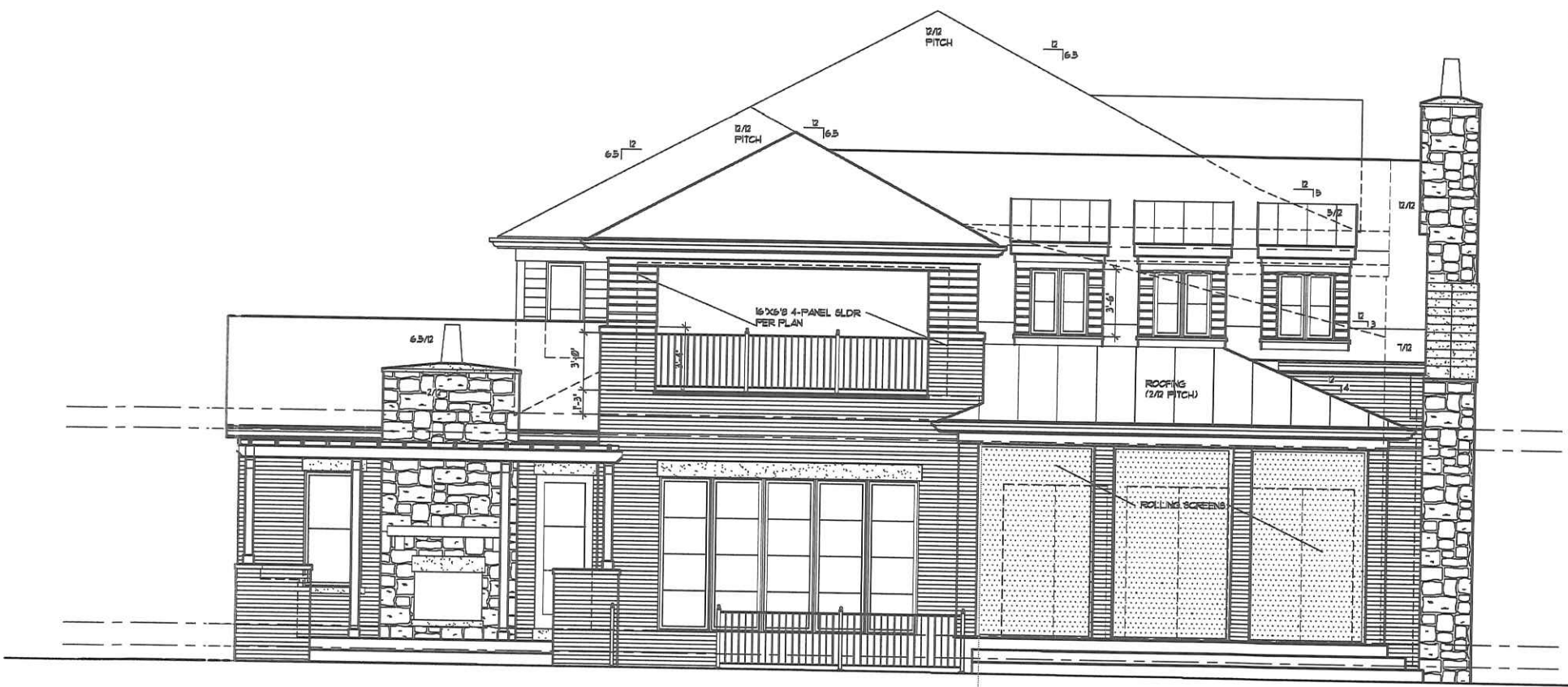
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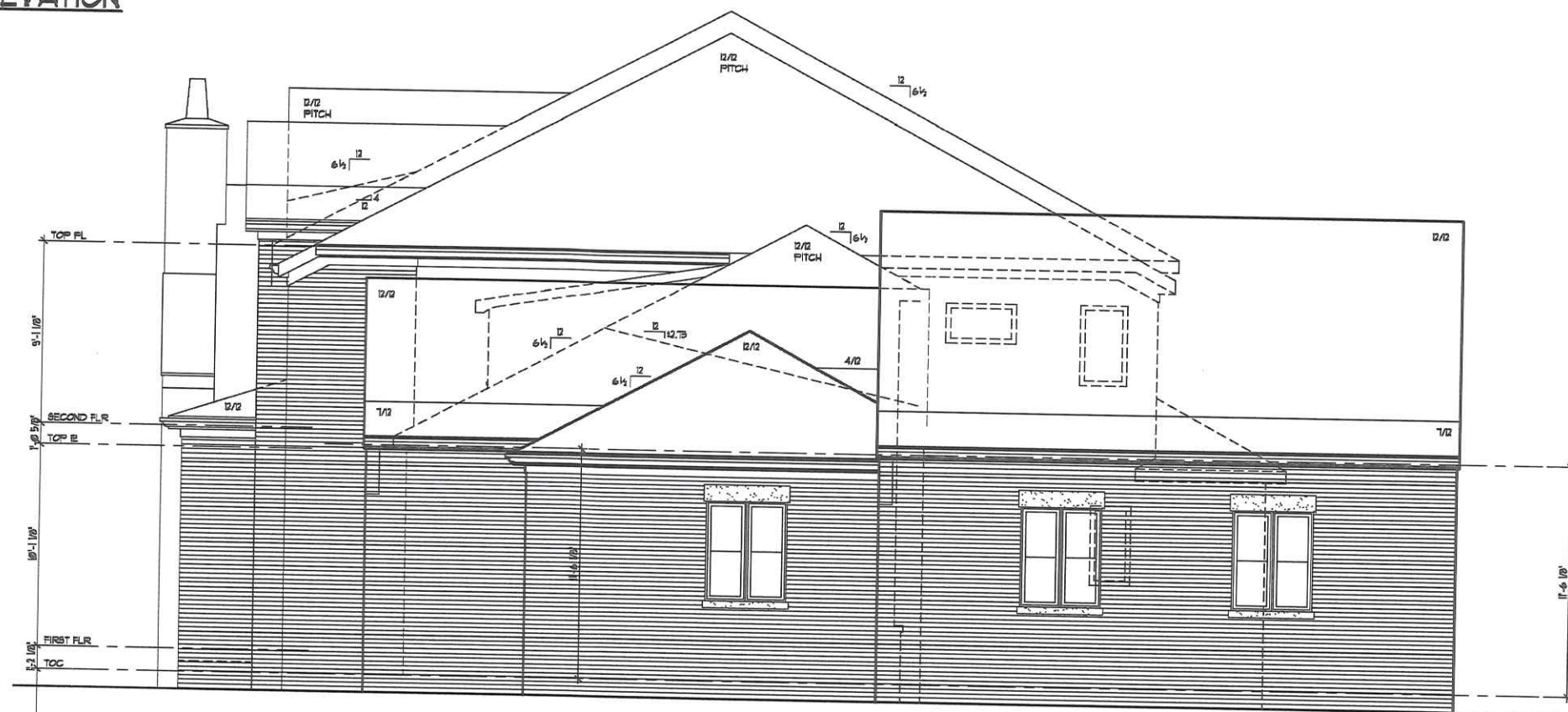
DL DESIGN 
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314.462.9001



REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



LEFT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



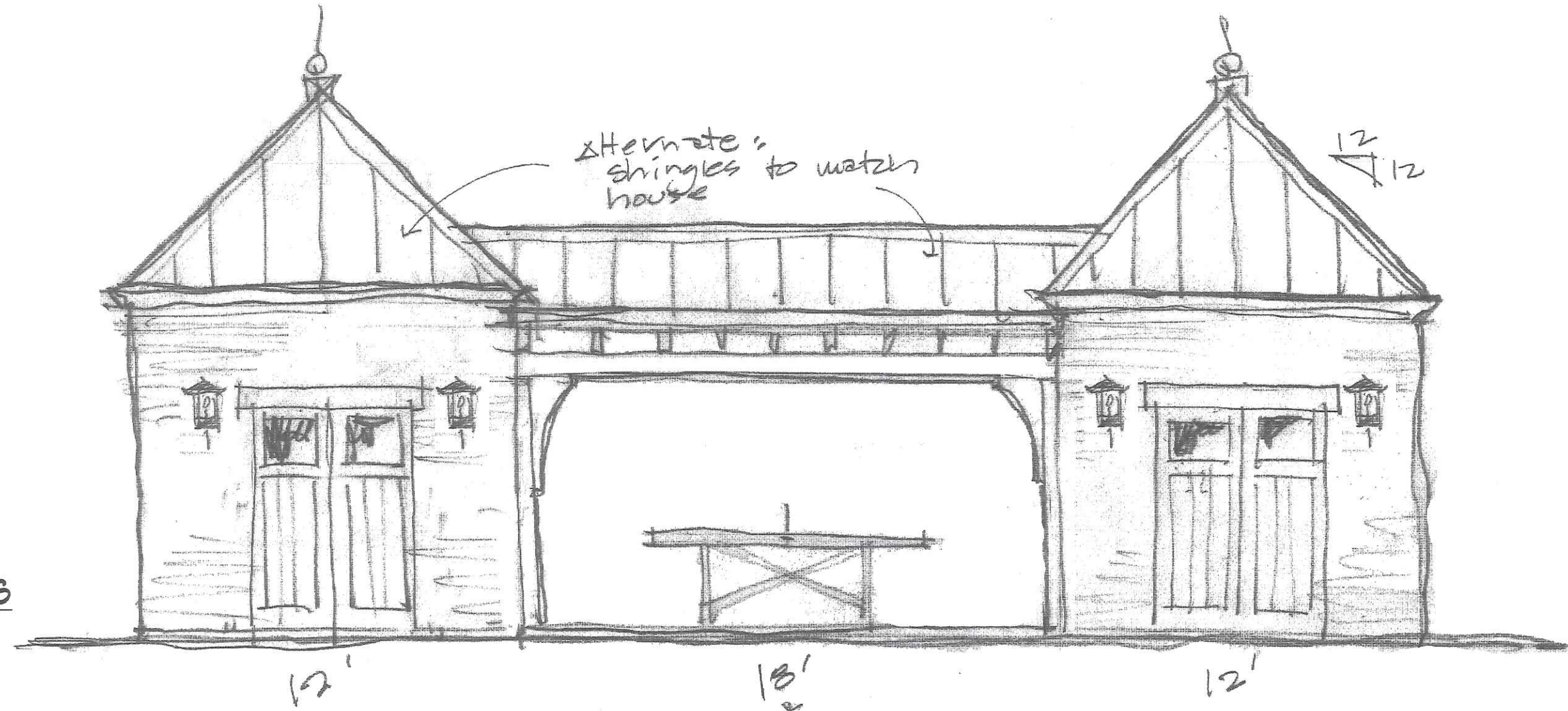
RIGHT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

The Coleman Residence
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Kirkwood, MO 63122

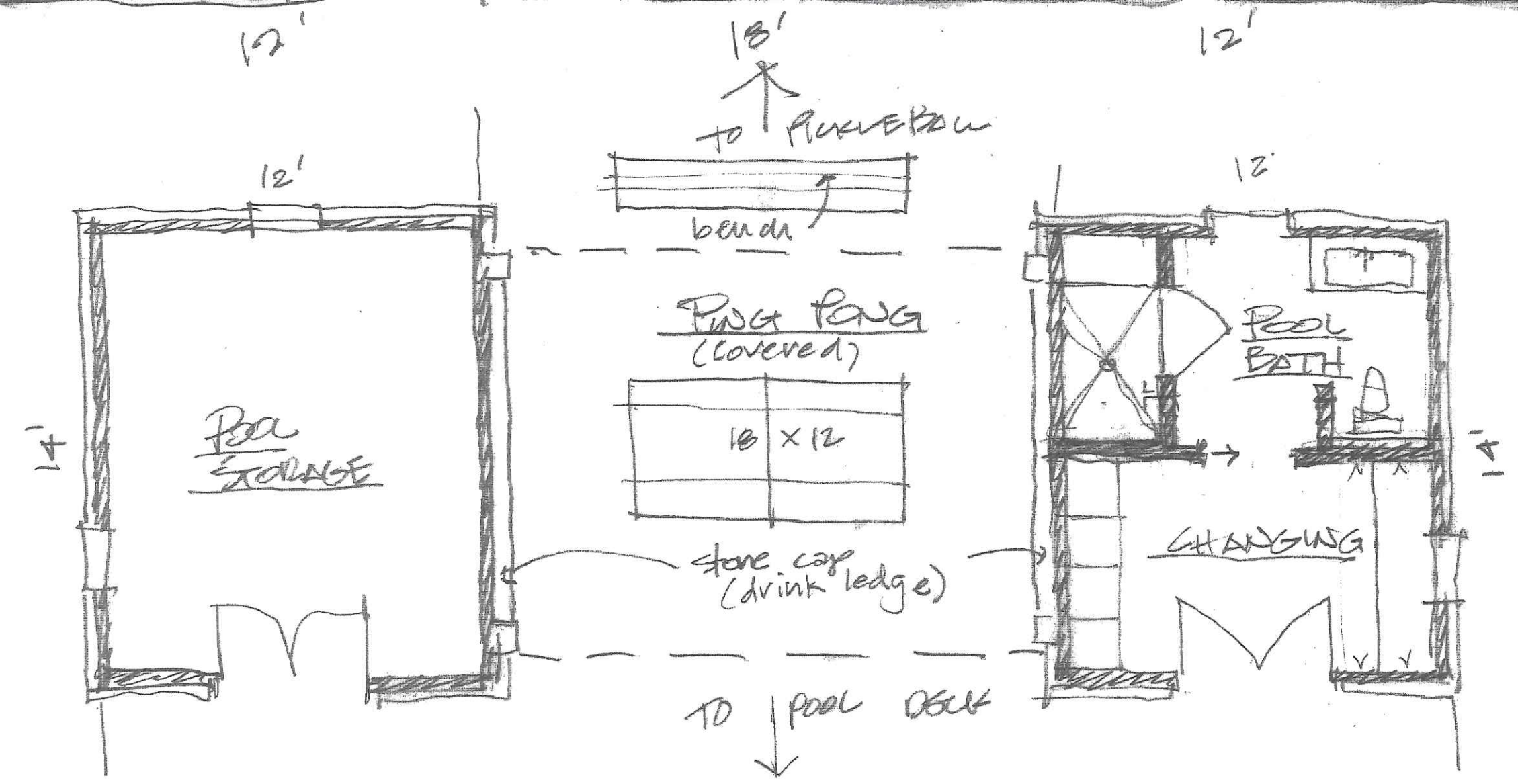
Herring
DESIGN & DEVELOPMENT
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POOLHOUSE ELEVATIONS
SCALE= 1/4" = 1'-0"



POOLHOUSE PLANS
SCALE= 1/4" = 1'-0"



The Coleman Residence
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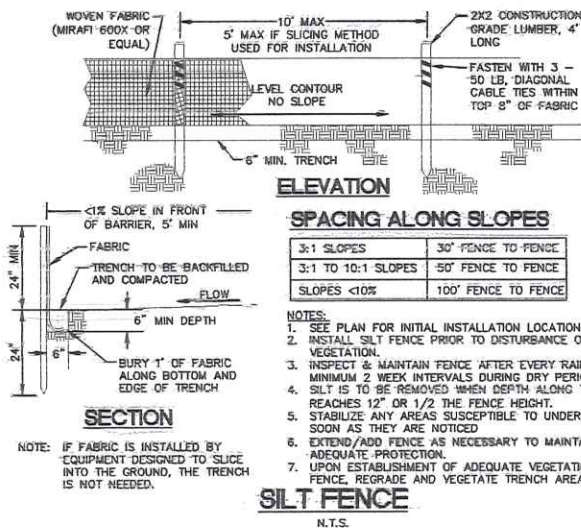
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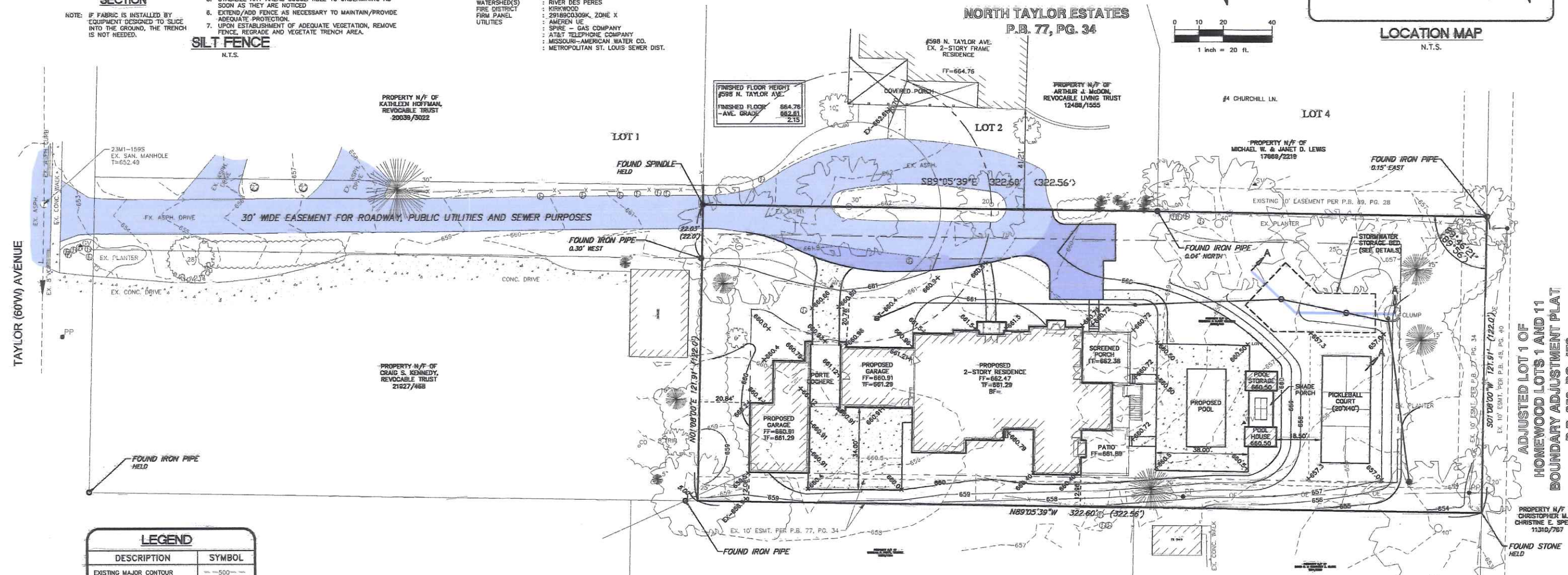
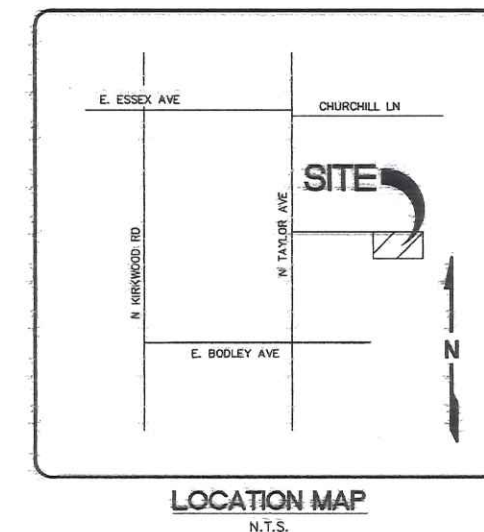
562 N. TAYLOR AVENUE

A TRACT OF LAND BEING LOT 3 OF NORTH TAYLOR ESTATES, A SUBDIVISION
RECORDED IN P.B. 77, PG. 34 OF THE ST. LOUIS COUNTY RECORDS
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI



PROJECT DATA

LOCATOR NO. : 244832243
OWNER : BRANDON & ELAINE COLEMAN
SITE ADDRESS : 562 N. TAYLOR AVE. KIRKWOOD, MO 63122
ACREAGE OF TRACT : 39,325 S.F. (0.90 AC±)
PRESENT ZONING : R-3
PROPOSED USAGE : SINGLE FAMILY RESIDENTIAL
SCHOOL DISTRICT : KIRKWOOD
ZIP CODE : 63122
WATERSHED(S) : RIVER DES PERES
KIRKWOOD
291890338K, ZONE X
AMEREN UE
SPIRE - GAS COMPANY
AT&T TELEPHONE COMPANY
MISSOURI-AMERICAN WATER CO.
METROPOLITAN ST. LOUIS SEWER DIST.



DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---500---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED STORM SEWER	---
EXISTING WATERLINE	---
EXISTING FIRE HYDRANT	---
EXISTING GAS LINE	---
EXISTING OVERHEAD UTILITY	---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION
BF = BASEMENT FLOOR ELEVATION
TF = FINISHED GRADE AT TOP OF WALL
BW = FINISHED GRADE AT BOTTOM OF WALL
CO = CLEAN OUT
DS = DOWNSPOUT
HW = HOLLOW WELL
+570.0 (PROPOSED SPOT ELEVATION)
+EX-570.0 (EXISTING SPOT ELEVATION)
* PER SURVEY BY JAMES SURVEYING 1/9/22
** PER ARCHITECT

BRANDON & ELAINE COLEMAN
562 N. TAYLOR AVE.
KIRKWOOD, MO 63122
P: 314-427-1800
F: 314-427-1800

VANCE ENGINEERING, INC.
10537 Lockland Road
St. Louis, MO 63114
P: 314-427-1800
vanceengineering.com

562 N. TAYLOR AVE
KIRKWOOD, MO 63122

SITE / GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

2110
5/5/22
1/2
COPYRIGHT 2022

BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

BASEMAP 23M
ZIP CODE: 63122

519 North Taylor Avenue



520 North Taylor Avenue

Neighborhood Context Photos

The Coleman Residence
562 North Taylor Avenue
Kirkwood, MO 63122

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598 North Taylor Avenue



4 Churchill Lane



520 North Taylor Avenue



1 Homewood Drive



215 East Bodley Avenue



221 East Bodley Avenue

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