



# 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 219 E. Washington

2. Property Status  
 Local Landmark Designation  
 National Register of Historic Places  
 Within a Historic District North Taylor H.D.

3. Name of Applicant Herring Design & Development

Mailing Address 230 E. Madison Ave.

City/State Kirkwood, MO Zip Code 63122

Office Phone ( ) Cell Phone ( 314 ) 276 3781

Home Phone ( 314 ) 249-3781 E-Mail monte@herringdevelopment.com

4. Relationship of Applicant to Property \_\_\_\_\_

Owner       Contractor       Architect       Lawyer  
 Other – Please specify \_\_\_\_\_

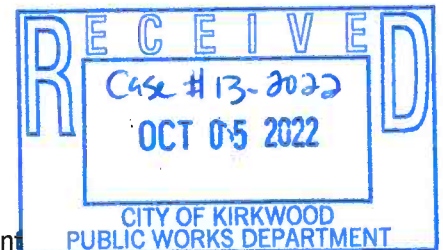
5. Existing Building Use Single Family Residence

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 Construction of new single family residence and detached garage

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

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify \_\_\_\_\_
- 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 Monte Herring Date 10/4/22  
Please print name Monte Herring

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COMMISSION ACTION  Approved  Approved with Conditions  Disapproved

Signature \_\_\_\_\_ Date \_\_\_\_\_

Conditions \_\_\_\_\_

Comments/Recommendations \_\_\_\_\_



OR STREET RESIDENCE

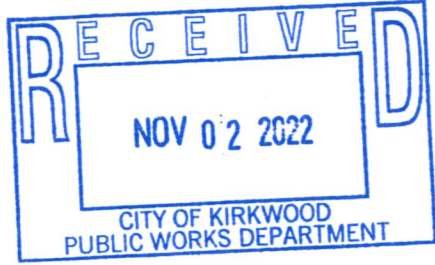


PROPOSED RESIDENCE  
219 E WASHINGTON



TAYLOR STREET RESID

"CATSLIDE" ROOF PRECEDENTS

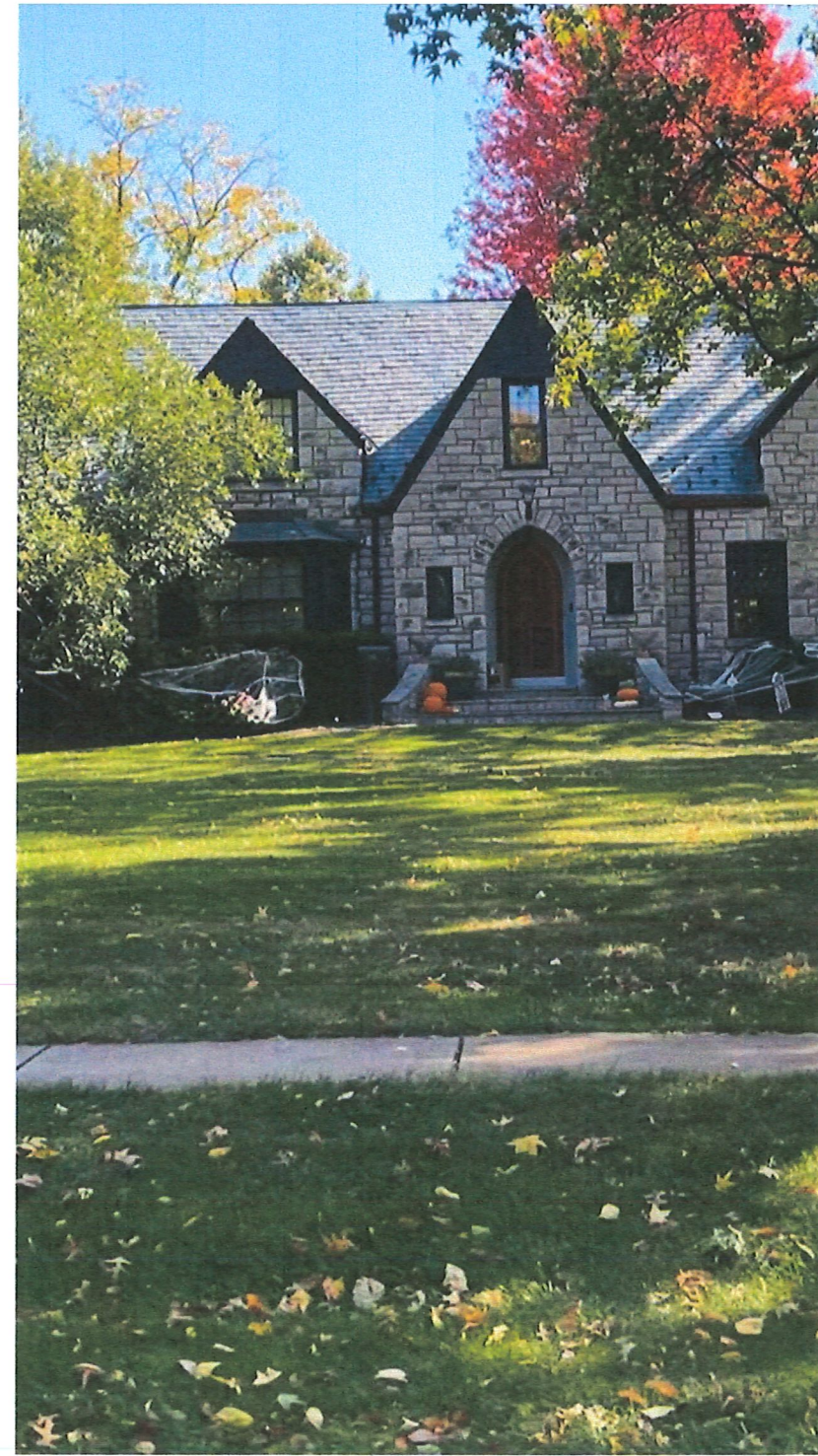




AYLOR HISTORICAL  
DISTRICT RESIDENCE



PROPOSED RESIDENCE  
219 E WASHINGTON



TAYLOR HISTORICAL  
DISTRICT RESIDENCE

ARCHWAY PRECEDENTS



AYLOR HISTORICAL  
DISTRICT RESIDENCE



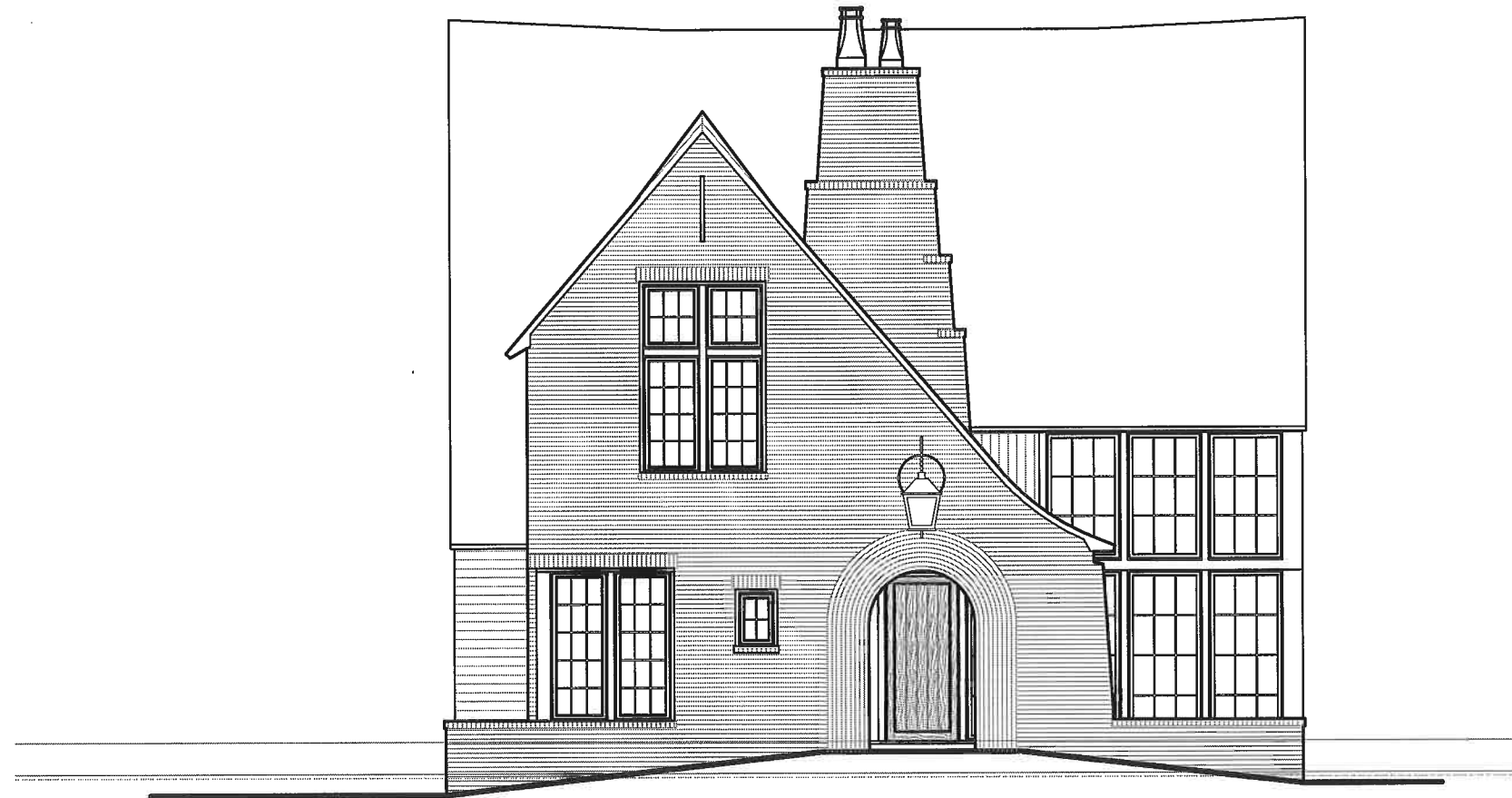
PROPOSED RESIDENCE  
219 E WASHINGTON



TAYLOR HISTORICAL  
DISTRICT RESIDENCE

FRONT ELEVATION  
CHIMNEY PRECEDENTS

RECEIVED  
OCT 05 2022  
CITY OF KIRKWOOD  
PUBLIC WORKS DEPARTMENT



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

10.12.22  
COA  
MEETING

**PRIVATE RESIDENCE**

219 WASHINGTON AVENUE  
KIRKWOOD, MO

MICHAEL ABRAHAM  
ARCHITECTURE



EAST ELEVATION

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

10.12.22  
COA  
MEETING

**PRIVATE RESIDENCE**

219 WASHINGTON AVENUE  
KIRKWOOD, MO

MICHAEL ABRAHAM  
ARCHITECTURE



NORTH ELEVATION

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

10.12.22  
COA  
MEETING

**PRIVATE RESIDENCE**

219 WASHINGTON AVENUE  
KIRKWOOD, MO

MICHAEL ABRAHAM  
ARCHITECTURE





WEST ELEVATION

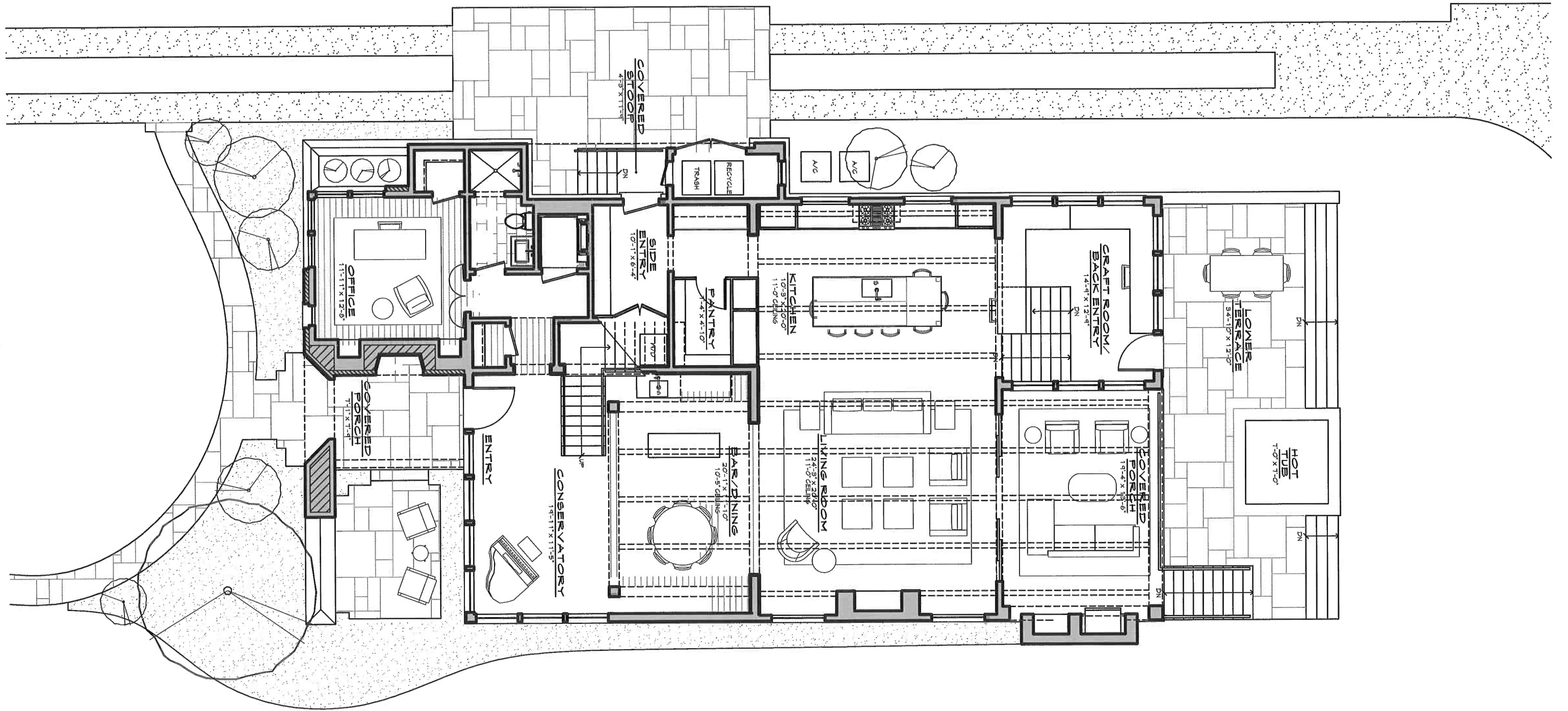
SCALE: 1/8" = 1'-0"

10.12.22  
COA  
MEETING

**PRIVATE RESIDENCE**

219 WASHINGTON AVENUE  
KIRKWOOD, MO

MICHAEL ABRAHAM  
ARCHITECTURE



**FIRST FLOOR PLAN**

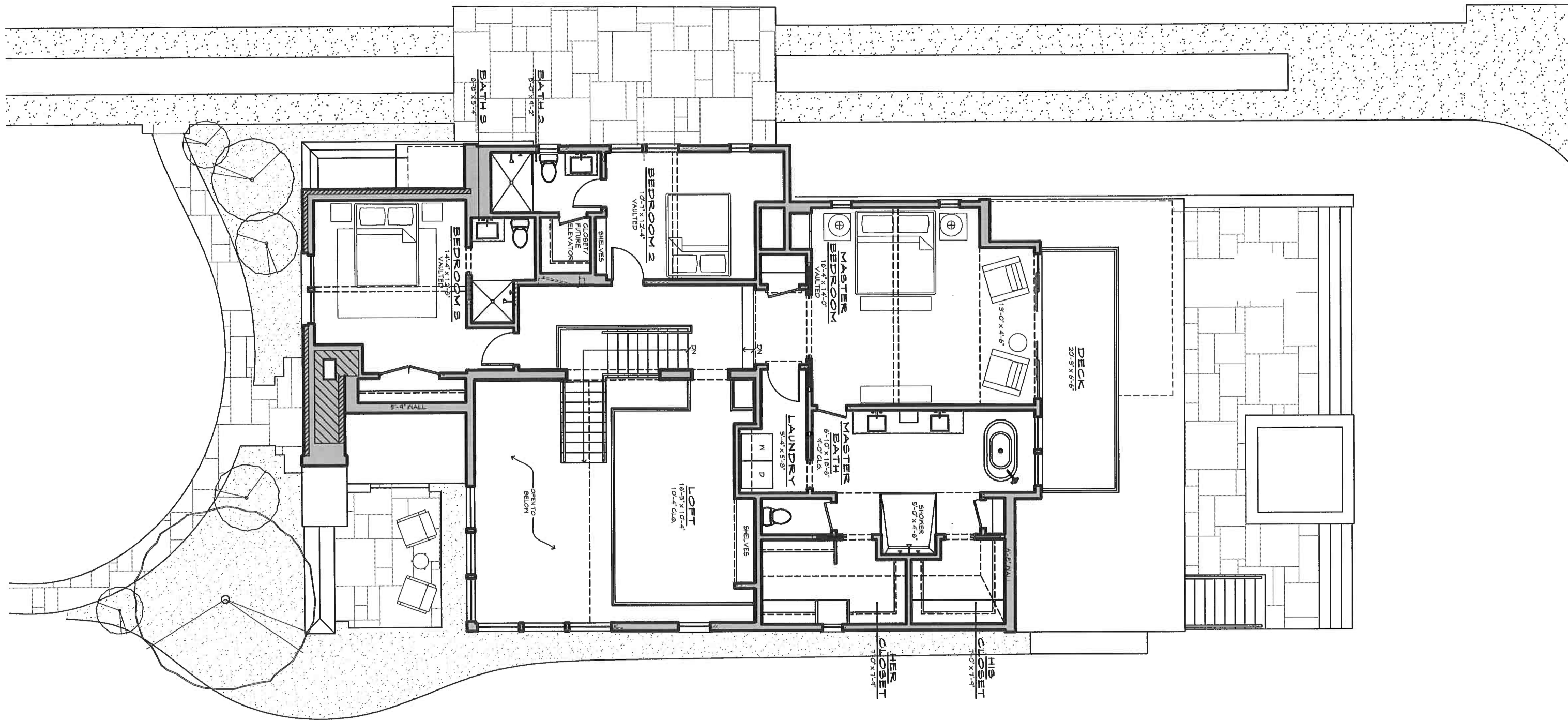
1/8" = 1'-0"

10.12.22  
COA  
MEETING

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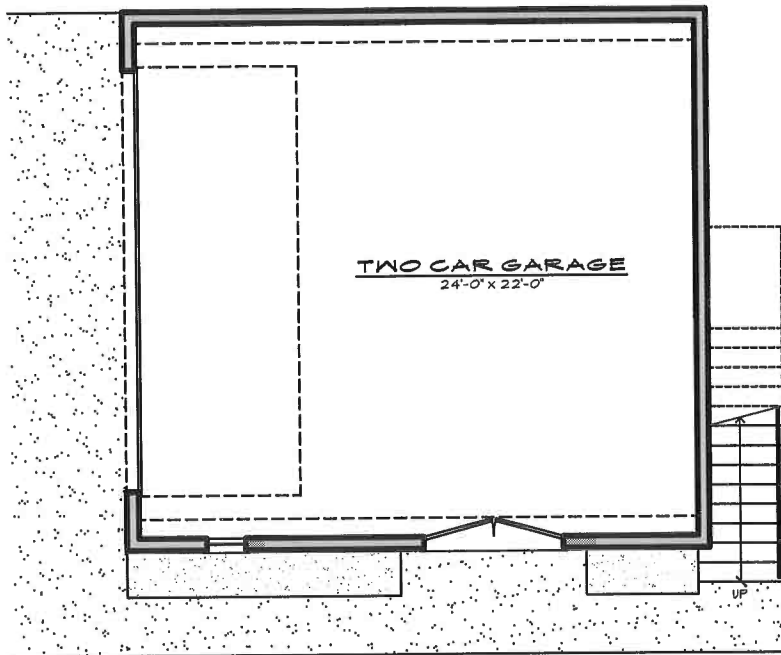
**SECOND FLOOR PLAN**  
 1/8" = 1'-0"

**PRIVATE RESIDENCE**

219 WASHINGTON AVENUE  
 KIRKWOOD, MO

MICHAEL ABRAHAM  
 ARCHITECTURE

10.12.22  
 COA  
 MEETING



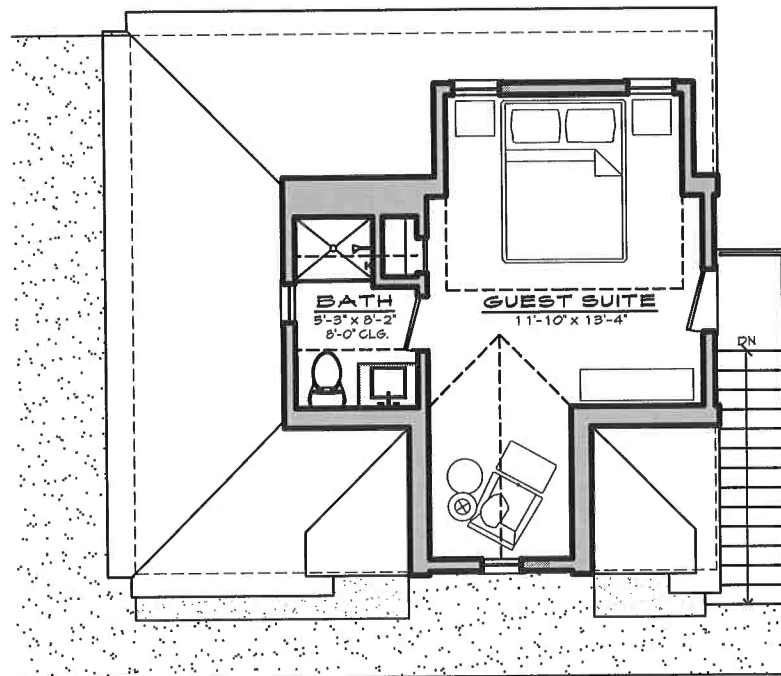
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



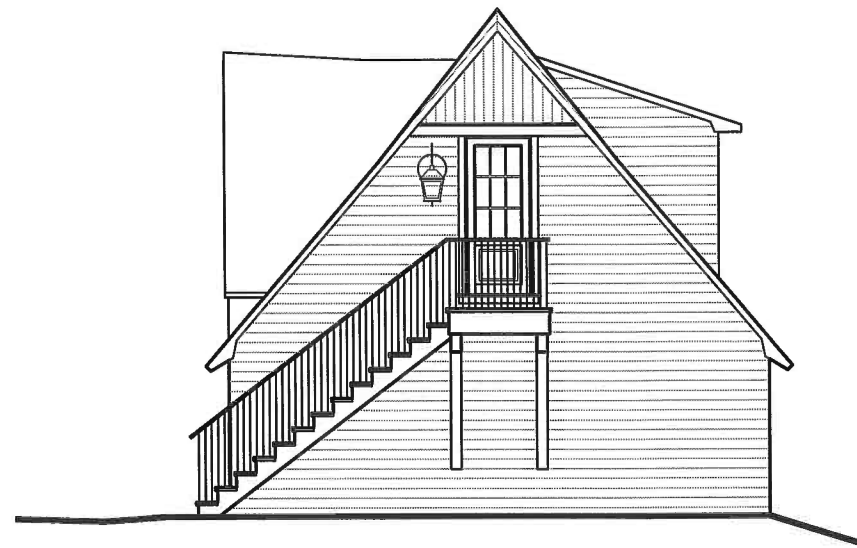
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



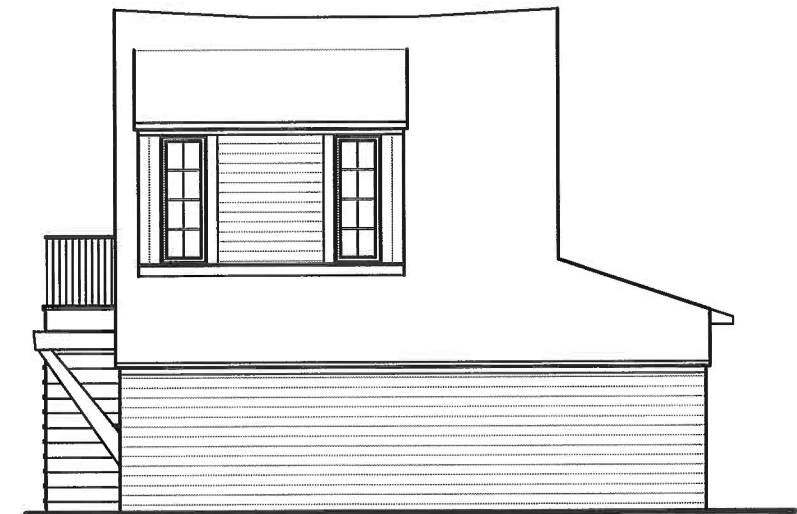
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

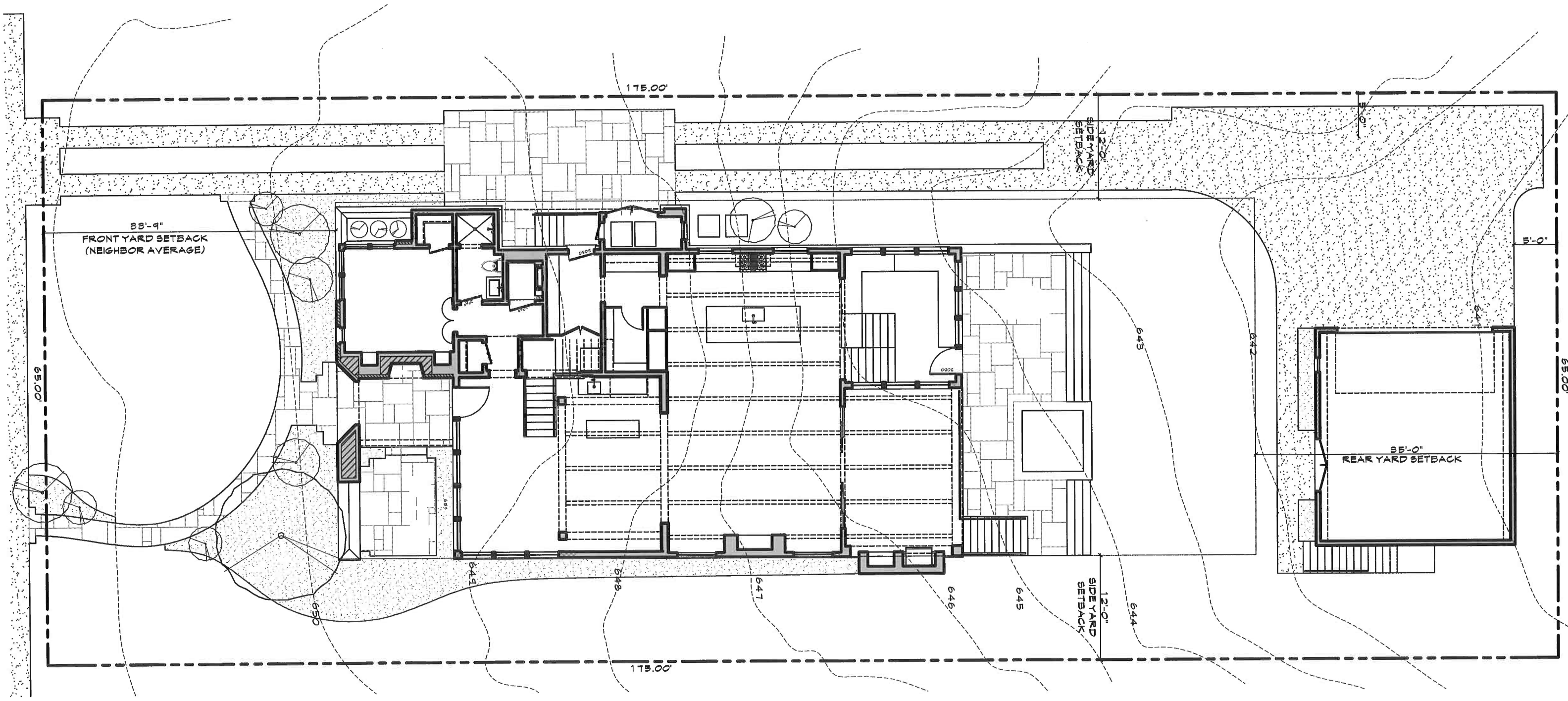
**DETACHED GARAGE**

10.12.22  
COA  
MEETING

**PRIVATE RESIDENCE**

219 WASHINGTON AVENUE  
KIRKWOOD, MO

MICHAEL ABRAHAM  
ARCHITECTURE



**SITE PLAN**

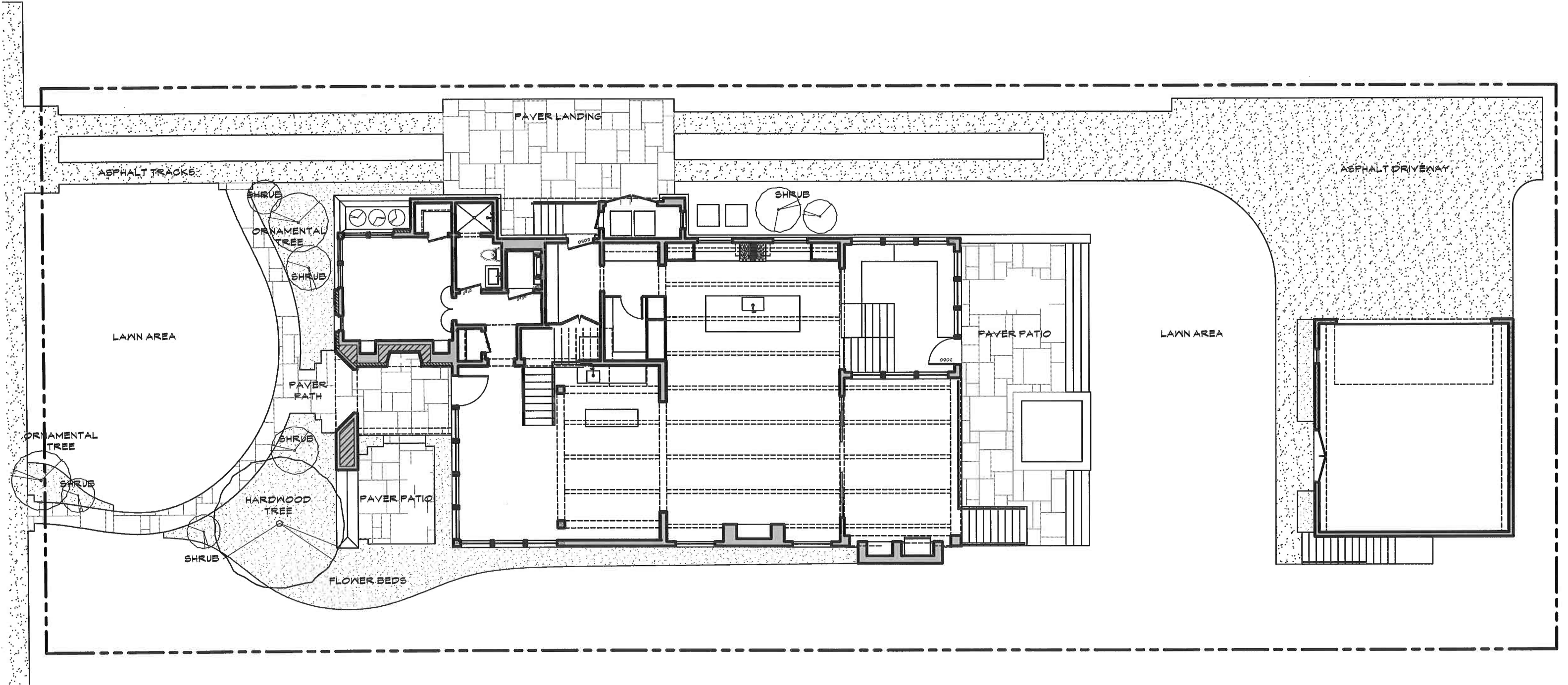
3/32" = 1'-0"

10.12.22  
COA  
MEETING

**PRIVATE RESIDENCE**

219 WASHINGTON AVENUE  
KIRKWOOD, MO

MICHAEL ABRAHAM  
ARCHITECTURE



LANDSCAPE PLAN

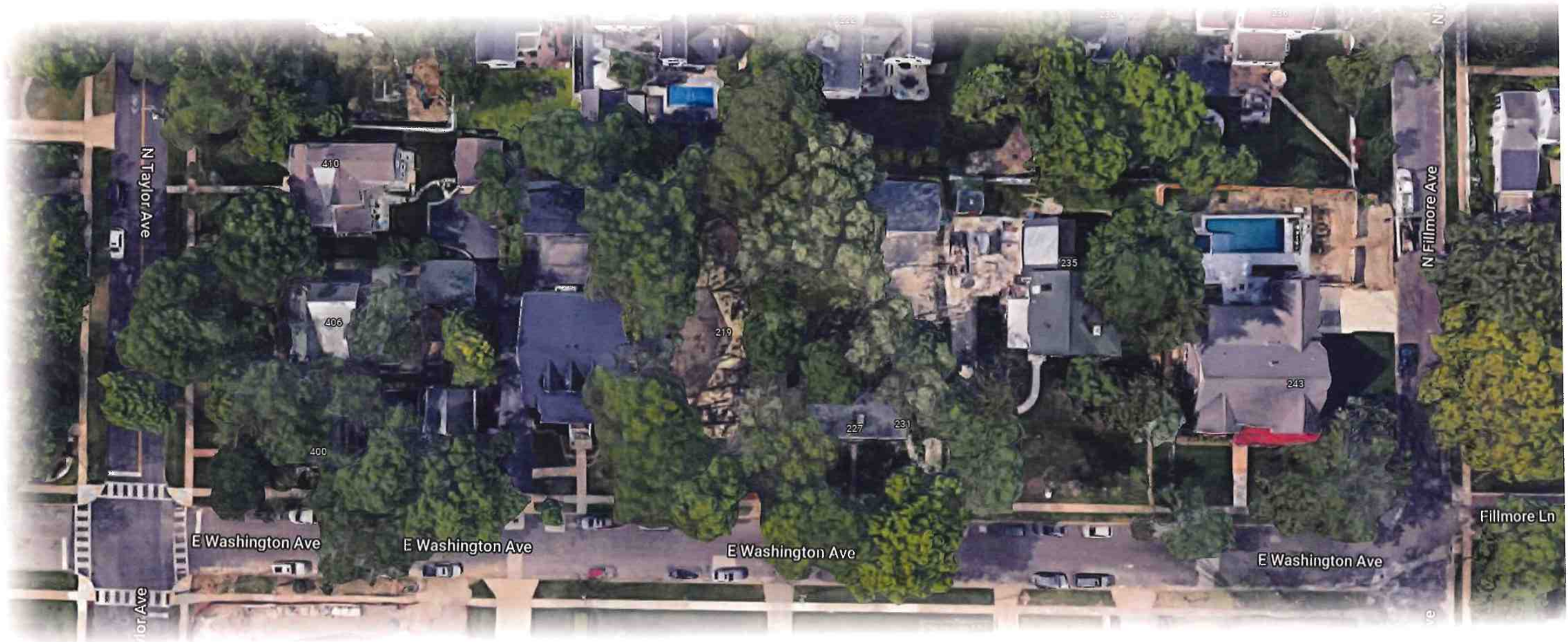
$\frac{3}{32}'' = 1'-0''$

10.12.22  
COA  
MEETING

PRIVATE RESIDENCE

219 WASHINGTON AVENUE  
KIRKWOOD, MO

MICHAEL ABRAHAM  
ARCHITECTURE



4 0 0 T A Y L O R

2 1 5

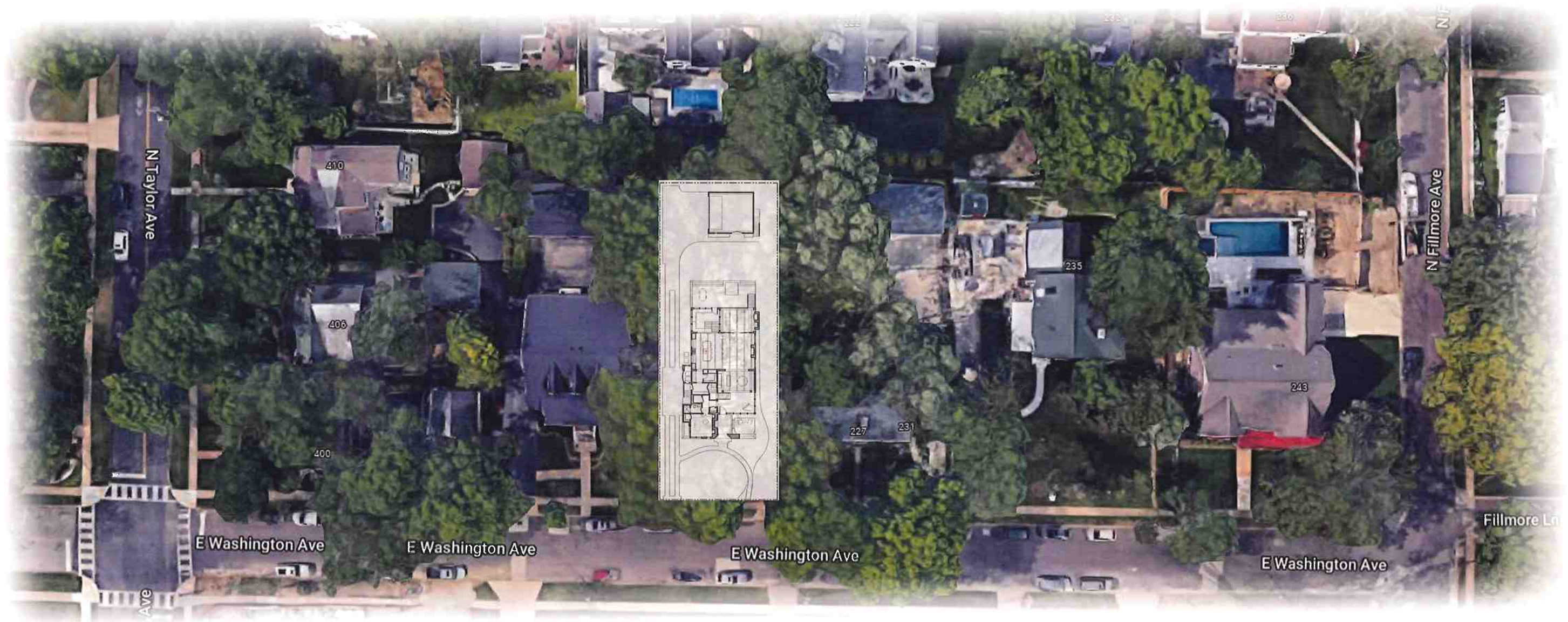
2 1 9  
S U B J E C T  
P R O P E R T Y  
D E M O L I S H E D

2 2 7

2 3 5

2 4 3





4 0 0 T A Y L O R

2 1 5

2 1 9  
S U B J E C T  
P R O P E R T Y

2 2 7

2 3 5

2 4 3







# 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 ARGONNE

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 HOU 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 \_\_\_\_\_

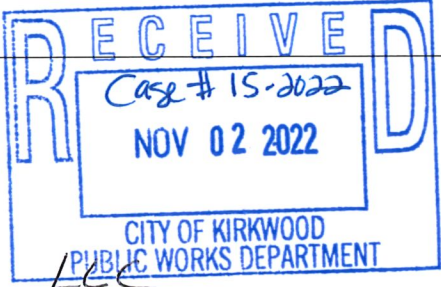
5. Existing Building Use SINGLE FAMILY RESIDENTIAL

6. Proposed Building Use SINGLE FAMILY RESIDENTIAL

7. Proposed Change to  Primary Structure  Accessory Structure  Landscape Element

8. Nature of Proposed Change  Demolition  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 NEW HOME



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

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

11. **Existing Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other \_\_\_\_\_

12. **Proposed Materials/Construction**

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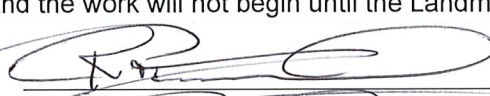
13. **If materials differ from existing, explain reasons** \_\_\_\_\_

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

11/2/22

Please print name

Rex Paul

COMMISSION ACTION

Approved

Approved with Conditions

Disapproved

Signature \_\_\_\_\_

Date \_\_\_\_\_

Conditions \_\_\_\_\_

Comments/Recommendations \_\_\_\_\_



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—including the grading, seeding/straw or sodding—and the abatement of any code violations, thereon within 60 days, shall result in the forfeiture of the deposit to the City of Kirkwood and referral to our legal department.
- > The City, after receiving a written request from the Applicant/Contractor, may at its sole discretion extend the permit for one or more additional thirty (30) day period if warranted by conditions such as weather.
- > 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 (for new residence under construction) or complete restoration of the site has been approved and the ground cover has been established. *Restoration shall be completed within 60 days of permit issuance.*
- > Deposit is not required for demolitions in an approved subdivision or project that has been reviewed by Planning and Zoning Department and there is a valid performance guarantee on file with the City for the subdivision.

### Contractor Information:

Name PEARL CONSTRUCTION      KWD LIC. NO. \_\_\_\_\_  
 Address 58 HILL DR 63122      City/State/Zip GLENNALE  
 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.

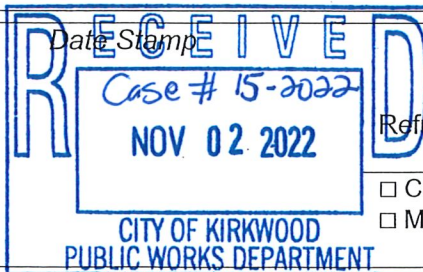
### Applicant Information:

- 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**

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	
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: <b>Kirkwood Landmarks Commission</b>	
		48. Date: 1986/06 (original)	
		49. Revision: 2007/September	

20070922

