



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** 102 N Taylor

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

3. **Name of Applicant** Nick Adams

Mailing Address 211 Papin Ave

City/State St Louis, MO Zip Code 63119

Office Phone () Cell Phone (314) 971 - 0950

Home Phone () E-Mail nick@mademandesign.com

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

- Owner
- Contractor
- Architect
- Attorney
- Other – Please specify _____

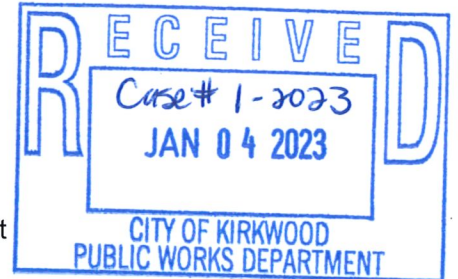
5. **Existing Building Use** Residential

6. **Proposed Building Use** Residential

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** Demolition of existing residential structure and site elements.

New construction of residence and site improvements.

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

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify See attached PowerPoint pdf
- Structural Report for Demolitions
- Landscape Plan
- Photos

11. **Existing Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other Wood Siding/Shake

12. **Proposed Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other Possibly lapped siding

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

Exploring more durable, lower maintenance, higher quality construction

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 Nick Adams Date 1/5/2023

Please print name Nick Adams

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

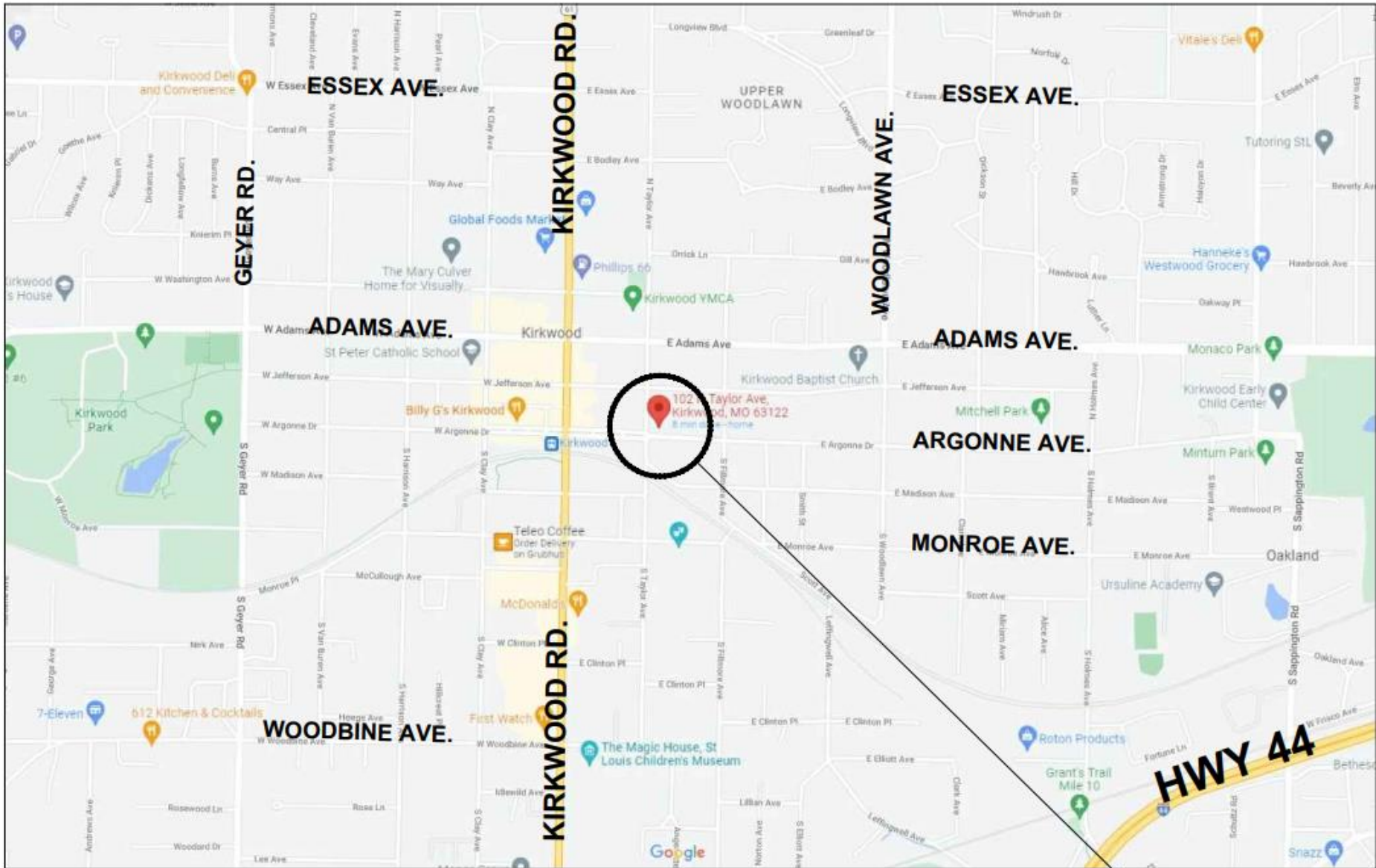
Comments/Recommendations _____

102 N. Taylor

2023.1.4

owner: maryann reese

architect: mademan design, nick adams



1 AREA MAP
A.X SCALE: NTS



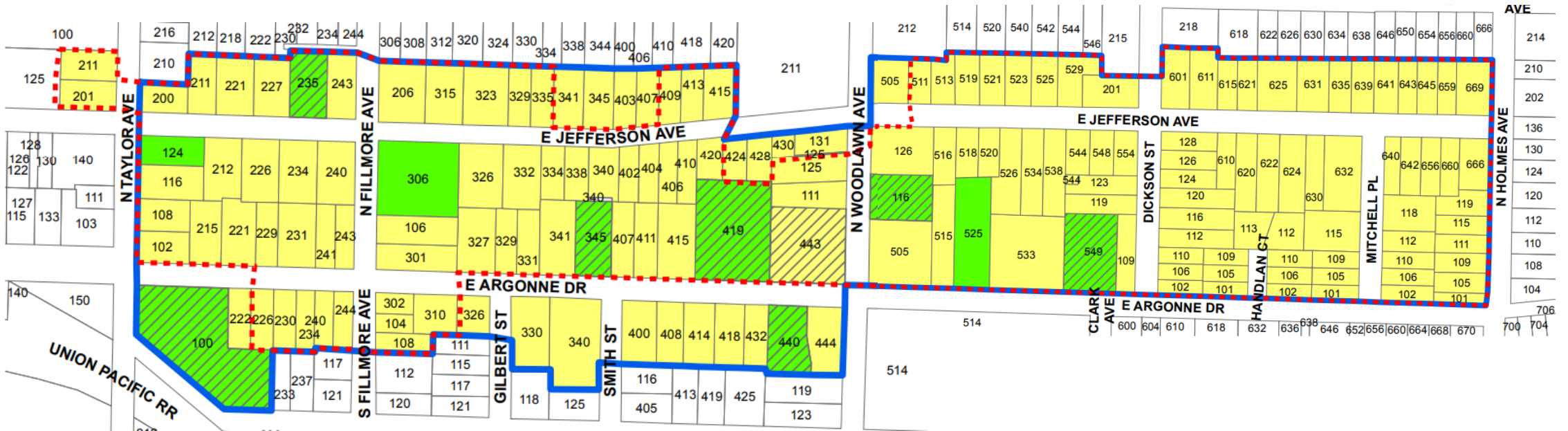
102 N. TAYLOR



area of focus

Precedent - Jefferson Argonne Historic District

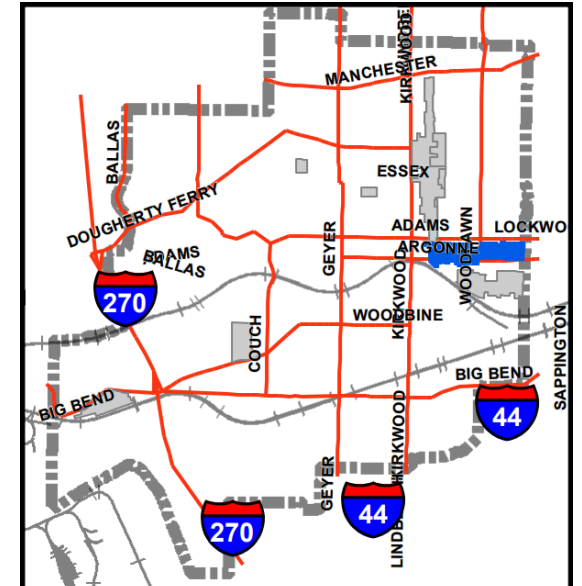




Jefferson-Argonne Historic District

KEY:

- National District
Total Properties: 147
- Local District
Total Properties: 169
- National Register & Local Landmark
- Local Landmark
- National Register
- In District



area of focus

architectural styles - classical

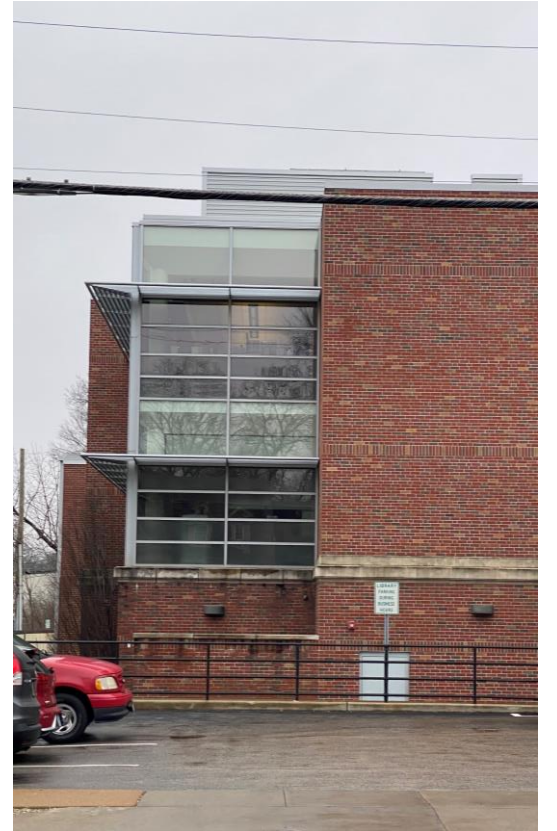






area of focus

architectural styles - contemporary



area of focus
materials





lapped siding



shake



flat siding
(shiplap, nickel-gap)



brick



stone



stucco



area of focus
common features





ROOFS:

- hipped
- gabled
- gambrel
- commonly dormered



MASSING:

- 2+ story height
- covered entry, large porches
- articulated façade/roof
- mix of materials



WINDOWS:

- double hung
- mostly divided
- few transoms
- few bays
- with & w/out shutters



TRIM:

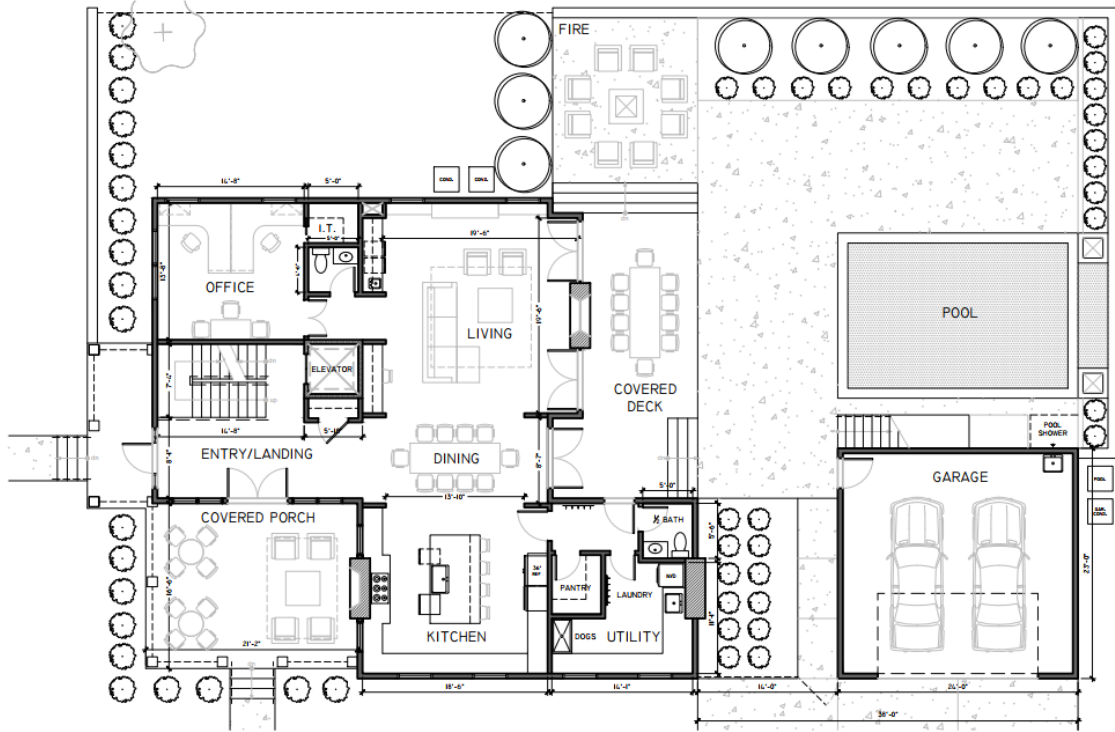
- mostly simple, rectilinear, craftsman
- (ex: Victorian/Italianate variations)*
- brackets common at eaves/bays
- few quoin corners
- few half-timber examples



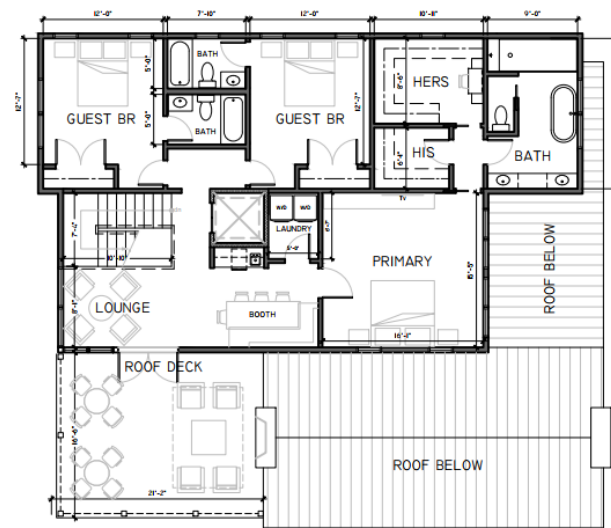
area of focus

preliminary architectural design

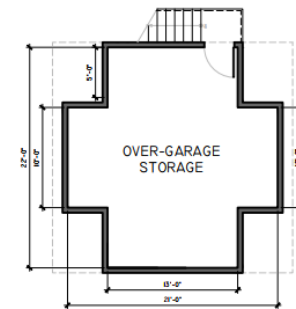
102 N Taylor



1 1ST FLOOR PLAN
A.3 SCALE: $\frac{3}{32}'' = 1'-0''$



2 2ND FLOOR PLAN
A.3 SCALE: $\frac{3}{32}'' = 1'-0''$

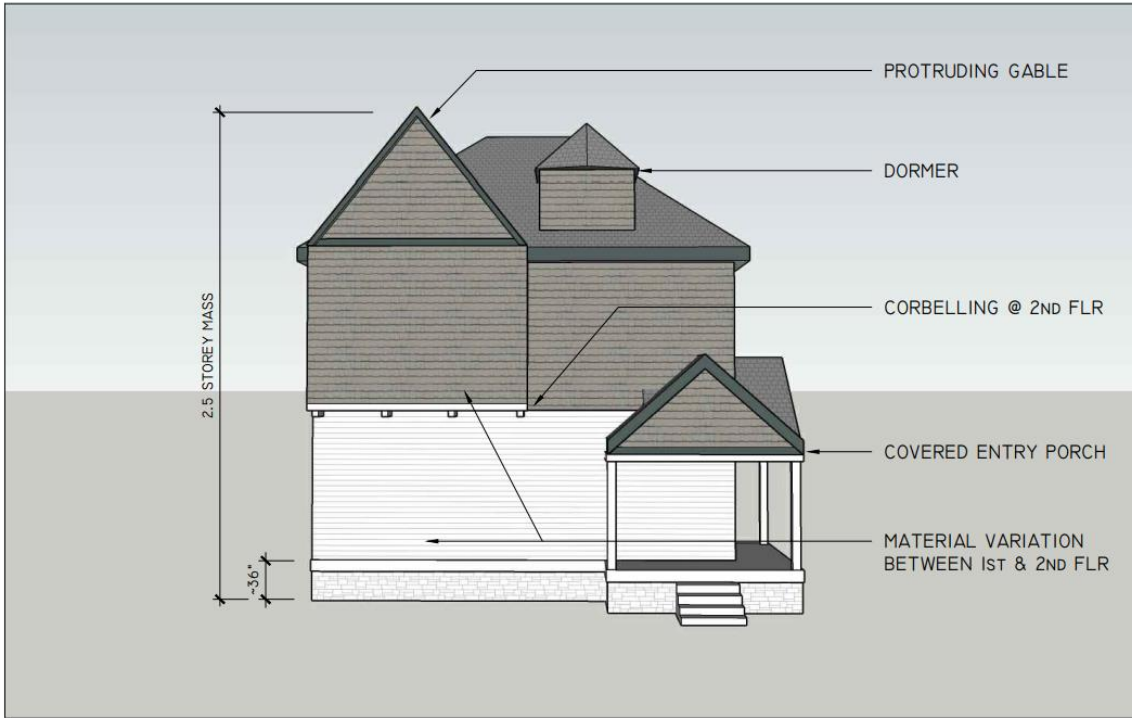




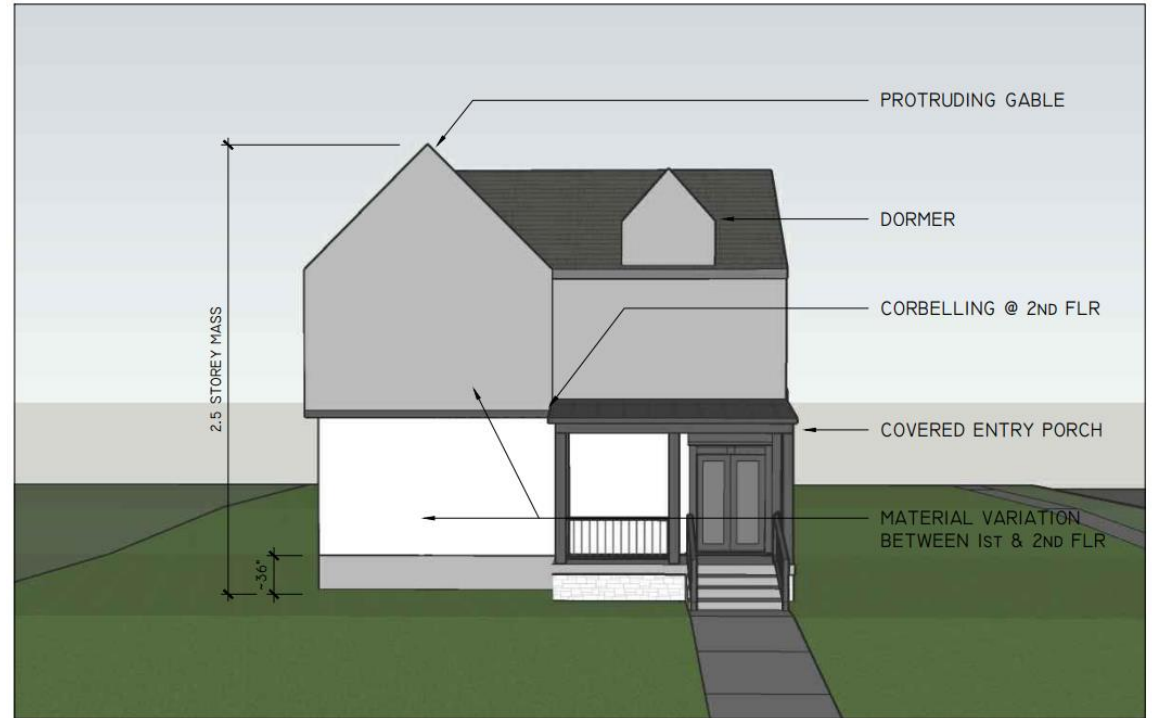
1 PHOTOGRAPH OF EXISTING HOUSE - SEEN FROM WEST (TAYLOR)
A.X SCALE: NTS



2 PHOTOGRAPH OF NEIGHBORING 'SISTER' HOUSE TO NORTH - SEEN FROM WEST (TAYLOR)
A.X SCALE: NTS



1 DIAGRAMMATIC MODEL OF EXISTING HOUSE AS SEEN FROM WEST (TAYLOR)
A.X SCALE: NTS



2 DIAGRAMMATIC MODEL OF PROPOSED HOUSE AS SEEN FROM WEST (TAYLOR) - FIRST ITERATION
A.X SCALE: NTS



1 DIAGRAMMATIC MODEL OF PROPOSED HOUSE AS SEEN FROM WEST (TAYLOR) - SECOND ITERATION
 A.X SCALE: NTS



2 DIAGRAMMATIC MODEL OF PROPOSED HOUSE AS SEEN FROM WEST (TAYLOR) - THIRD ITERATION
 A.X SCALE: NTS





1 PHOTOGRAPH OF ELIOT UNITARIAN CHAPEL - DIRECTLY ACROSS STREET (ARGONNE) - SEEN FROM NORTHWEST
 A.X SCALE: NTS



2 DIAGRAMMATIC MODEL OF PROPOSED HOUSE AS SEEN FROM SOUTHEAST (ARGONNE) - ADDITION DESIGN
 A.X SCALE: NTS











Kirkwood Landmarks Commission

Application for Certificate of Appropriateness

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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 REX PEARL (PEARL CONSTRUCTION)

Mailing Address 58 HILL DR.

City/State GLENDALE MO Zip Code 63122

Office Phone () Cell Phone (314) 220-9555

Home Phone () E-Mail PEARLCONSTRUCTION@SBCGLOBAL.NET

4. Relationship of Applicant to Property

- Owner
- Contractor
- Architect
- Lawyer
- Other - Please specify

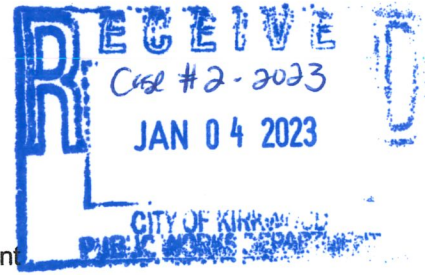
5. Existing Building Use SINGLE FAMILY RESIDENTIAL

6. Proposed Building Use SINGLE FAMILY RESIDENTIAL

7. Proposed Change to Primary Structure Accessory Structure Landscape Element

8. Nature of Proposed Change

- Demolition
- 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 CONSTRUCT NEW 2-STORY HOUSE WITH 2-CAR 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 BRICK FULL MASONRY CHIMNEYS

13. If materials differ from existing, explain reasons

EXISTING HOUSE IS VINYL SIDING. NEW HOUSE WILL BE JAMES HARDI SIDING

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 [Signature] Date 1/3/23
 Please print name REX PEARL

COMMISSION ACTION Approved Approved with Conditions Disapproved

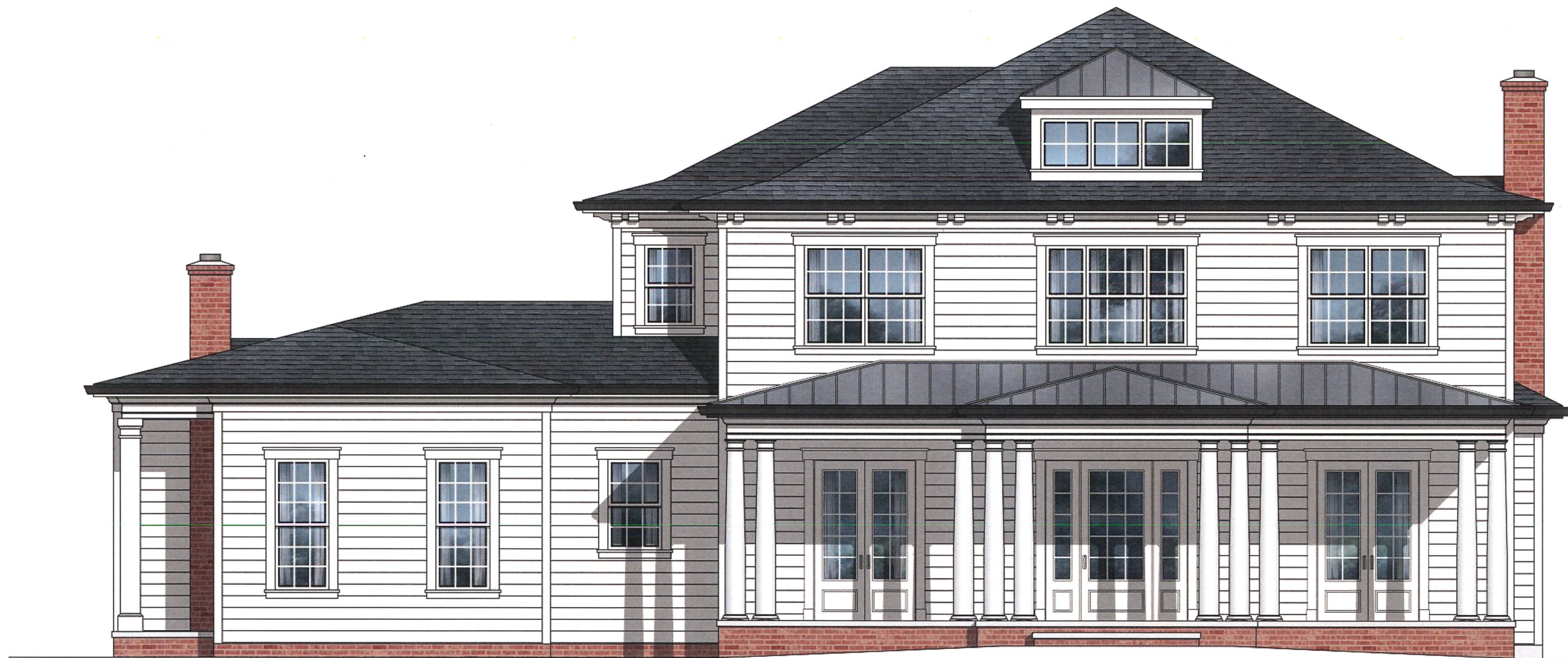
Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

New Custom Home

418 E Argonne Rd.



RECEIVED
JAN 04 2023
CITY OF NORTHBAY
PUBLIC WORKS DEPARTMENT



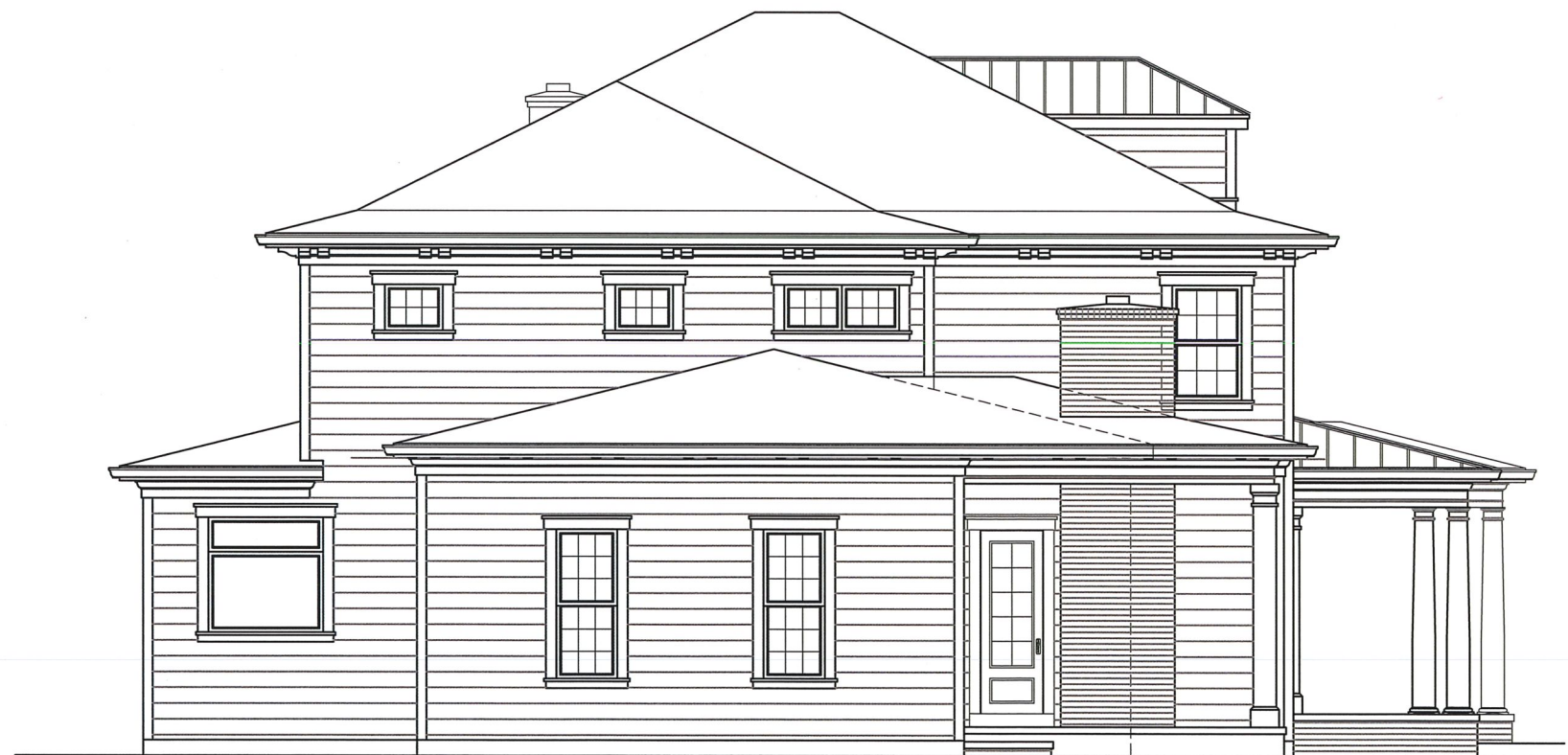
FRONT ELEVATION



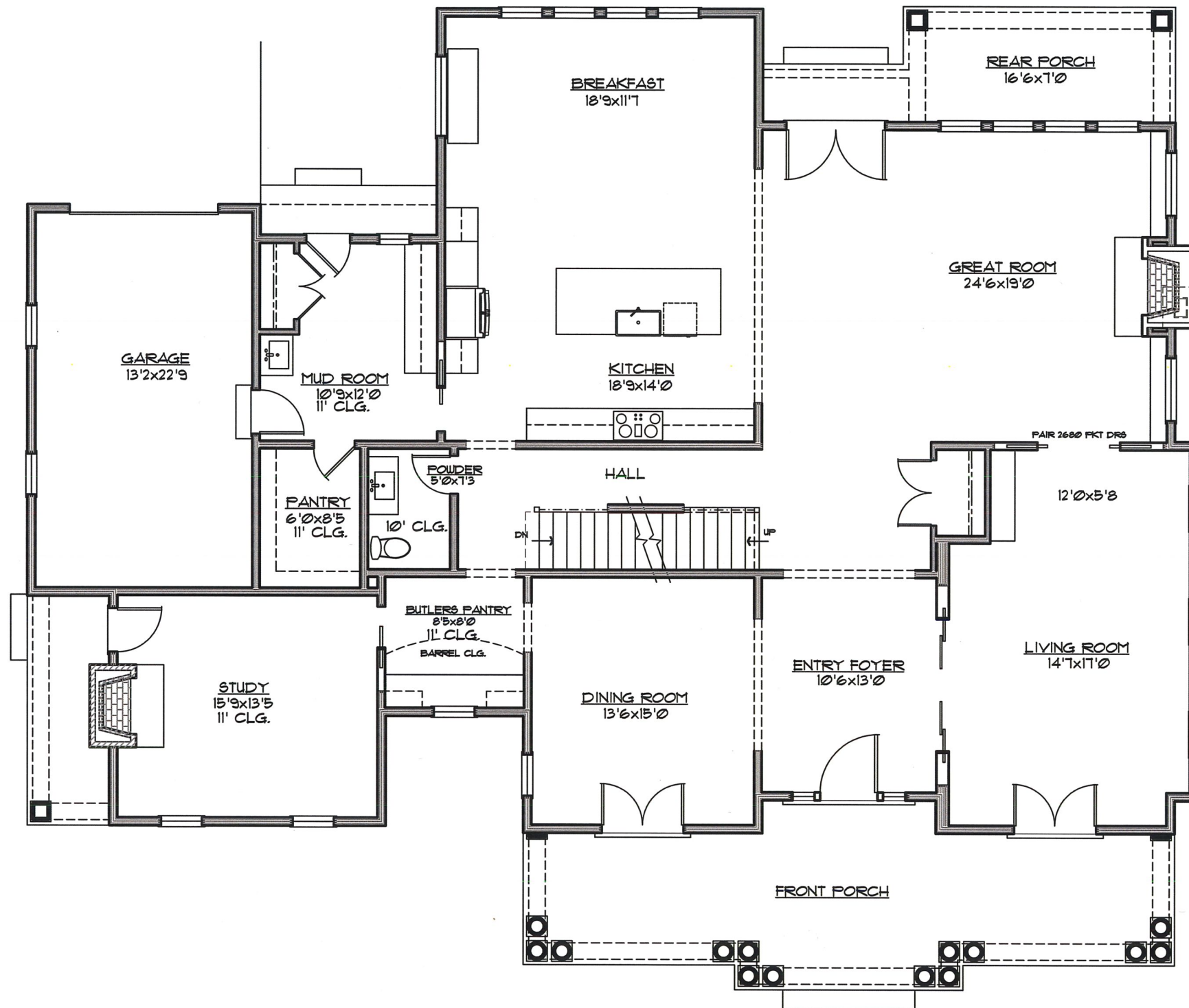
RIGHT SIDE ELEVATION



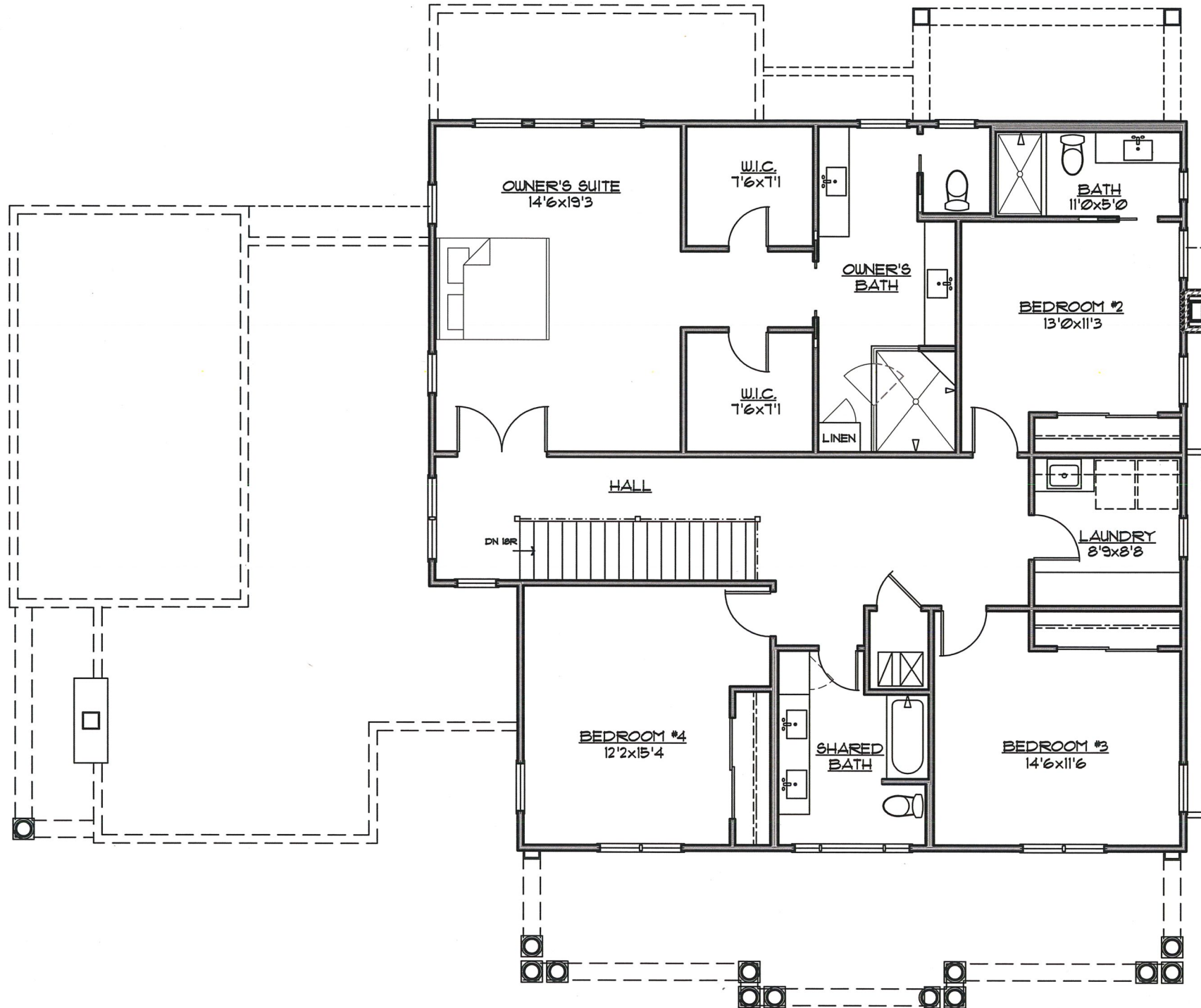
REAR ELEVATION



LEFT SIDE ELEVATION



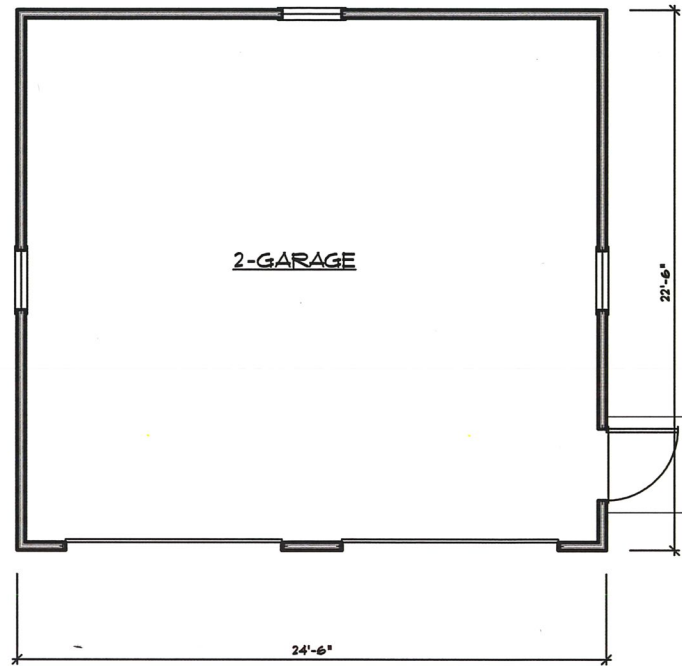
FIRST FLOOR PLAN



SECOND FLOOR PLAN



REAR ELEVATION



GARAGE PLAN



LEFT SIDE ELEVATION



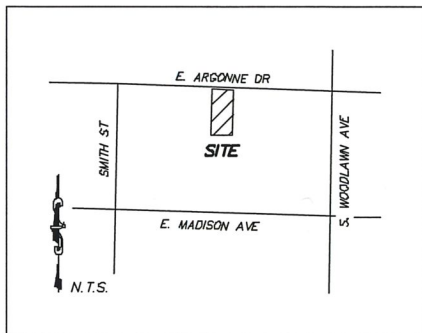
FRONT ELEVATION



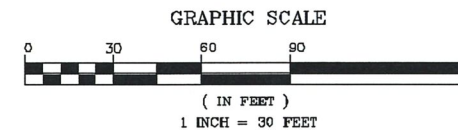
RIGHT SIDE ELEVATION

SITE PLAN

A TRACT OF LAND BEING LOT 4 AND PART OF LOT 3 OF HATHAWAY PLACE, P.B. 30 PG. 34, A RESUBDIVISION OF BLOCKS 6 AND 7 OF EAST KIRKWOOD, P.B. 3 PG. 62 OF THE ST. LOUIS CITY (FORMERLY COUNTY) RECORDS ST. LOUIS COUNTY, MISSOURI



LOCATION MAP



SITE INFORMATION:

1. Site Address: 418 E. Argonne Drive St. Louis, MO 63122
2. Locator No.: 23M22038
3. Site Area: 15,251 Sq.Ft. (0.35 Acre)
4. Current Zoning: (R-4) Family Residential
5. Current Use: Single Family Residence
6. Proposed Use: Single Family Residence
7. School District: Kirkwood
8. Fire District: Kirkwood

PROPERTY DESCRIPTION:

(per Old Republic Title Insurance Company, File No: 47475SEC, Exhibit "A")

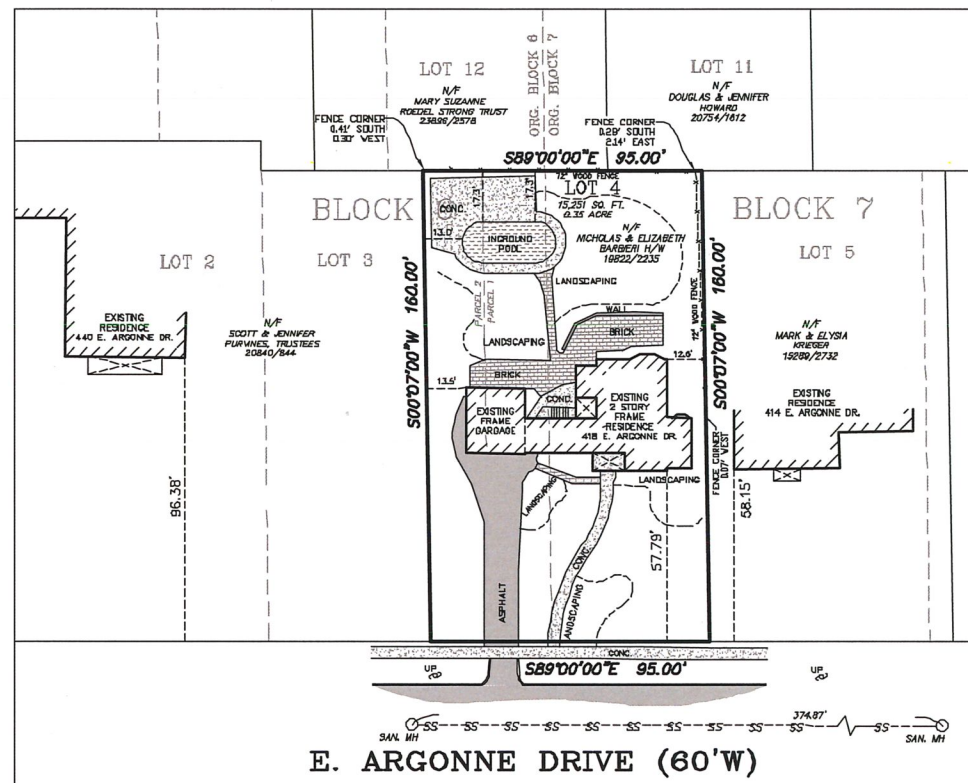
PARCEL 1: Lot 4 of HATHAWAY PLACE, according to the plat thereof recorded in Plat Book 30 page 34 of the St. Louis County Records, State of Missouri.

PARCEL 2: A parcel of land in Southeast 1/4 of Section 1, Township 44 North, Range 5 East, in HATHAWAY PLACE, a Subdivision in the City of Kirkwood, St. Louis County, State of Missouri, according to the plat thereof recorded in Plat Book 30 page 34 of the St. Louis County Records, said parcel being the West 20 of Lot 3 of said subdivision; fronting 20 feet on the South line of Argonne Drive (60 feet wide), and extending South, parallel to Woodlawn Avenue, 160 feet (160.3 actual).

GENERAL NOTES:

1. Class of property - Urban.
2. This plat was prepared from information furnished this office by the client and from additional data pertaining to this site obtained by St. Louis County Surveying & Engineering, Inc. from the St. Louis County Recorder's Office, without the benefit of an up-to-date title policy, therefore there may be easements affecting this tract that are not shown on this plat of survey.
3. Bearings shown on this survey are based on Hathaway Place, according to the plat thereof recorded in Plat Book 30 page 34 of the St. Louis County Records, State of Missouri.
4. For clarity purposes the symbols shown hereon represent the existence of, but not necessarily the quantity of these items.
5. Finished grade around the building shall be a minimum of 1/2 inch per foot for a distance of at least 10 feet.
6. Proposed contour or elevation $\leq 70'$
7. Contractor to verify sanitary sewer lateral before construction.
8. Per the City of Kirkwood, Missouri this property is Zoned "R-4" (Single Family Residential District)

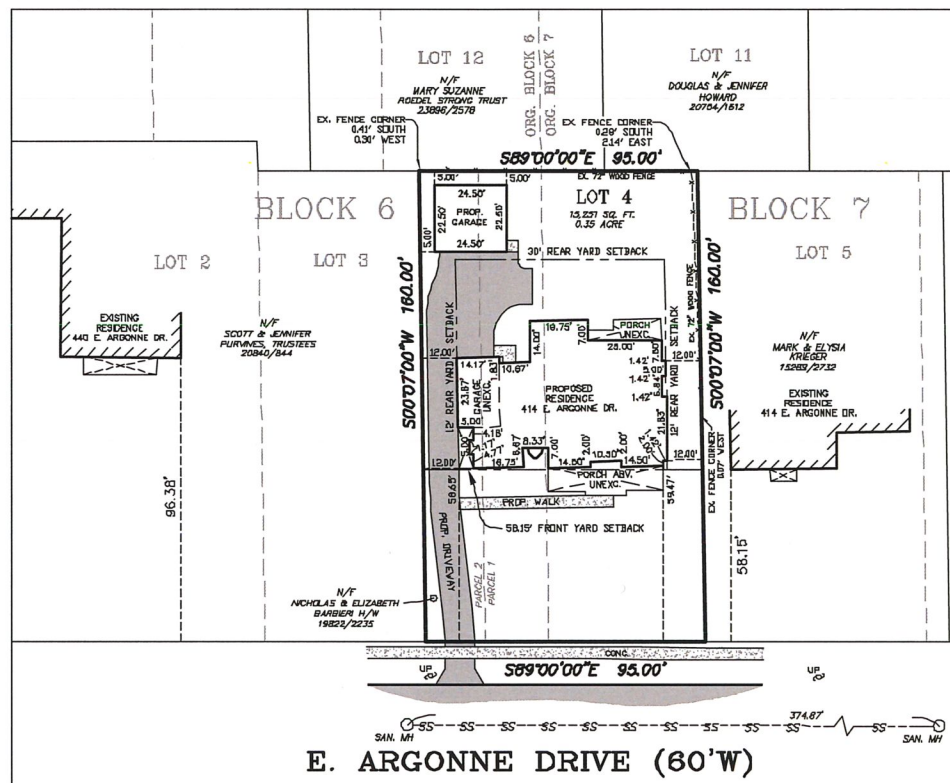
Front Yard Setback: 58.15' feet (calculated)
 Side Yard Setback: 12 feet
 Rear Yard Setback: 30 feet



EXISTING

EXISTING SITE COVERAGE	
DESCRIPTION	AREA (SQ.FT.)
RESIDENCE	1,798
CONC. PORCH	64
DRIVEWAY	1,141
CONC. WALKS	388
BRICK WALKS	143
BRICK PATIO	740
WALL	40
POOL PATIO	855
TOTAL	5,169
TOTAL SITE = 15,251 SQ.FT.	
IMPER. AREA = 5,169 SQ.FT. (33.89%)	

FRONT YARD SETBACK CALCULATION	
ADDRESS	SETBACK
414 E. ARGONNE DRIVE	58.15'
SETBACK FOR 418 E. ARGONNE DRIVE=58.15'	



PROPOSED

PROPOSED SITE COVERAGE	
DESCRIPTION	AREA (SQ.FT.)
RESIDENCE	2,878
CARAGE	551
PORCHES	568
DRIVEWAY	2,022
WALKS	208
TOTAL	6,227
TOTAL SITE = 15,251 SQ.FT.	
IMPER. AREA = 6,227 SQ.FT. (40.83%)	

St. Louis County Surveying & Engineering, Inc.
 LAND SURVEYING CIVIL ENGINEERING
 12015 Manchester Rd. Suite 70 St. Louis, Missouri, 63131
 Phone (314) 965-6732 Fax (314) 965-6734

SITE PLAN

Prepared For:
REX PEARL

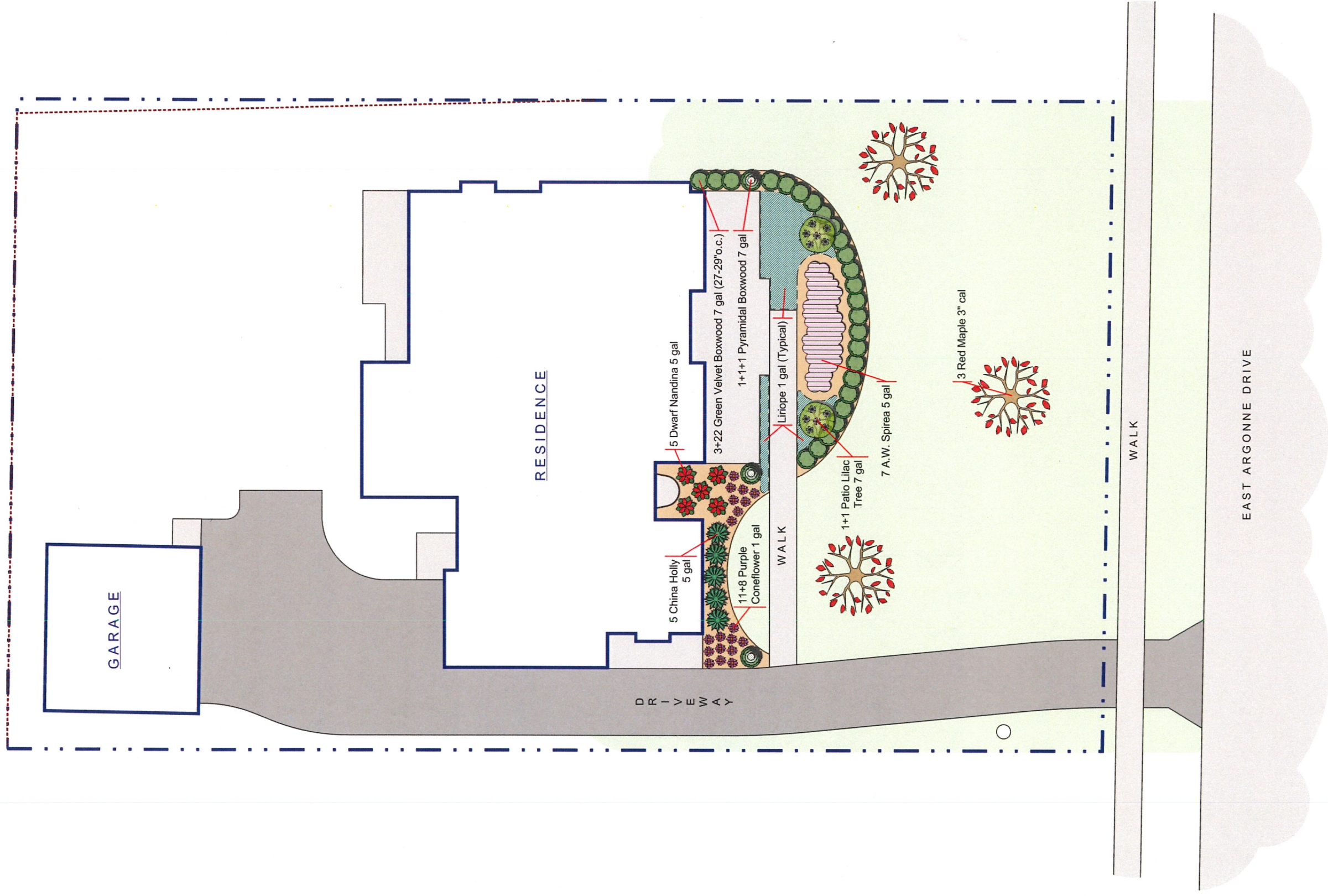
NO.	DATE	DESCRIPTION	
			REVISIONS

DRAWN BY: M.M.	DATE: 11-04-2022
CHECKED BY: G.P.	DATE: 11-04-2022
PROJECT NAME: 418 E. ARGONNE DRIVE	
JOB # 2022-053	

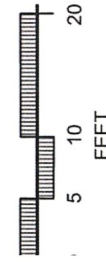
SITE PLAN



UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS; AND THEREFORE, DO NOT REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, DEPTH, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.



This plan is the sole property of Westchester Gardens, LLC
All rights reserved.



LANDSCAPE DEVELOPMENT PLAN FOR
PEARL CONSTRUCTION, LLC
at 418 East Argonne Drive
Kirkwood, MO 63122



11610 Malvern Dr., St. Louis, MO 63131
Phone: 314-631-0210
Cell: 314-397-2337
E-mail: westchesterll@aol.com

DESIGNED BY: **Keith Allison**

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

ORIGINAL DATE: 1-3-2023

REVISED DATE:

CURRENT DATE: 3 January 2023



444

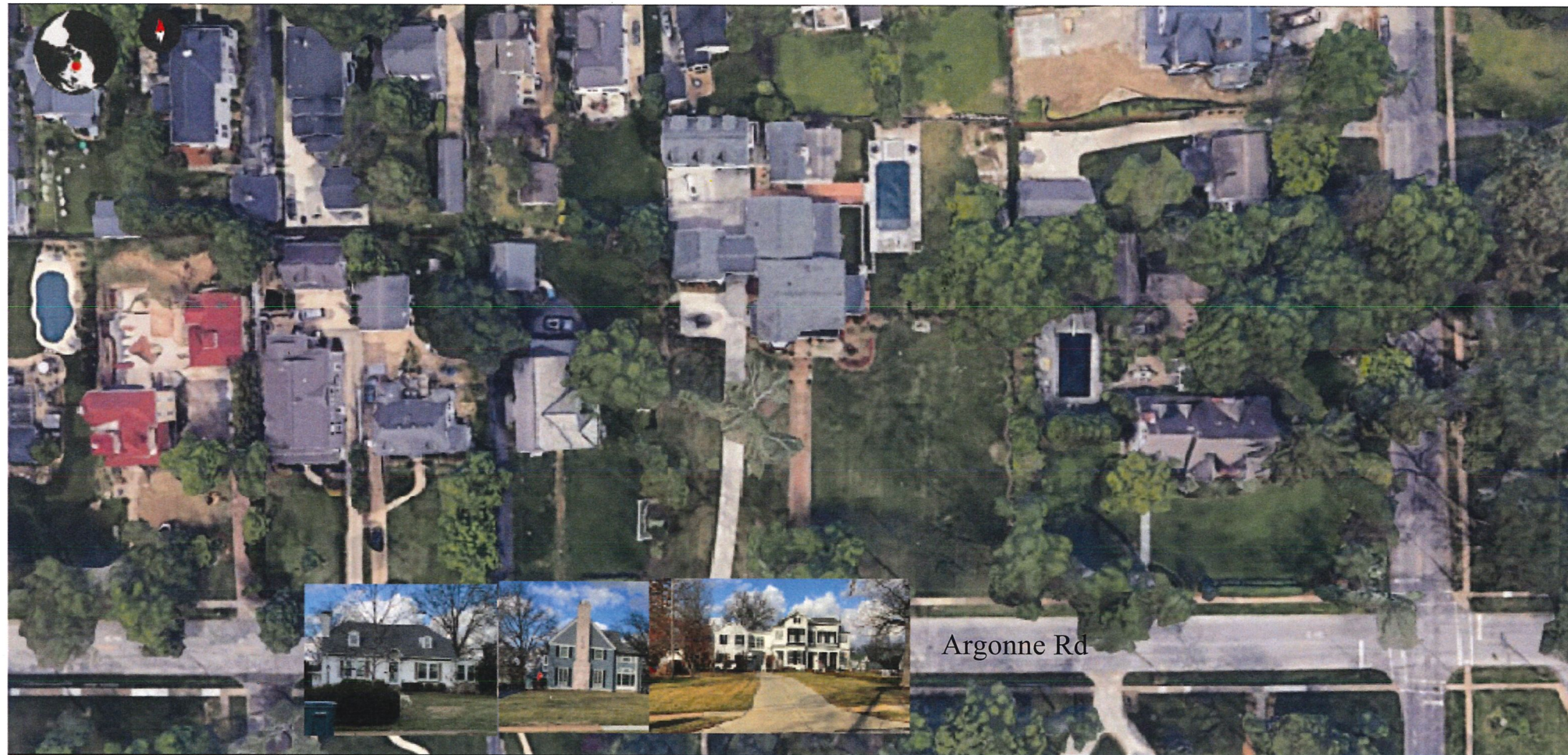
440

Subject Property

414

408

400



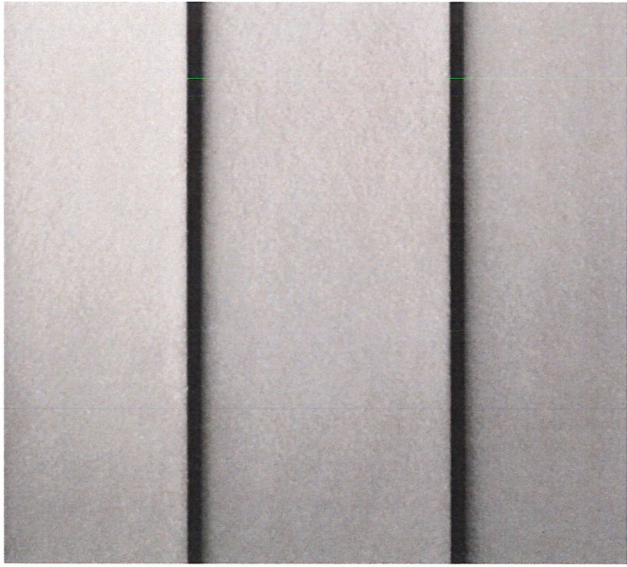
411

415

419

Argonne Rd

James Hardi 8" Exposure in Smooth Painted White



AVAILABLE SIZES

THICKNESS:	0.312"
LENGTH:	144" boards
WIDTHS:	9.25" 12"
EXPOSURES:	8" 10.75"
	6.25" 5.25"
	5" 4"
	7.25" 8.25"
	6" 7"

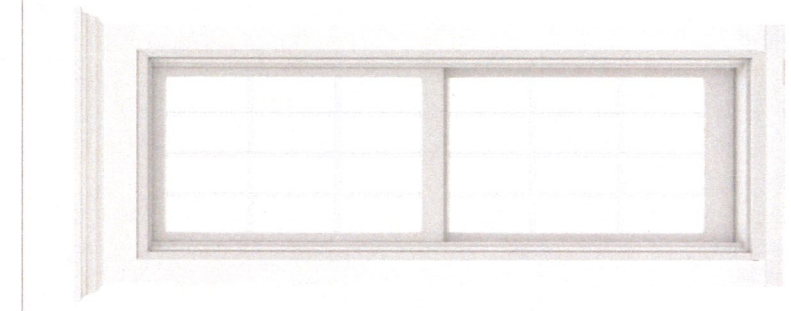
[Warranty Information](#) >

Custom Wood Doors



Anderson Windows

400 SERIES WOODWRIGHT® DOUBLE-HUNG



Fiberglass Tapered Columns



Standing Metal Roof

