



**Landmarks Commission
Agenda
Wednesday, July 10, 2024, 7:00 p.m.
City Council Chambers
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

I. Approval of Minutes of June 12, 2024 and any additions or modifications to the current agenda.

II. Certificates of Appropriateness – Unfinished Business

III. Certificates of Appropriateness – New Business

- a. **Case #9-2024 711 S. Kirkwood Rd** (Landmark # 93, Manor Grove) – adding traditional style green canopy to side of main Manor Grove building.

IV. New Business

- a. Citizens Comments/Seeking Advice to preserve their historic properties

V. Meeting Adjournment

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

For questions about agenda items for this July 10th meeting, please contact Lauren Hoerr (Phone: 314-822-5899, Email: hoerrla@kirkwoodmo.org)

Landmarks Commission: Chair Ryan Molen; Commissioners Michael Karpowicz, Michael Kleckner, Kristy Piasecki, Aaron Senne, Noelle Seymour, 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, June 12, 2024, 7:00 p.m.
City Council Chambers
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: Vice Chair Jessica Worley, Commissioners Michael Kleckner, Kristy Piasecki, Aaron Senne, and Planner II Amy Lowry. The meeting was called to order at 7:00 p.m.

- I. Approval of Minutes** – Motion to approve the May 8 and May 23, 2024 meeting minutes as submitted by Comr. Kleckner, seconded by Comr. Piasecki, and unanimously approved.

II. Certificates of Appropriateness – Unfinished Business

- a. **Case #4-2023 Amended, 142 W. Monroe Avenue** (Landmark #10, Hoffman-Ward House) – Architect Pavel Ivanchuk presented a change to the previously approved accessible entrance – which the owner is now requesting be moved from the rear to the east side of main porch. The porch will be accessed via a ramp, instead of a lift. Mr. Ivanchuk said that the proposal is for a concrete ramp with aluminum rails, and a stone veneer on the outside of the concrete to match the foundation. The existing porch may then be changed to aluminum rails in future. The Commission discussed that they approved of the ramp in concept, but questioned whether it should be matching or contrasting to the porch. Comr. Senne expressed his opinion that it would be difficult to get a stone veneer to match the house's stone foundation. The Commission suggested that the concrete be finished with a stain or texture or clad with a different stone with a more regular cut that does not mimic the rubble foundation of the house. The Commission would prefer that the wood posts and rails be maintained on the porch, rather than replaced, and so the new ramp may need to be wood as well. Comr. Senne suggested that the scale of the ramp is fine, but look at changing the design of the railing so that is different from the existing porch railing. Comr. Kleckner made a motion to continue the case to review a revised plan next month. Comr. Piasecki seconded the motion and it passed unanimously.

III. Certificates of Appropriateness – New Business

- a. **Case #8-2024, 13 Taylor Woods Drive** (North Taylor Historic District) – Jason Bailey of The Pool Specialists and Erin Witbrodt, homeowner, presented plans for a new in-ground pool. The gunite pool will have a concrete deck and travertine stone coping. The fence and landscaping details are in the plans. The Commission discussed the placement of the pool equipment and landscaping around it. Comr. Kleckner made a motion to approve the plans as submitted. Comr. Piasecki seconded the motion and it passed unanimously.

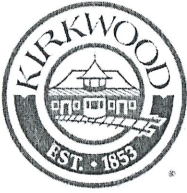
IV. New Business

- a. Citizens Comments/Seeking Advice to preserve their historic properties - none

V. Meeting Adjournment – Motion to adjourn at 7:25 p.m. by Comr. Senne, seconded by Comr. Kleckner, and unanimously approved.

Ryan Molen, Chair

DRAFT

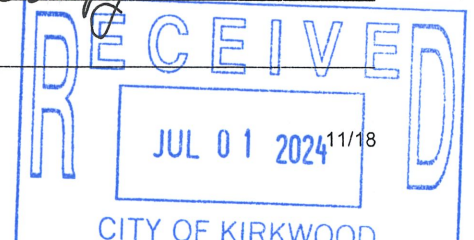


Kirkwood Landmarks Commission

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 711 South Kirkwood Road
2. Property Status ☒ Local Landmark Designation
☐ National Register of Historic Places
☐ Within a Historic District
3. Name of Applicant Manor Grove (Leo Thomas) *Laurence Fabric & Metal Structure Rein Zeidler 314-369-7439*
Mailing Address 711 South Kirkwood Rd
City/State Kirkwood / MO Zip Code 63122
Office Phone (314) 965-0864 Cell Phone ()
Home Phone () E-Mail lthomas@manorgrove.com
4. Relationship of Applicant to Property Owner
☒ Owner ☐ Contractor ☐ Architect ☐ Attorney
☐ Other - Please specify _____
5. Existing Building Use Nursing Home
6. Proposed Building Use Same
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 Addition of traditional style canopy 12'x3'0"
plus 8" box valance.
9. Description of Proposed Improvements Addition of 12'x3' traditional style canopy.



10. Accompanying Documentation (8 copies each)

- ☒ Site Plan ☒ Structural Report for Demolitions + Installation
☒ Elevations ☐ Landscape Plan
☐ Floor/Building Plans ☒ Photos
☐ Other – Please Specify Drawings & Eng. Calc.

11. Existing Materials/Construction

- ☐ Stucco ☒ Other Wood ☐ Wood Frame ☐ Brick ☐ Stone ☐ Block

12. Proposed Materials/Construction

- ☐ Stucco ☒ Other Aluminum & Fire Resist Fabric ☐ Wood Frame ☐ Brick ☐ Stone ☐ Block

13. If materials differ from existing, explain reasons

New Canopy with aluminum frame & Fire Resist fabric.

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

Rein Zeidler

Date

7-1-2024

Please print name

Rein Zeidler

COMMISSION ACTION

☐

Approved

☐

Approved with Conditions

☐

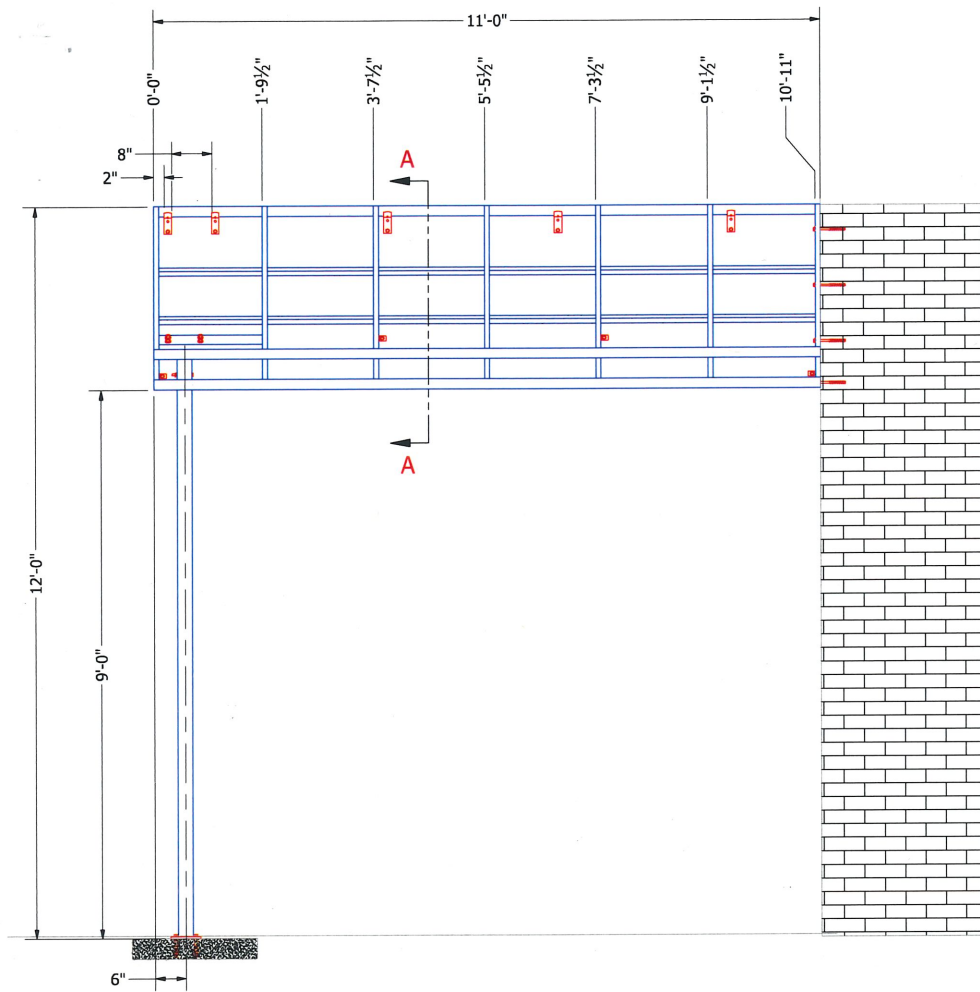
Disapproved

Signature

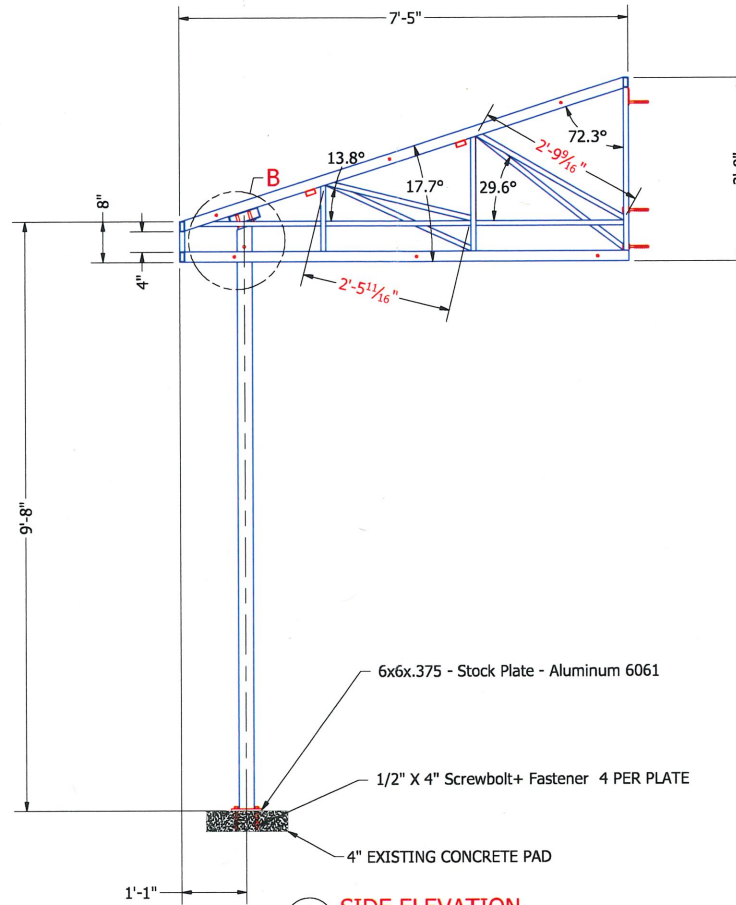
Date

Conditions

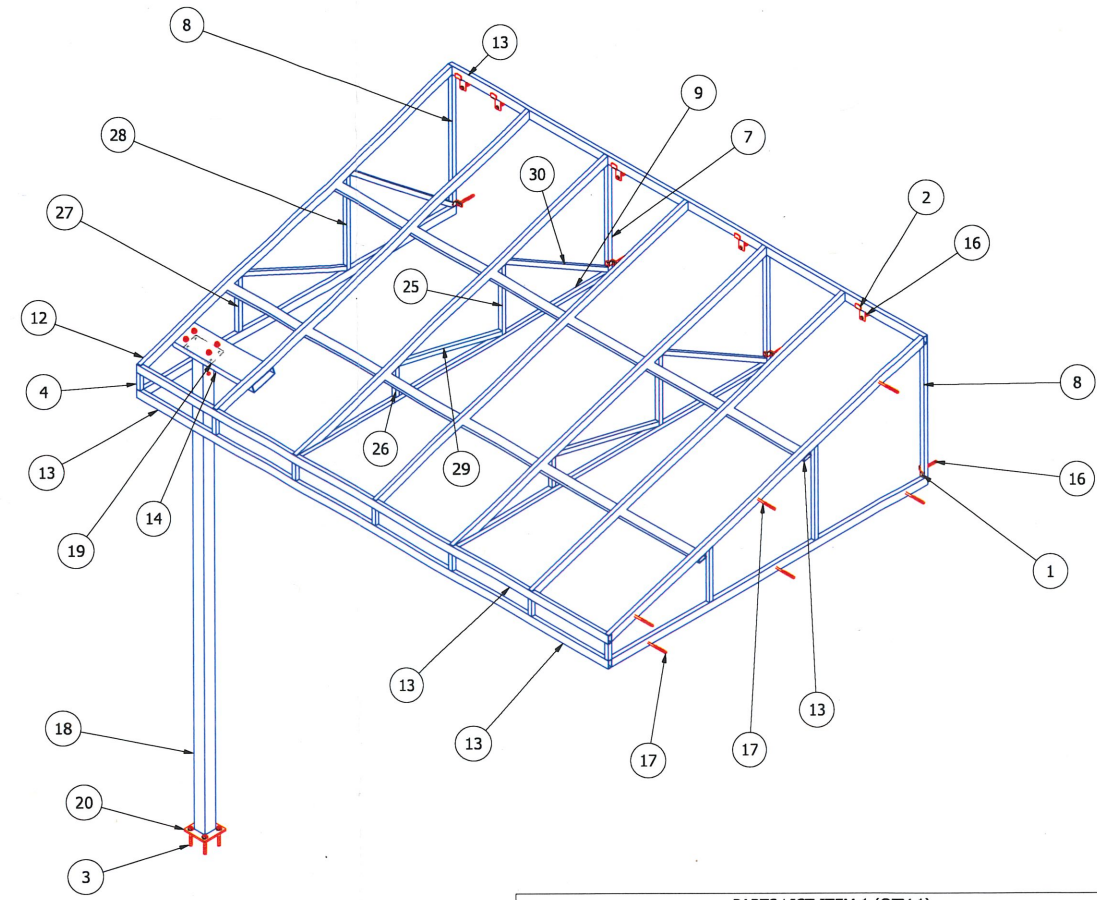
Comments/Recommendations



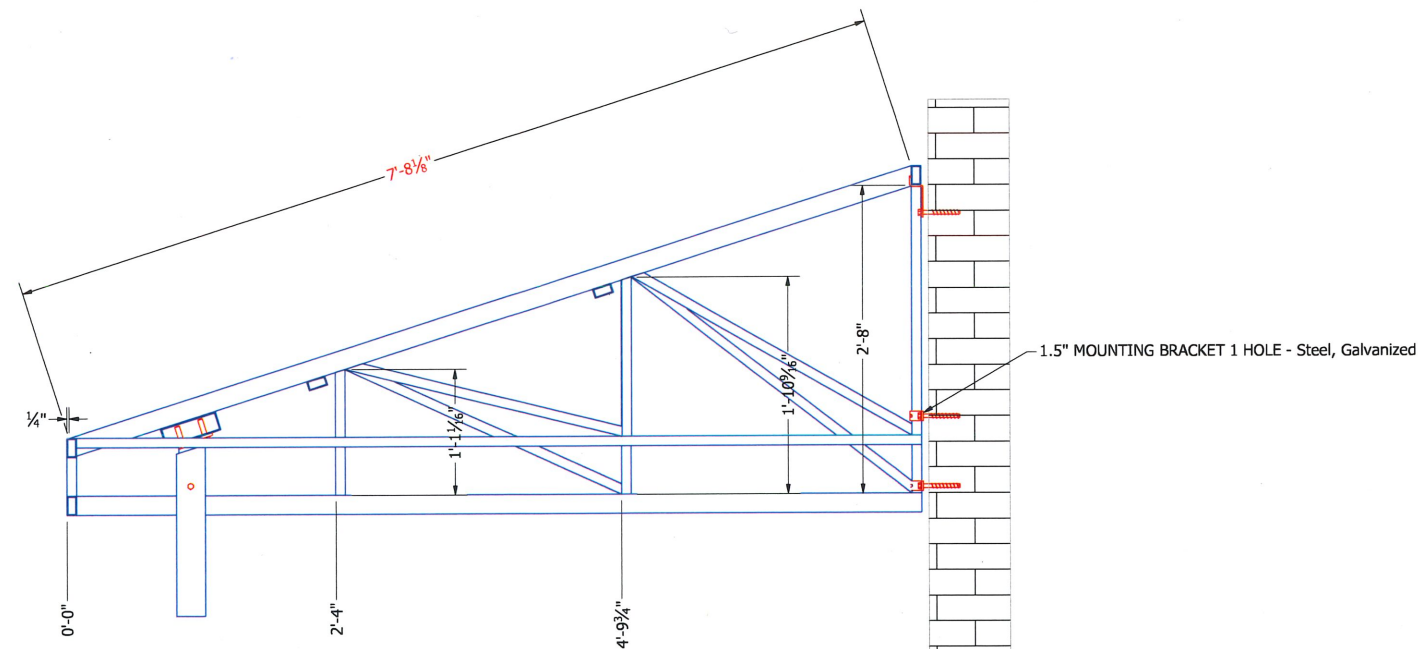
1 ELEVATION VIEW
ITEM 1 (QTY 1)



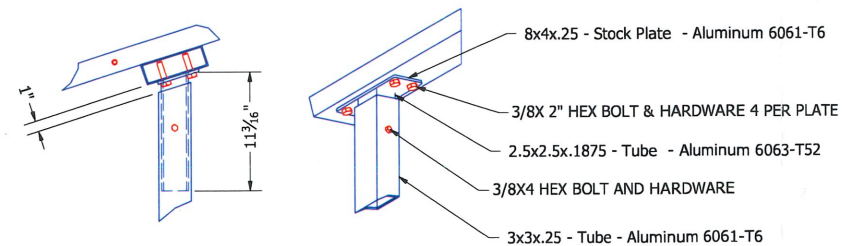
2 SIDE ELEVATION
ITEM 1 (QTY 1)



3 ISO VIEW
ITEM 1 (QTY 1)



A-A SECTION THRU
ITEM 1 (QTY 1)



B DETAIL VIEW
ITEM 1 (QTY 1)

REV	DESCRIPTION	DATE	APPROV
1	changed 10x10 steel plate to 6x6 Aluminum, changed 8x4 steel plate to 8x4 aluminum & shortened 1x6 tube to 1' 10 1/2 "	3/26/2024	MCT
2	changed 1x6 tube to 2x6, changed 1x1 horizontals to 1x2 & added 1x1 web to inside sections	4/9/2024	MCT
3	added 1x1 web to left side	4/12/2024	mct
4	added one additional 1 in z bracket at corner	4/29/2024	mct/er

PARTS LIST ITEM 1 (QTY 1)				
ITEM	QTY	DESCRIPTION	MATERIAL	CUT LENGTH
1	4	1.5" Mounting Bracket 1 hole	Steel, Galvanized	1"
2	5	1.5" Mounting Bracket 2 hole	Steel, Carbon	1"
3	4	1/2" X 4" Screwbolt+ Fastener	Steel, Carbon	1"
4	7	1x1x0.075 - Tube	Aluminum 6063-T6	4"
27	2	1x1x0.075 - Tube	Aluminum 6063-T6	1'-1 1/16"
28	2	1x1x0.075 - Tube	Aluminum 6063-T6	1'-10 9/16"
7	2	1x1x0.075 - Tube	Aluminum 6063-T6	2'-2"
32	1	1x1x0.075 - Tube	Aluminum 6063-T6	2'-7 5/8"
8	2	1x1x0.075 - Tube	Aluminum 6063-T6	2'-8"
31	1	1x1x0.075 - Tube	Aluminum 6063-T6	3'-15 1/16"
9	2	1x1x0.075 - Tube	Aluminum 6063-T6	7'-4"
26	2	1x1x0.125 - Tube	Aluminum 6063-T52	7 1/16"
25	2	1x1x0.125 - Tube	Aluminum 6063-T52	1'-4 1/16"
29	2	1x1x0.125 - Tube	Aluminum 6063-T52	2'-5 1/16"
30	2	1x1x0.125 - Tube	Aluminum 6063-T52	2'-9 1/16"
11	2	1x2x.100 - Tube	Aluminum 6063-T6	7'-4"
12	7	1x2x.100 - Tube	Aluminum 6063-T6	7'-8 1/8"
13	5	1x2x.100 - Tube	Aluminum 6063-T6	11'-0"
15	1	2.5x2.5x.1875 - Tube	Aluminum 6063-T52	11 3/16"
14	1	2x6x.125 - Tube	Aluminum 6063-T52	1'-10 1/2"
16	9	3/8" X 4" Screwbolt+ Fastener	Steel, Carbon	1"
17	6	3/8" X 6" Screwbolt+ Fastener	Steel, Carbon	1"
18	1	3x3x.25 - Tube	Aluminum 6061-T6	9'-6 1/8"
20	1	6x6x.375 - Stock Plate	Aluminum 6061	1"
19	1	8x4x.25 - Stock Plate	Aluminum 6061-T6	1"

Drawing Engineered

04/29/2024



This item has been digitally signed and sealed by John Harmon, PE, on 04/29/2024

LAWRENCE FABRIC & METAL STRUCTURES		JOB I.D.	JOB #
An Employee Owned Company Your Imagination Is Our Vision 3509 Tree Court Industrial Blvd. St. Louis, Missouri 63122 636.861.0100 636.861.0150 fax		MANOR GROVE - KIRKWOOD MO	55534
THIS DRAWING IS THE PROPERTY OF LAWRENCE FABRIC AND METAL STRUCTURES INC. AND MAY NOT BE REPRODUCED WITHOUT PERMISSION		711 SOUTH KIRKWOOD ROAD KIRKWOOD, MO 63122	DRAWING I.D. 14720
PROJECT MANAGER DAN ROHLFING		DRAWN BY mellisatidw@l	DATE 3/4/2024
		SIZE D	REV

NOTE:
-(1) LFS-TR AWNING REQUIRED
-FABRIC TO BE: **FIRESTIST - FOREST GREEN 82003**
-ALL FRAMING TO BE 1X1 & 1X2 ALUM. TUBING (UNPAINTED)

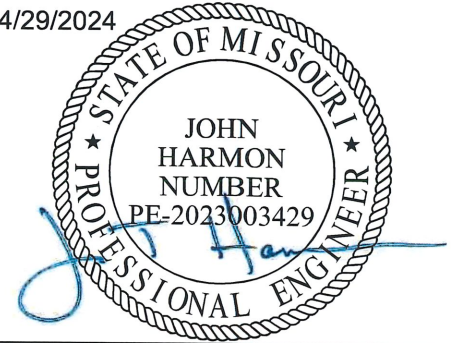
Job: Manor Grove
Client: Elite Awnings
Date: 4/29/2024
By: jth

Fabric Awning -Item #1

Snow Parameters		
Main Building Roof have a Parapet?	NO	
Main building Roof Length Perpendicular to Canopy =	40	
Main roof slope =	0.25	in/ft
Y Dist to canopy =	19.5	
pg =	20	psf (Kirkwood, MO)
Slope Factor (ASCE Fig7-2)	1.0	

Loads	
DL	5.0 psf
LL	5.0 psf
Snow	49.0 psf
WL+	11.44 psf (reduced to working stress)
WL-	-13.14 psf (reduced to working stress)

04/29/2024



Wind Parameters		
V =	106	mph
Bldg =	II	
Exp =	C	
Mean Canopy hc =	10.5	ft
Building Mean H =	30	ft
Building Eave he =	30	ft
Awning Projection =	7.42	ft
Canopy Width (parallel to wall) =	11	ft
Roof Type =	Flat Canopy	

ASCE7 - 16.0
q = 24.02 psf

Loads for General Information

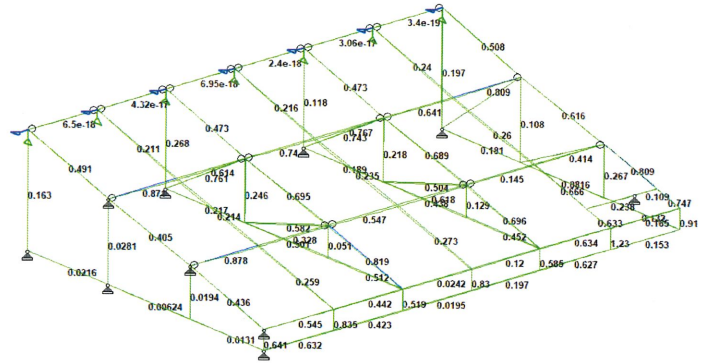
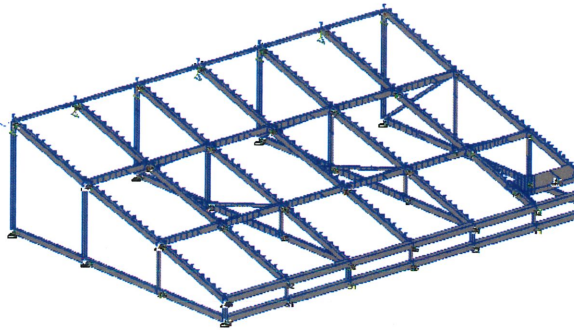
DL+LL	10.0	PSF	-8.1	PSF
DL+SL	54.0	PSF	31.9	PSF
DL+WL	16.4	PSF	-1.1	PSF
DL+.75WL+.75SL	50.4	PSF	-10.1	PSF
DL+.75WL+.75LL	17.3	PSF		
.6DL+WL	14.4	PSF		

Controlling = 54.0 psf -10.1 psf

Line Load To FEM Model		Spacing = 1.830 ft	
	LC1		LC2
DL =	9	plf	0.6DL = 5
.75*LL+.75WL =	23	plf	1.0WL = -24
DL +SL =	90	plf	

FEM Model

Stress Ratio < 1.0



Fabric Awning -Item #1

Top Connection

Loads Per Connection from FEM Model

Reactions	
Tension =	941 lb
Shear =	406 lb

Spacing = 3/8" ScrewBolt + (brick 3.25" Embed)
2.00 in

Tension Allowable = 1115 lb
Shear Allowable = 1030 lb
SR= 0.62 OKAY

Lower Connection (LC1)

Loads Per Connection from FEM Model

Tension =	200 lb
Shear =	500 lb

Spacing = 3/8" ScrewBolt + (brick 3.25" Embed)
1.00 in

Tension Allowable = 1115 lb
Shear Allowable = 1030 lb
SR= 0.66 OKAY

Lower Connection (LC2)

Loads Per Connection from FEM Model

Tension =	200 lb/ft
Shear =	200 lb/ft

Spacing = 3/8" ScrewBolt + (brick 3.25" Embed)
Connx per ft= 1.00 in

Tension Allowable = 1115 lb
Shear Allowable = 1030 lb
SR= 0.37 OKAY

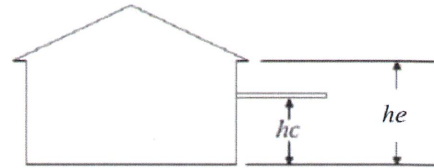
WIND LOADING ANALYSIS

Per ASCE 7-16 Attached Canopies on Building with $h < 60\text{ft}$
Using Section 30.11

Job Name:	Manor Grove	Subject:	
Job Number:		Originator:	Checker:

Fabric Awning -Item #1**Input Data:**

Wind Speed, V =	106	mph (Wind Map, ATC Site)
Bldg. Classification =	II	(Table 1.5-1 Risk Category)
Exposure Category =	C	(Sect. 26.7)
Mean Roof Height, h =	30.00	ft.
Canopy Mean Height, h_c =	10.50	ft.
Building Width =	7.42	ft. (Normal to Building Ridge)
Building Length =	11.00	ft. (Parallel to Building Ridge)
Building Roof Eave h_e =	30.00	ft.
Ground Elevation Factor, K_e =	1.00	(Sect. 26.9 & Table 26.9-1)
Topo. Factor, K_{zt} =	1.00	(Sect. 26.8.2 & Figure 26.8-1)
Direct. Factor, K_d =	0.85	(Sect 26.6 & Table 26.6-1)
Effective Area, A_e =	81.62	ft.^2 (Area Tributary to C&C)



ELEVATION

$$h_c/h_e = 0.35$$

Resulting Parameters and Coefficients:

Gcp1	ASCE 7-16 Fig 30.11-1A		ASCE 7-16 Fig 30.11-1B	
	Upward	Downward	Upward	Downward
Upper	-0.78	0.62	-0.47	0.68
Lower	0.62	-0.68		

If $z \leq 15$ then: $K_z = 2.01 \cdot (15/z_g)^{2/\alpha}$, If $z > 15$ then: $K_z = 2.01 \cdot (z/z_g)^{2/\alpha}$ (Table 26.10-1)

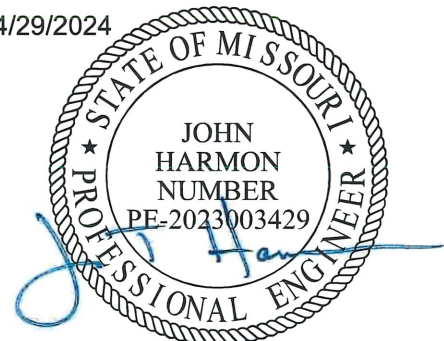
a =	9.50	(Table 26.11-1)
z_g =	900	(Table 26.11-1)
K_h =	0.98	($K_h = K_z$ evaluated at $z = h$)

Velocity Pressure: $q_z = 0.00256 \cdot K_h \cdot K_{zt} \cdot K_d \cdot K_e \cdot V^2$ (Section 26.10.2, Eq. 26.10-1)

$$q_h = 24.02 \text{ psf} \quad q_h = 0.00256 \cdot K_h \cdot K_{zt} \cdot K_d \cdot K_e \cdot V^2 \text{ (} q_z \text{ evaluated at } z = h \text{)}$$

Wind Load Tabulation Components & Cladding					
Component	z	K_z	q_z	p = Net Design Pressures (psf)	
	(ft.)		(psf)	Upward	Downward
Canopy	10.50	0.98	24.02	-18.77	16.35

04/29/2024



This item has been digitally
signed and sealed by
John Harmon, PE, on 04/29/2024

THE BEST OF BOTH WORLDS

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UNAVAILABLE



FOREST GREEN
82003-0000



FLANNEL
82022-0000

NEW!



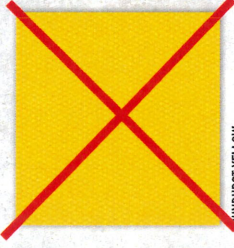
ADMIRAL NAVY
82010-0000



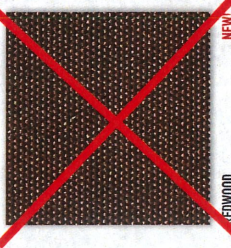
BURGUNDY
82016-0000



TERRACOTTA
82014-0000



SUNBURST YELLOW
82013-0000



EDWOOD
82021-0000

NEW!



BLACK
82008-0000



REGATTA
82000-0000

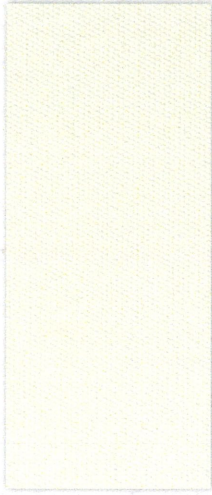


CRIMSON RED
82017-0000

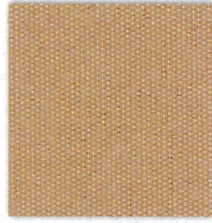


CEDAR
82023-0000

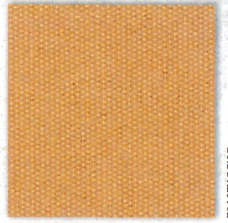
NEW!



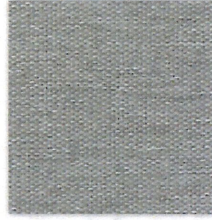
IVORY
82015-0000



SAND
82006-0000



TOASTY BEIGE
82012-0000



FOG
82024-0000

NEW!



GREY
82030-0000

FIRE RETARDANT

FIREST[®] delivers a state-of-the-art combination of flame retardant performance and UV resistance that exceeds industry standards.

WEATHER RESISTANCE

With over 100 years of outdoor awning experience, Glen Raven has engineered new coatings and finishes to maximize water repellency, sunlight resistance, and ease of cleaning.

COLOR RETENTION & STRENGTH

The deep, rich colors and robust durability of FIRESTIK deliver long lasting good looks to any application. Plus, workability improvements make cutting, sewing and welding easier than ever.

STYLING

The new FIRESIST color palette focuses on popular solids and tweeds.

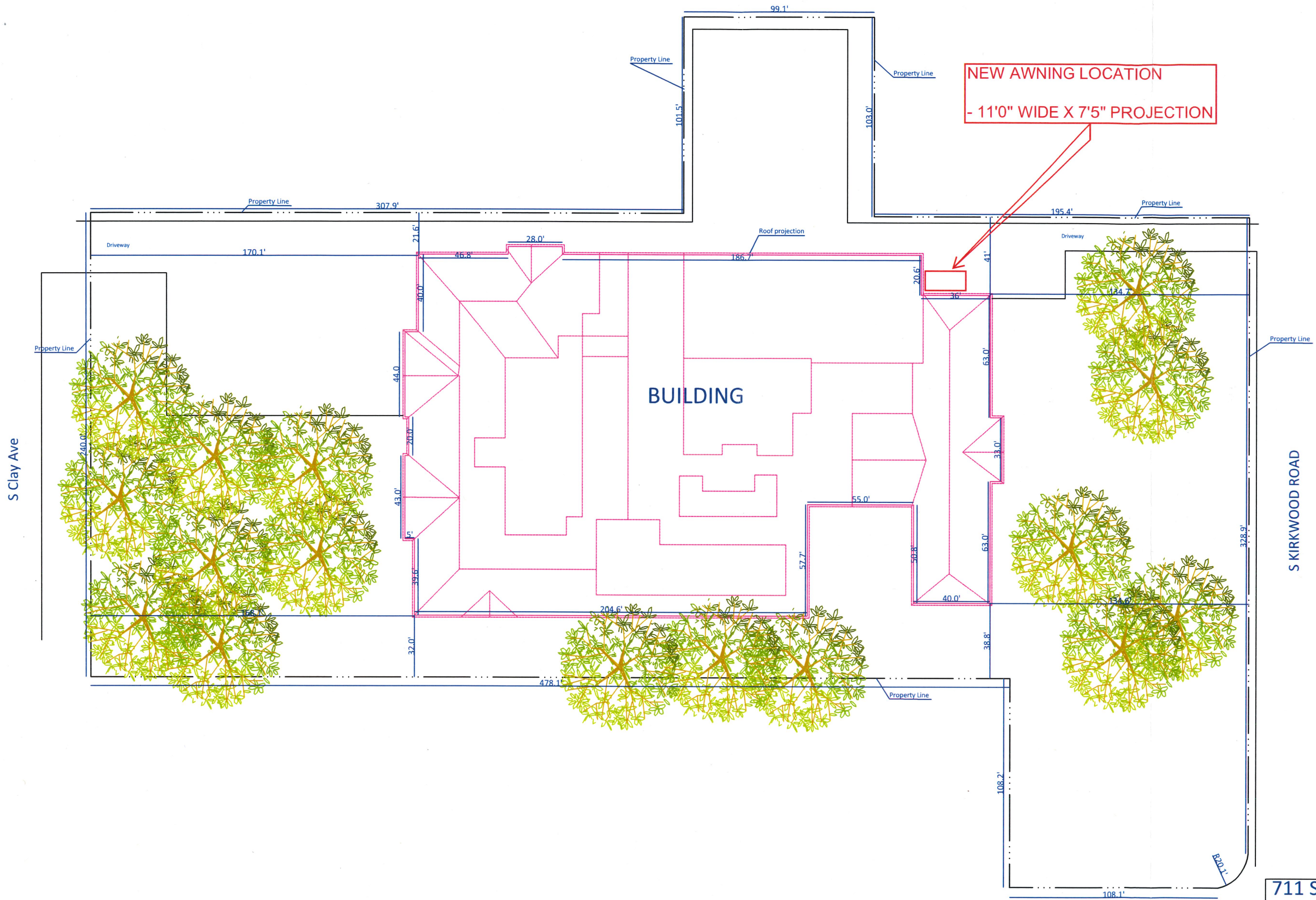


GREENGUARD CERTIFICATION
Firestix fabric has achieved GREENGUARD GOLD Certification. Firestix fabrics are certified by GREENGUARD as contributing to healthy air quality by being a very low chemical emitting product.

TECHNICAL DATA	
WEIGHT	8.75 oz. per square yard
WIDTH	60" / 152.4 cm
COLOR	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE (PASSES ALL, BUT NOT LIMITED TO)	California State Fire Marshal Title 19 NFPA 701-99, test method II CPAI-84; Tent walls and roof FMVSS 302 FAA 23.853 (Aviation) UFAC Upholstered Furniture, Class 1 ULCS-109
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.

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Galaxy S21 Ultra 5G