



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 217 S. Woodlawn Ave.

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

3. Name of Applicant Agape Construction
Mailing Address 435 E. Clinton Place
City/State Kirkwood MO Zip Code 63122
Office Phone (314) 909. 9050 Cell Phone ()
Home Phone () E-Mail tracy@buildagape.com

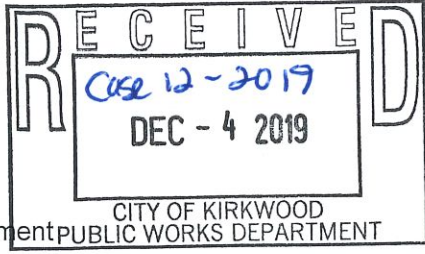
4. Relationship of Applicant to Property Owner Contractor Architect Attorney
 Other - Please specify _____

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 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 One-story addition to West side of main house for laundry / mud room.

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

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify _____
- Structural Report for Demolitions *N/A*
- Landscape Plan *N/A*
- Photos

11. **Existing Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other _____

12. **Proposed Materials/Construction**

- Wood Frame
 - Brick
 - Stone
 - Block
 - Stucco
 - Other _____
- SIDING w/ STONE FOUNDATION*

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

see attached comments

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 *Tracy Winters* Date *12/4/19*

Please print name *Tracy Winters*

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

From our extensive experience on other landmark homes, it was our intention to clearly delineate the new portion from the historic while creating a cohesive whole. To accomplish this we have stepped back the addition slightly and changed materials while keeping the color the same and keeping a stone foundation.

In this way the historic home retains its parameter and integrity and the new portion is seen clearly but ties into the overall project. We have worked to use the hip roof, similar plate heights, and window size which also accommodates these goals.

This was not done on the previous addition where the foundation is bare concrete. But since this addition is seen secondarily from the street we thought the board would appreciate adding the stone foundation

HALF SIZE PRINT
SCALE: 1/8"=1'-0"

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AGAPE
Construction
Company
A DESIGN AND BUILD FIRM
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KIRKWOOD, MO 63122

ADDITION, KITCHEN & MASTER
BATH REMODEL
FOR
STEVE & KERRI WILLIAMSON
217 S. WOODLAWN AVE.
KIRKWOOD, MO 63122

Landmarks Set
12.4.19

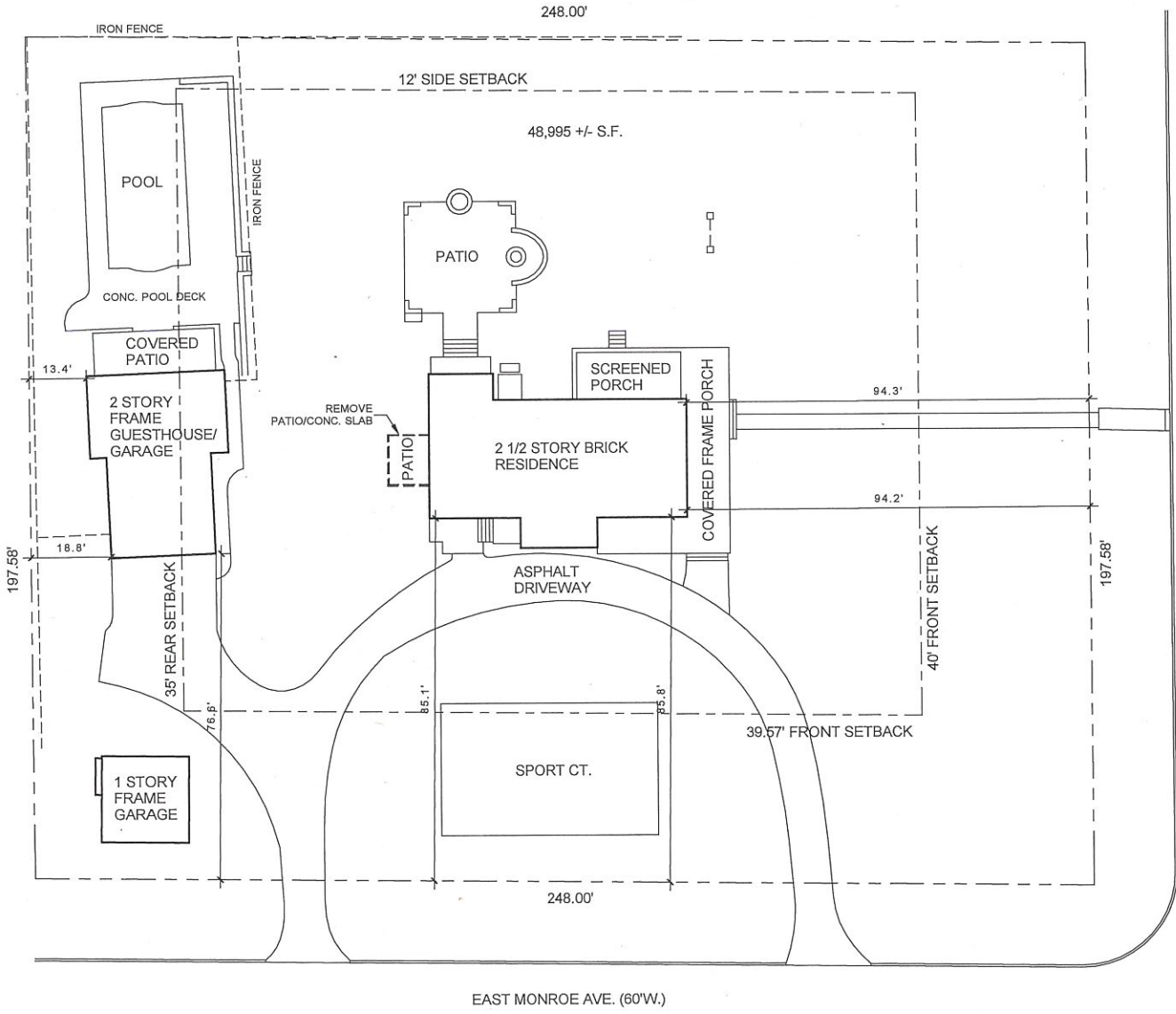
No.	Description	Date

DRIVING TITLE:
SITE PLAN
DRAWN BY:
TSW
CHECKED BY:
KOB
SHEET #

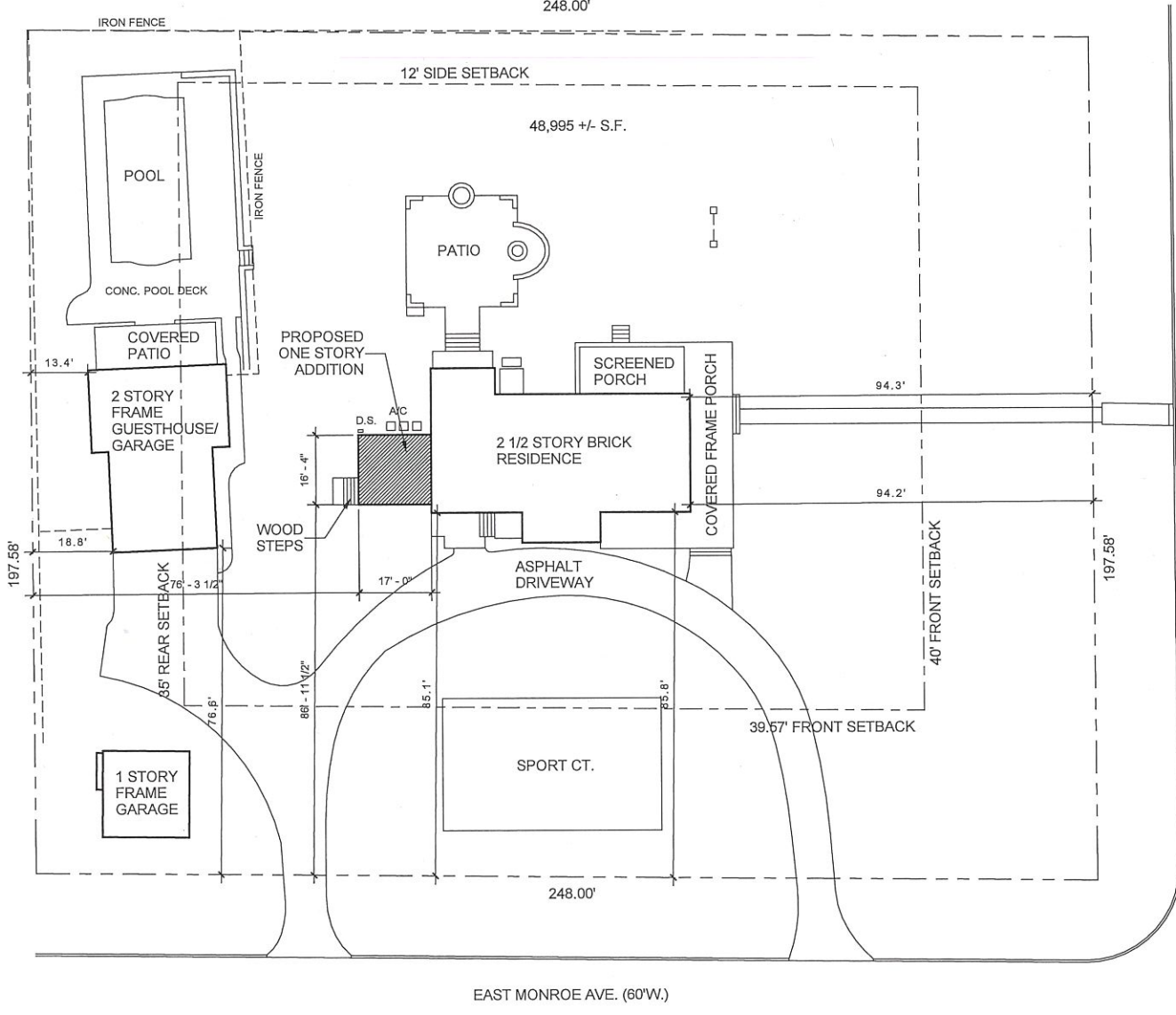
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PROPERTY OF AGAPE CONSTRUCTION

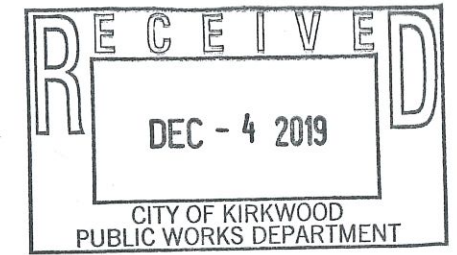
PROPERTY OF AGAPE CONSTRUCTION



1
A2
EXISTING SITE PLAN
1" = 20'-0"
EXISTING IMPERVIOUS
12,297 SQ. FT. / 48,995 SQ. FT. = .25 (25%)



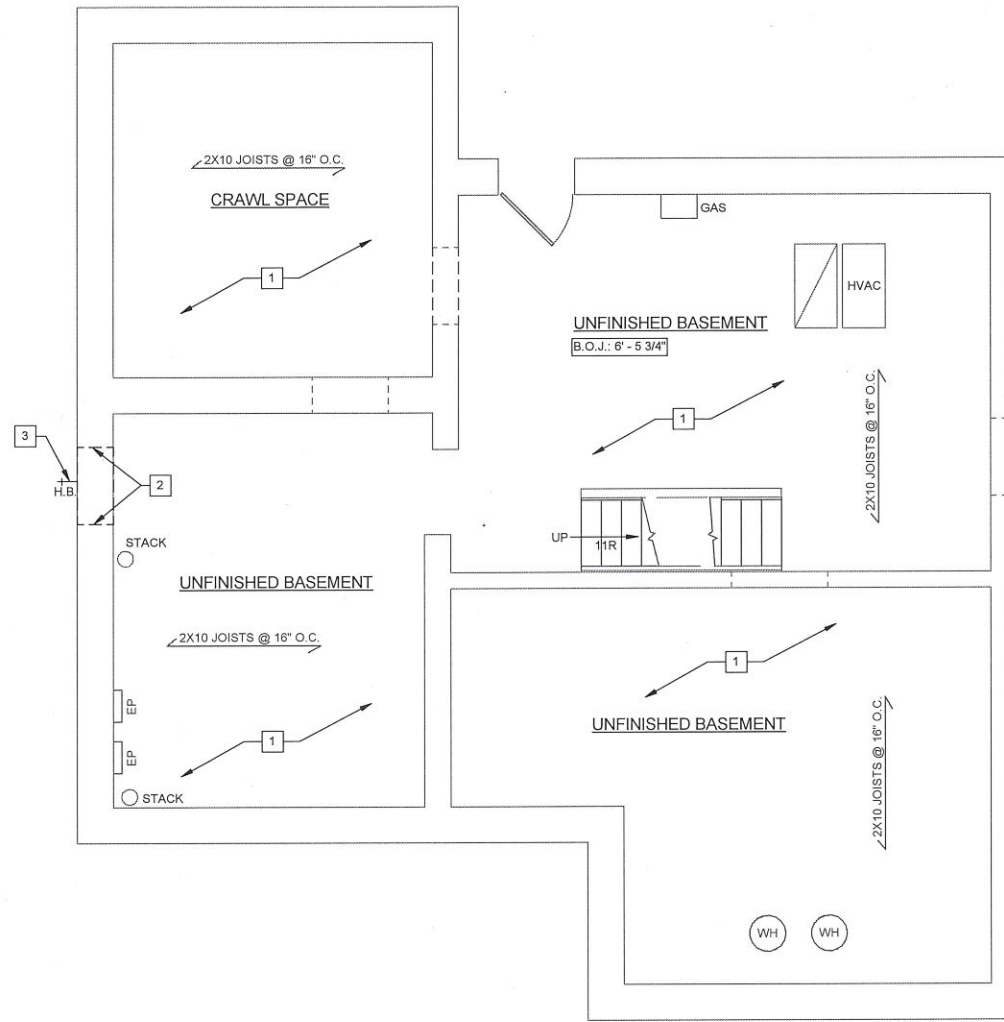
2
A2
PROPOSED SITE PLAN
1" = 20'-0"
PROPOSED IMPERVIOUS
ADDITION = 315 SQ. FT.
PATIO REMOVED = -110 SQ. FT.
TOTAL = 205 SQ. FT.
205 SQ. FT. / 48,995 SQ. FT. = .0042 (0.42%)



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

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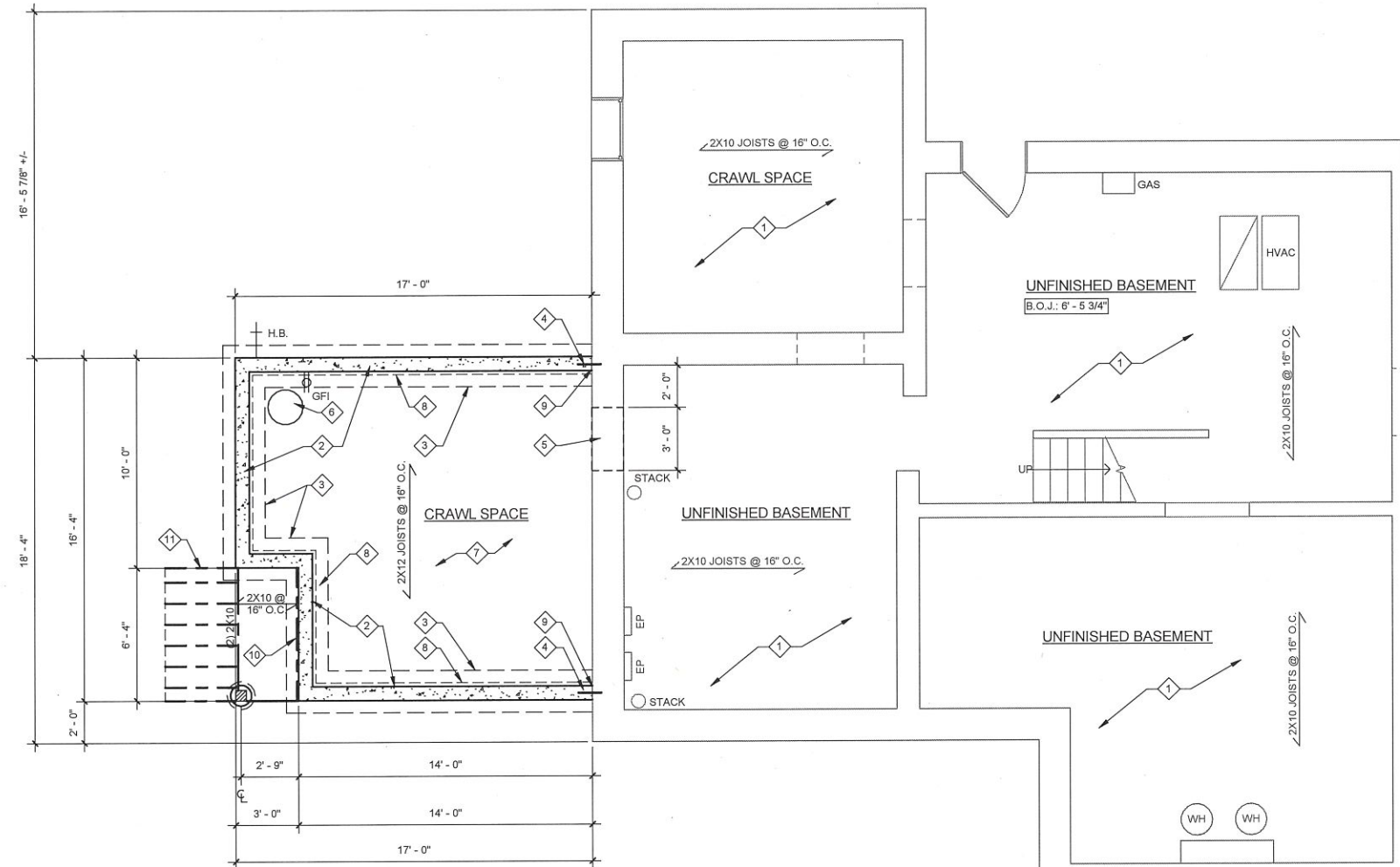
PROPERTY OF AGAPE CONSTRUCTION



1 EXISTING / DEMO FOUNDATION PLAN
A3 1/4" = 1'-0"

DEMO KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 SAWCUT PORTION OF CONCRETE FOUNDATION WALL FOR NEW ACCESS / HVAC OPENING
- 3 RELOCATE EXISTING HOSEBIBB



2 PROPOSED FOUNDATION PLAN
A3 1/4" = 1'-0"

KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 8" THICK CONCRETE FOUNDATION WALL W/ (1) #4 CONT. TOP & BOTTOM
- 3 24" X 8"D CONCRETE FOOTING W/ (2) #4 CONTINUOUS BOTTOM BAR, MIN.
- 4 #4 DOWELS TOP & BOTTOM DRILLED INTO EXIST. CONC. FOUNDATION WALL
- 5 SAWCUT EXIST. FOUNDATION DOWN TO EXIST. GRADE TO PROVIDE 36"W X 24"H OPENING FOR HVAC (MIN. 18"X24" OPENING FOR ACCESS TO CRAWL SPACE)
- 6 SUMP PIT AND PUMP
- 7 2" GRANULAR FILL OVER 6 MIL POLY VAPOR BARRIER - MIN. 6" BELOW BOTTOM OF CRAWL SPACE ACCESS OPENING
- 8 2" RIGID FOAM INSULATION
- 9 COLD JOINT EXIST. FOUNDATION / NEW FOUNDATION
- 10 2X10 TRDT. LEDGER W/ 1/2" DIA. BOLTS @ 16" O.C.
- 11 2X12 TRTD. WOOD STRINGERS @ 12' O.C.



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BATH REMODEL
FOR
STEVE & KERRI WILLIAMSON
217 S. WOODLAWN AVE.
KIRKWOOD, MO 63122

Landmarks Set
12.4.19

No.	Description	Date

DRAWING TITLE:
EXISTING / DEMO &
PROPOSED FOUNDATION
PLANS

DRAWN BY:
AK

CHECKED BY:
K.O.B.

SHEET #

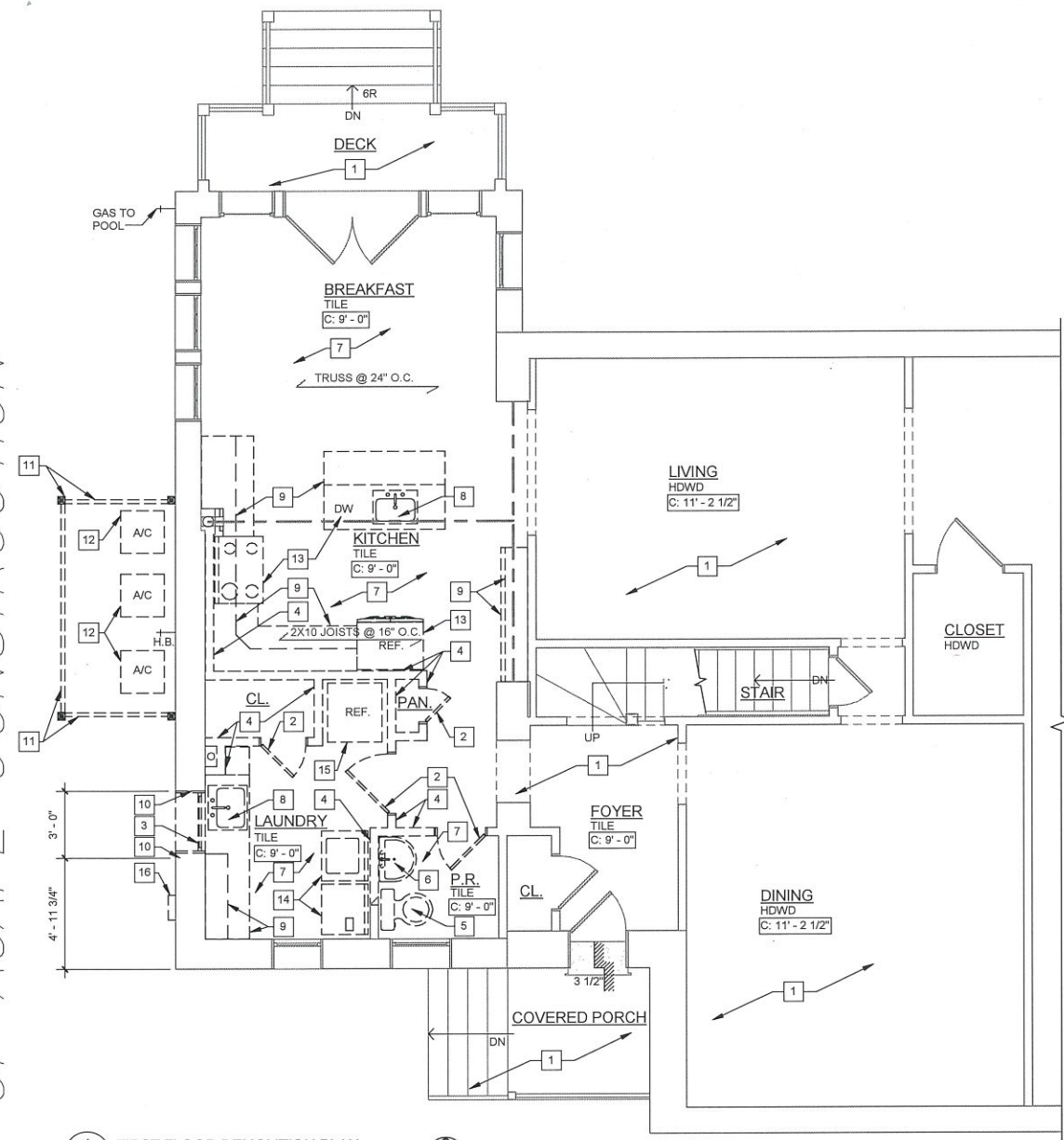
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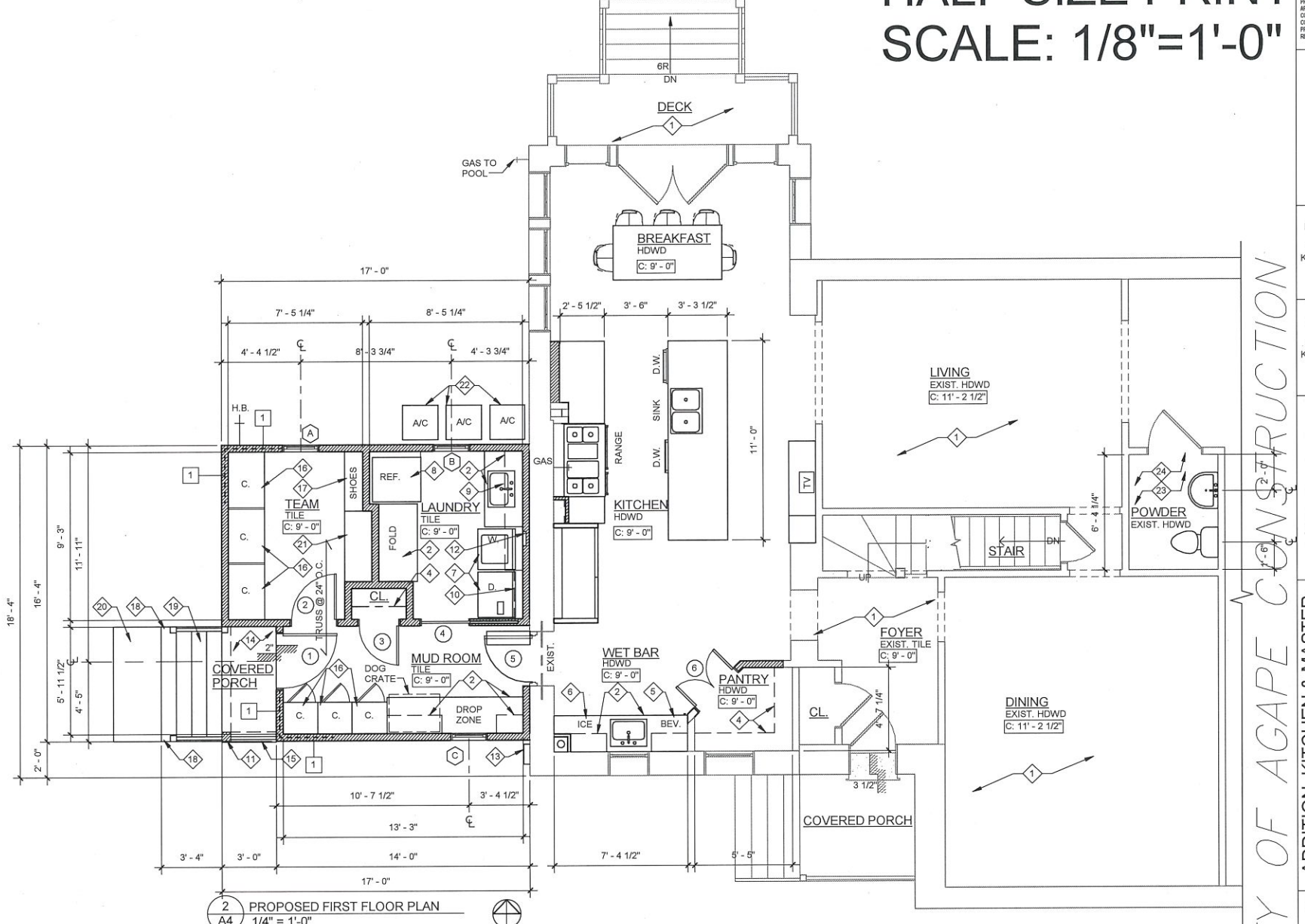
PROPERTY OF AGAPE CONSTRUCTION



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMO KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE DOOR
- 3 REMOVE WINDOW
- 4 REMOVE WALL
- 5 REMOVE TOILET
- 6 REMOVE PEDESTAL SINK
- 7 REMOVE FLOORING
- 8 REMOVE SINK
- 9 REMOVE CABINETS AND COUNTERTOPS
- 10 SAWCUT PORTION OF EXTERIOR MASONRY WALL FOR NEW DOOR
- 11 REMOVE FENCE
- 12 RELOCATE A/C UNIT
- 13 REMOVE KITCHEN APPLIANCES
- 14 REMOVE & RETAIN WASHER & DRYER
- 15 REMOVE & RETAIN REFRIGERATOR
- 16 RELOCATE ELECTRICAL SERVICE TO POOL



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 NEW CABINETS & COUNTERTOPS
- 3 NEW KITCHEN APPLIANCES - BY OWNER
- 4 NEW SHELVING - BY OWNER
- 5 BEVERAGE COOLER - BY OWNER
- 6 ICE MAKER - BY OWNER
- 7 NEW LOCATION FOR WASHER & DRYER
- 8 NEW LOCATION FOR REFRIGERATOR
- 9 NEW SINK
- 10 NEW HANGING ROD
- 11 6" SQUARE WOOD COLUMN
- 12 WASHER HOOK-UP
- 13 NEW LOCATION FOR ELECTRICAL SERVICE TO POOL
- 14 VINYL BEADBOARD CEILING
- 15 BOX BEAM
- 16 BUILT-IN CUBBIES
- 17 SHOE STORAGE - SHELF BY OWNER
- 18 4X4 POST W/ 36" HIGH CEDAR RAILING - TBD
- 19 CEDAR TREADS AND RISERS W/ 1 1/2" GRASPABLE HANDRAIL @ 34" ABOVE TREAD NOSING - TBD
- 20 3'-0" WIDE CONCRETE PAD
- 21 BUILT-IN BENCH
- 22 NEW LOCATION FOR A/C UNIT
- 23 NEW CEILING @ 9'-0" A.F.F.
- 24 NEW 5.25" CROWN

DOOR SCHEDULE

- 1 3'-0" X 6'-8" FULL LITE EXTERIOR DOOR W/ GRILLS
- 2 2'-6" X 6'-8" SOLID CORE DOOR
- 3 2'-2" X 6'-8" SOLID CORE DOOR
- 4 2'-8" X 6'-8" POCKET DOOR
- 5 2'-8" X 6'-8" DUTCH DOOR
- 6 3'-0" X 6'-8" FULL LITE FRENCH DOOR W/ GRILLS

WINDOW SCHEDULE

- DOUBLE HUNG WHITE VINYL W/ GRILLS
- A 2'-0" X 4'-0" DOUBLE HUNG W/ GRILLS
 - B 2'-0" X 4'-0" DOUBLE HUNG W/ GRILLS
 - C 2'-0" X 4'-0" DOUBLE HUNG W/ GRILLS

KEY

- EXISTING WALL
- NEW 2X4 STUDS @ 16" O.C.

WALL BRACING KEYED NOTES

- CONTINUOUSLY SHEATHED METHOD
- 1 36" MIN. BRACED WALL PANEL REFER TO CORNER FRAMING FIGURE R602.10.10.4 (SIMPLIFIED BRACING EXTERIOR CORNER FRAMING)

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FOR
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KIRKWOOD, MO 63122

Landmarks Set
12.4.19

No.	Description	Date

EXISTING / DEMO FIRST FLOOR PLAN

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A4

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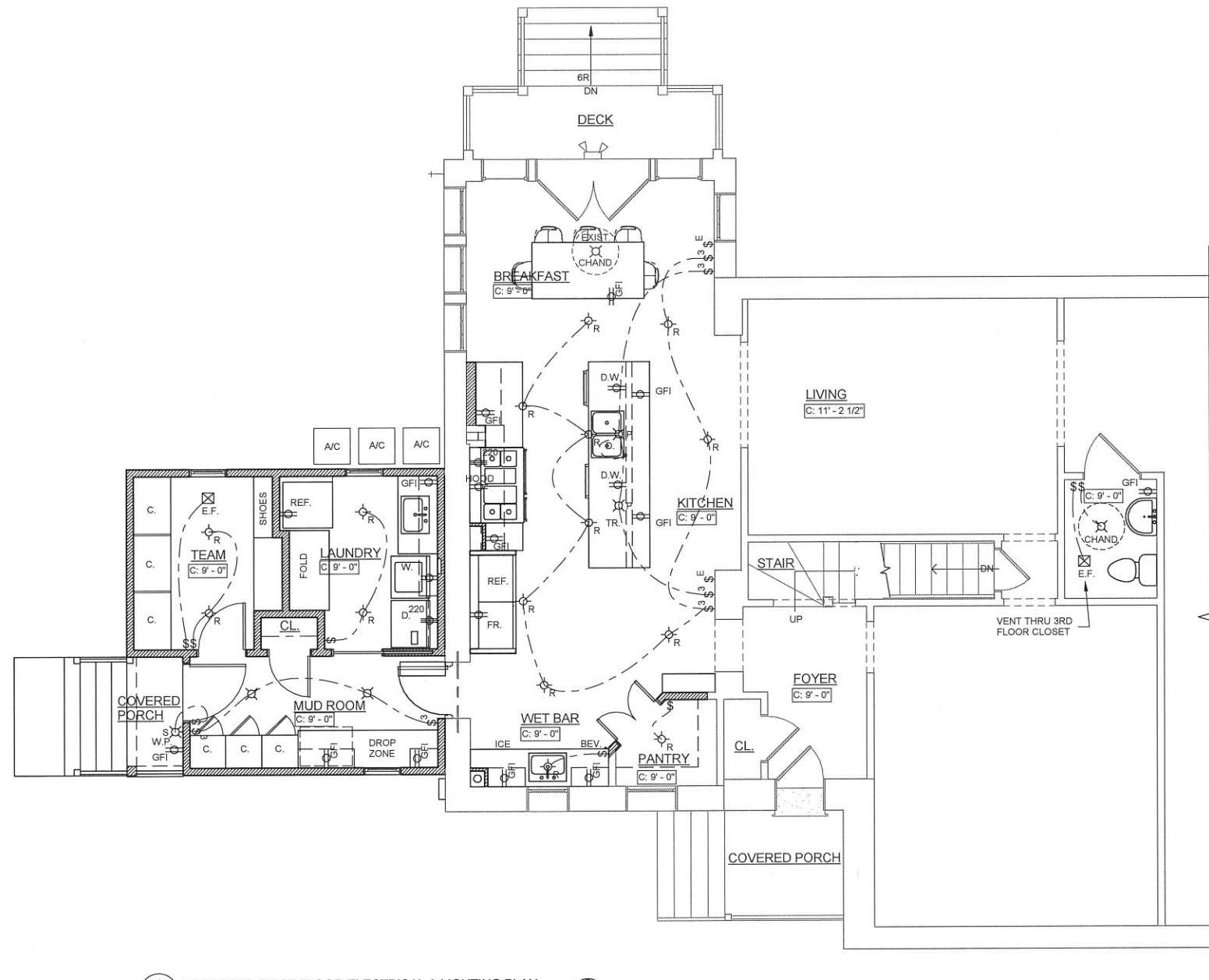
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DRAWING TITLE:
PROPOSED FIRST FLOOR ELECTRICAL AND LIGHTING PLAN

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1 PROPOSED FIRST FLOOR ELECTRICAL & LIGHTING PLAN
A5 1/4" = 1'-0"

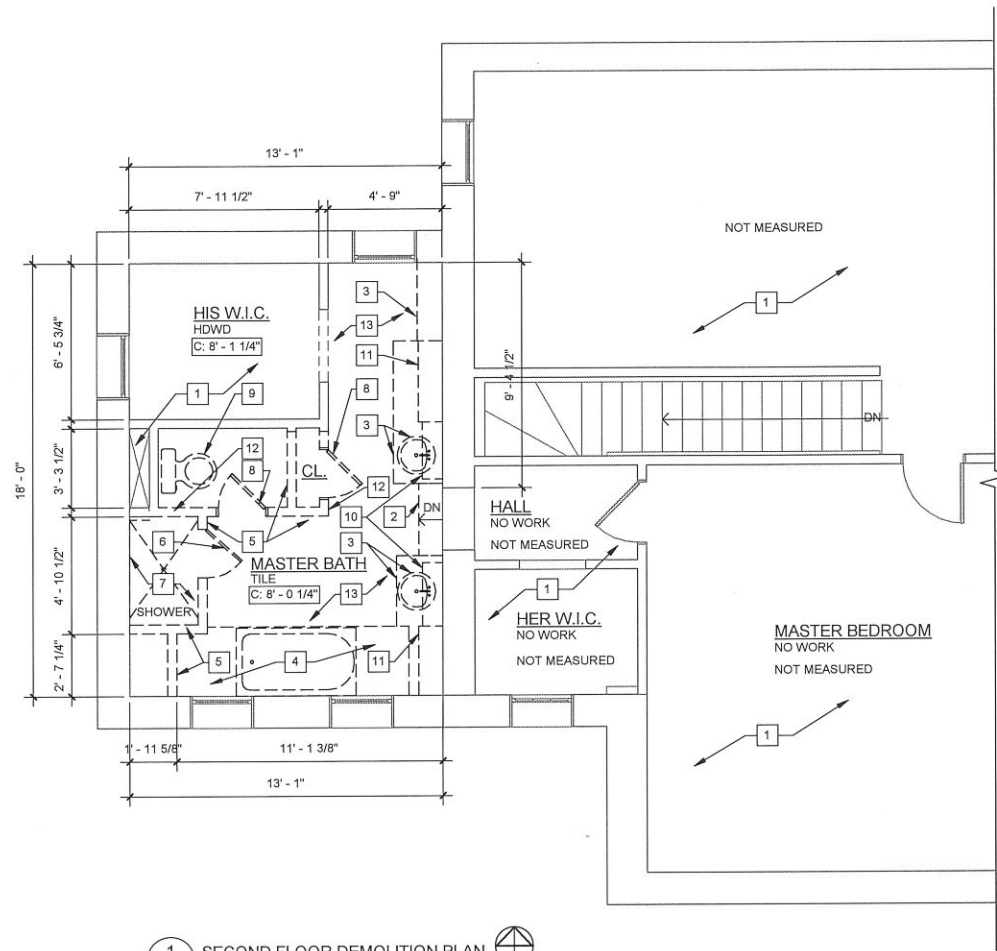


ELECTRICAL & LIGHTING LEGEND

- ☒ - SURFACE MOUNTED LIGHT FIXTURE
- ☒_R - 6" RECESSED CAN LIGHT FIXTURE
- ☒_{SW} - SCONE/WALL MOUNTED LIGHT FIXTURE
- ☒_P - PENDANT LIGHT FIXTURE
- EXIST. CHAND - EXISTING CHANDELIER
- ☒_{FL} - EXISTING FLOOD LIGHT
- ☒ - SINGLE POLE SWITCH
- ☒₃ - THREE-WAY SWITCH
- ☒ - DUPLEX RECEPTACLE
- ☒^E - EXISTING SWITCH
- ☒_{E.F.} - EXHAUST FAN (50 CFM MIN.)
- ☒_{GFI} - GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- NEW CHAND - NEW CHANDELIER

NOTE: RETROFIT SMOKE DETECTORS & CARBON MONOXIDE ALARMS - VERIFY/PROVIDE A SMOKE ALARM IN AND OUTSIDE EACH BEDROOM AND ON EACH STORY (RE: R314.3.1). SMOKE ALARMS MUST BE UL 217 LISTED AND INTERCONNECTED SO EACH ALARM SOUNDS ALL ALARMS. SMOKE ALARMS MAY BE EITHER AC POWERED WITH A BATTERY BACK-UP OR BATTERY POWERED. VERIFY/PROVIDE UL 2034 CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AREA IF THE HOUSE HAS FUEL-FIRED APPLIANCE OR GARAGE (RE: R315.2).

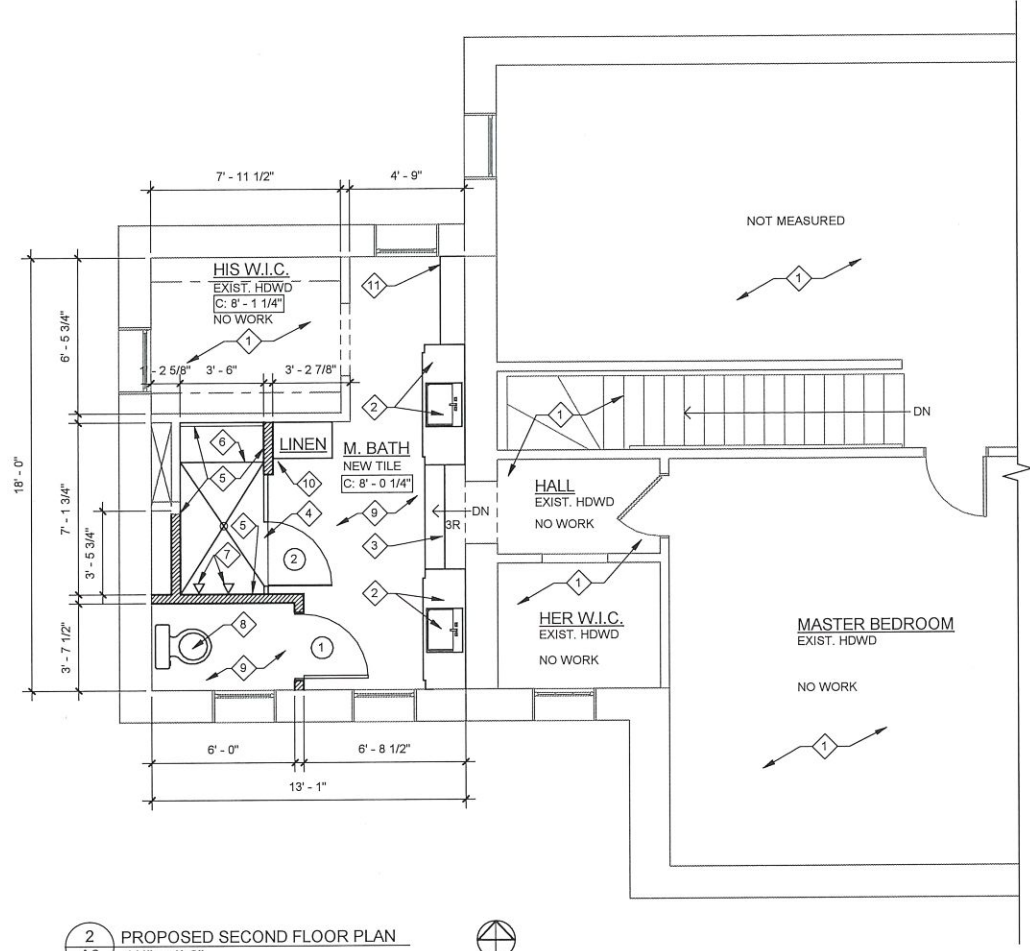
PROPERTY OF AGAPE CONSTRUCTION



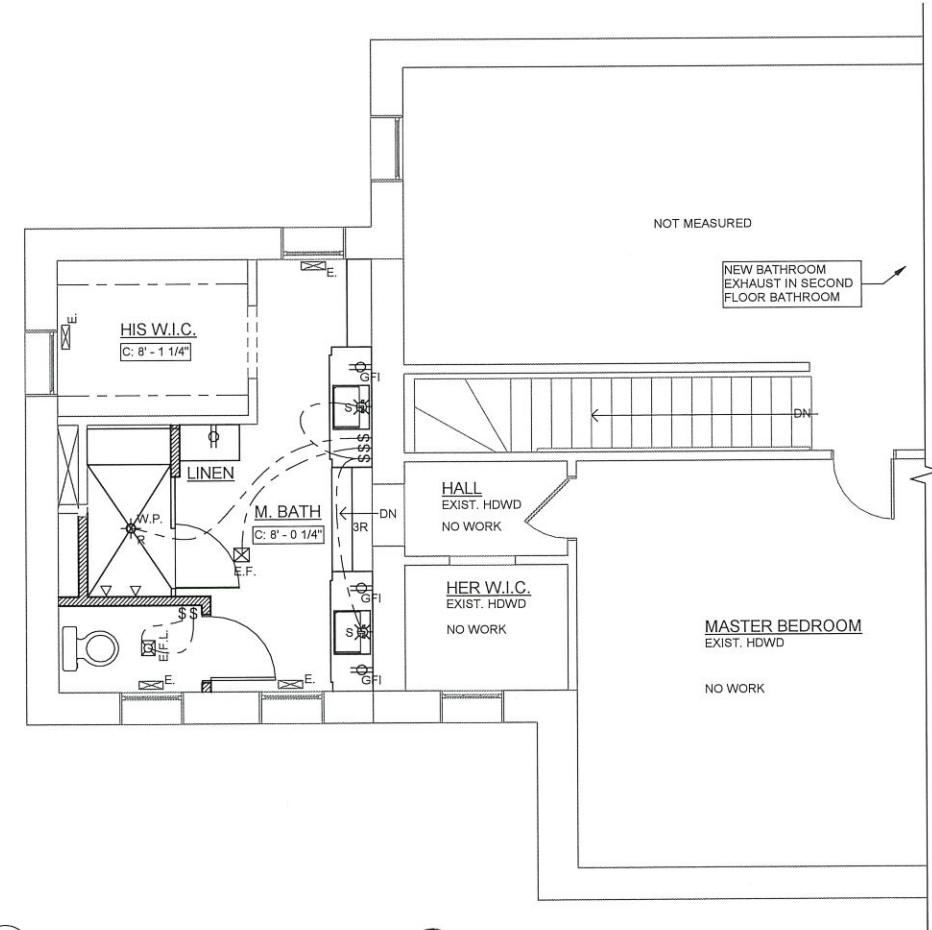
1 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMO KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE STEPS
- 3 REMOVE VANITY & COUNTERTOPS
- 4 REMOVE TUB & SURROUND
- 5 REMOVE WALL
- 6 REMOVE SHOWER DOOR
- 7 REMOVE SHOWER & TILE SURROUND
- 8 REMOVE DOOR
- 9 REMOVE TOILET
- 10 REMOVE MEDICINE CABINET
- 11 REMOVE SHELVING
- 12 REMOVE PORTION OF WALL
- 13 REMOVE FLOORING



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

**HALF SIZE PRINT
SCALE: 1/8"=1'-0"**

KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 NEW VANITY W/ CAMBRIA COUNTERTOP
- 3 NEW OAK TREADS ON STAIR
- 4 TILE SHOWER BASE
- 5 TILE SHOWER SURROUND
- 6 CAMBRIA SHOWER SEAT
- 7 2 FIXED SHOWER HEADS
- 8 NEW TOILET
- 9 NEW HEATING UNDER FLOORING
- 10 NEW LINEN CABINET - OPTION

DOOR SCHEDULE

- 1 2'-8" X 6'-8" SOLID CORE DOOR
- 2 2'-8" X 6'-8" GLASS SHOWER DOOR

BID NOTES

- REMOVE ATTIC INSULATION ABOVE MASTER BATH
- NEW R-38 BATTING IN CEILING - SPRAY FOAM IN MASTER
- NEW DRYWALL THROUGHOUT MASTER BATH

KEY

- EXISTING WALL
- NEW 2X4 STUDS @ 16" O.C.

ELECTRICAL & LIGHTING LEGEND

- W.P.
R - 6" WATER PROOF RECESSED CAN LIGHT FIXTURE
- S/W - SCONCE/WALL MOUNTED LIGHT FIXTURE
- \$ - SINGLE POLE SWITCH
- D - DUPLEX RECEPTACLE
- GFI - GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- E.F. - EXHAUST FAN (50 CFM MIN.)
- E.F.L. - EXHAUST FAN WITH LIGHT (50 CFM MIN.)

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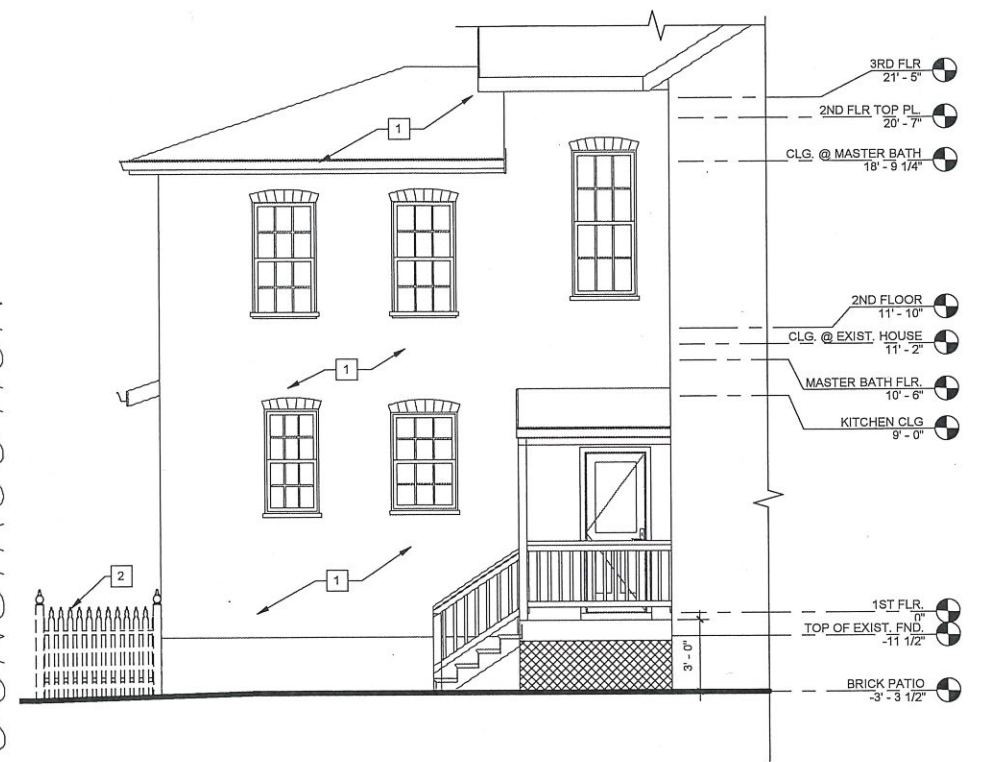
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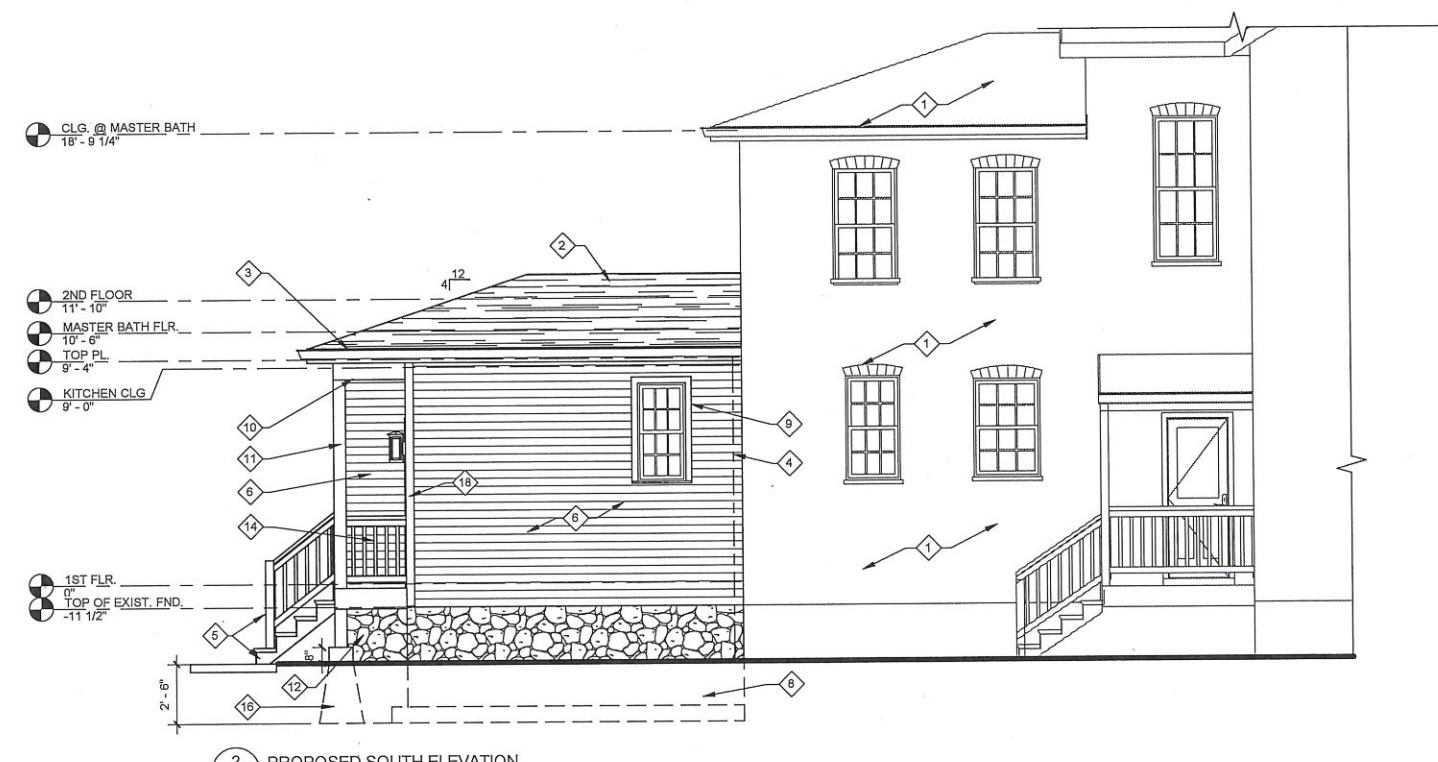
PROPERTY OF AGAPE CONSTRUCTION



1 EXISTING / DEMO SOUTH ELEVATION
A7 1/4" = 1'-0"

ELEVATION DEMO KEYED NOTES

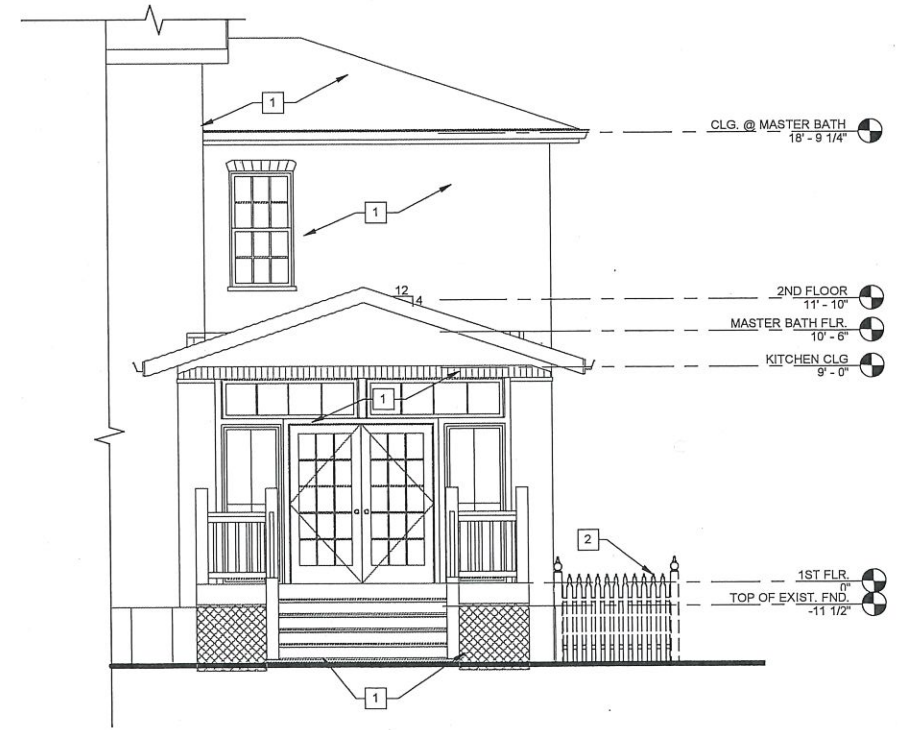
- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE FENCE
- 3 SAWCUT PORTION OF EXTERIOR MASONRY WALL FOR NEW PASSAGE OPENING



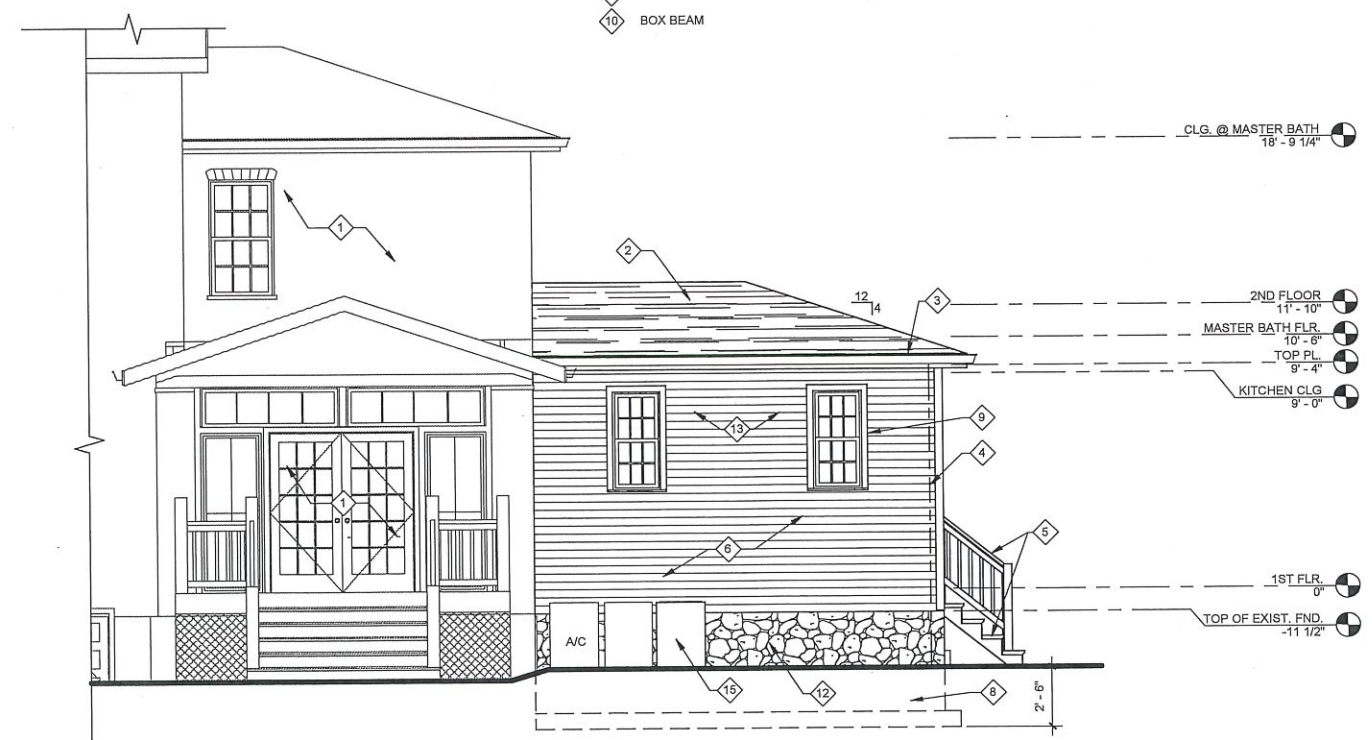
2 PROPOSED SOUTH ELEVATION
A7 1/4" = 1'-0"

ELEVATION KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 30 YEAR ASPHALT SHINGLES
- 3 CONT. METAL GUTTER ON 2X FASCIA
- 4 METAL DOWNSPOUT
- 5 CEDAR STEPS & RAILING - TBD
- 6 LP SMART SIDING - MATCH EXISTING GARAGE
- 7 ALUM. FLASHING
- 8 CONC. FOUNDATION
- 9 WINDOW TRIM TO MATCH EXISTING GARAGE
- 10 BOX BEAM
- 11 6" SQUARE WOOD COLUMN
- 12 STONE OVER FOUNDATION
- 13 NEW SHUTTERS - MATCH EXISTING - BY OWNER
- 14 GUARDRAIL
- 15 NEW LOCATION FOR A/C UNIT
- 16 CONC. PIER
- 17 EXTERIOR LIGHTING



3 EXISTING / DEMO NORTH ELEVATION
A7 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
A7 1/4" = 1'-0"

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EXISTING / DEMO & SOUTH
PROPOSED NORTH & SOUTH
ELEVATIONS

DRAWN BY: AK
CHECKED BY: K.O.B.
SHEET #

A7

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HALF SIZE PRINT
SCALE: 1/8"=1'-0"

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1 EXISTING / DEMO WEST ELEVATION
AB 1/4" = 1'-0"

ELEVATION DEMO KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE FENCE
- 3 SAWCUT PORTION OF EXTERIOR MASONRY WALL FOR NEW PASSAGE OPENING



2 PROPOSED WEST ELEVATION
AB 1/4" = 1'-0"

ELEVATION KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 30 YEAR ASPHALT SHINGLES
- 3 CONT. METAL GUTTER ON 2X FASCIA
- 4 METAL DOWNSPOUT
- 5 CEDAR STEPS & RAILING - TBD
- 6 LP SMART SIDING - MATCH EXISTING GARAGE
- 7 ALUM. FLASHING
- 8 CONC. FOUNDATION
- 9 WINDOW TRIM TO MATCH EXISTING GARAGE
- 10 BOX BEAM
- 11 6" SQUARE WOOD COLUMN
- 12 STONE OVER FOUNDATION
- 13 NEW SHUTTERS - MATCH EXISTING - BY OWNER
- 14 GUARDRAIL
- 15 NEW LOCATION FOR A/C UNIT
- 16 CONC. PIER
- 17 EXTERIOR LIGHTING

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ADDITION, KITCHEN & MASTER BATH REMODEL
FOR
STEVE & KERRI WILLIAMSON
217 S. WOODLAWN AVE.
KIRKWOOD, MO 63122

Landmarks Set
12.4.19

No.	Description	Date

EXISTING / DEMO & PROPOSED WEST ELEVATIONS

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217 S. WOODLAWN
SOUTH ELEVATION



217 S. WOODLAWN
WEST ELEVATION

PROPERTY OF AGAPE CONSTRUCTION

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217 S. WOODLAWN
NORTHEAST ELEVATION



217 S. WOODLAWN
NORTH ELEVATION



217 S. WOODLAWN
POOLHOUSE

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430 E. MONROE



301 S. WOODLAWN



503 E. MONROE

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