



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** 128 E Jewel Avenue, Kirkwood, MO 63122

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

3. **Name of Applicant** Ian and Amanda Banks

Mailing Address 139 E Clinton Pl

City/State Kirkwood/MO Zip Code 63122

Office Phone () Cell Phone (314) 630-5575 (Amanda)

Home Phone (314) 303-4835 (Ian) E-Mail banksian2@gmail.com

amandamohrmann@yahoo.com

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

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

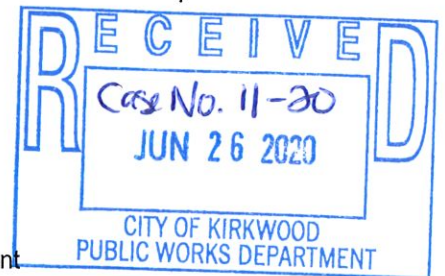
5. **Existing Building Use** Vacant

6. **Proposed Building Use** New Home

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** Our intent is to demolition existing home and garage and

replace with a new home for our family to live in and grow up in.

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** Stucco is not a sustainable building material as a number of issues can arise. Brick and stone will be a much more durable option.

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 *Ian Banks / Amanda Banks* Date 06/26/2020

Please print name Ian Banks/ Amanda Banks

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

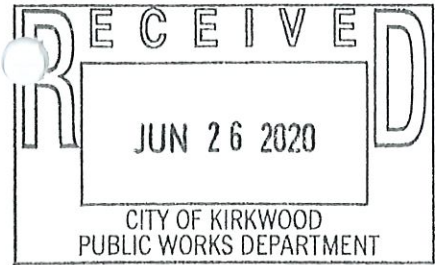


WHERE COMMUNITY AND SPIRIT MEET

Demolition Permit Application

Building Commissioner Office 139 S. Kirkwood Rd.
Kirkwood, MO 63122 (314) 822-5823 Fax (314) 822-5898

60-day stay of demo until 8/25/20
270 days until 3/31/21



Permit # _____

Zoning District R-3

(Date Stamp)

Property Address: 128 E Jewel Avenue, Kirkwood, MO 63122

Is the Property a Kirkwood Landmark or in a Kirkwood Historic District? YES NO

If yes, demolition plans must be submitted to Landmarks Commission, (Kirkwood Code of Ordinance 12 1/2 - 12(c))

Property Owner Information

Name: Ian and Amanda Banks
Address: 139 E Clinton Place
City/State/Zip: Kirkwood, MO 63122
Phone: 314-303-4835/ 314-630-5575
E-mail: banksian2@gmail.com

Contractor

Name: Bellon Wrecking
Address: 4233 Chouteau
City/State/Zip: St. Louis, MO, 63110
Phone: 314-497-7585 License# DEMO6490444
E-mail: ben@bellonwrecking.com

Permit Fees and Deposits

Single Family Permit....\$120, Single Family Deposit Amount...\$2000, Single Family Deposit Fee....\$100
All Others (multi-family/commercial)..\$240

➤ If work does not begin within 30 days and completed within 60 days of issuance date, the permit shall become null and void.

FOR SINGLE FAMILY ONLY:

- Failure to obtain a building permit, or complete the demolition and restore the site including grading, seeding/strawing and/or sodding and abate any code violations thereon within 60 days shall result in the deposit being forfeited to the City of Kirkwood.
- The City, after receiving a written request from the applicant or 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.
- Within 60 days of issuance of the demolition permit the applicant or contractor shall make a written request to the City for return of the deposit after the foundation has been approved on the new house being built or ground cover has been established. For information call 822-5822.
- Deposit is not required for demolitions in an approved subdivision or project that has been reviewed by Planning and Zoning Commission and there is a valid performance guarantee on file with the City for the subdivision.

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 that 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.

Owners/Applicant Signature: Ian Banks / Amanda Banks Date: 6/26/2020

Site Approved by: _____ Date: _____ Issue Approved by: _____ Date: _____

Deposit Paid by: _____ Logged on chart Scanned & E-mailed

Boundary survey approved _____ Deposit release approved by _____ Request sent to finance on _____

Refund check# _____ Mailed on _____ or Called to pick-up on _____

Amy G. Lowry

From: Sears, Franklin <fsears@go.wustl.edu>
Sent: Monday, July 27, 2020 7:48 PM
To: Amy G. Lowry
Subject: 128 E. Jewel

Follow Up Flag: Follow up
Flag Status: Flagged

We live at 645 North Taylor and abut the property on the east PL and fully support the efforts to demolish the existing residence. Thanks.

Email secured by Check Point Threat Emulation.

Amy G. Lowry

From: Joe Stickley <joestickley@gmail.com>
Sent: Monday, July 27, 2020 6:20 PM
To: Amy G. Lowry
Subject: 128 e jewel

Follow Up Flag: Follow up
Flag Status: Flagged

I live just behind 128 E Jewel, on E Mermod, and would personally hate to see this home demolished. We continue to work to beautify our home and maintain the charm of the neighborhood and what, quite frankly, attracted us to the area in the first place. A new build would take away, not add beauty.

Thanks,

Joe Stickley

Sent from my iPhone
Email secured by Check Point Threat Emulation.

Amy G. Lowry

From: Elizabeth Stickley <elizabeth.stickley@gmail.com>
Sent: Monday, July 27, 2020 6:11 PM
To: Amy G. Lowry
Subject: 123 e Jewel

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Amy,

I appreciate receiving the option to share comments regarding the house that is partly behind our property. Although this house is in a historic district, it literally is falling apart. The previous owners sold it because they couldn't build off of it to keep the integrity of the house. Now it seems like this is happening again with the new owners. It's been vacant for months and although My husband and I love older homes AND don't want any tear downs, I'm not sure anyone can update it while preserving its beauty and making it "live-able" again.

Thanks again,
Elizabeth Stickley

Sent from my iPhone
Email secured by Check Point Threat Emulation.

ROBERT P. McCORMACK

Professional Engineer

FORENSIC & DESIGN

711 Rugby Court

St. Louis, MO 63141

(314) 607-7306

rpm_pe@engineer.com



Engineering Report

CONDITION OF PROPERTY

LOCATION

SINGLE FAMILY RESIDENCE

128 East Jewel

Kirkwood, MO 63122

Prepared For:

TO WHOM IT MAY CONCERN

Prepared by:

Robert Paul McCormack, PE

A handwritten signature in black ink that reads "Robert P. McCormack".

August 2, 2020

1. Executive Summary

A cursory inspection of the single family residence located at 128 East Jewel, Kirkwood, MO revealed a house that had several structural issues attributed to foundation failure. The inspection revealed several foundation wall cracks and heaving of the basement floor along with evidence of several interior cracks of walls and movement.

2. Introduction

Robert Paul McCormack, PE along with others made a walk through inspection on June 24, 2020.

3. Scope of Work

Inspect house for structural issues that affect the integrity of the house and foundation.

4. Approach

The approach was by observation and knowledge of soils and construction in the area.

5. Background

The subject property was vacant and in need of several repairs. Over the years there had been several attempts to patch and seal the foundation and basement and patch the numerous cracks in the house wall.

The Kirkwood area has plastic and expansive soils.

6. Site Observations

- a. The structure was a single family residence. The house was two stories and had a basement. There was a stand-alone garage and an attached screen room. The house was the type built in late 1920's and 1930's.. The house was 30' x 30' with 1,800 square feet of living area.
- b. The house was Tudor design as was the garage.
- c. The house exterior was stucco finished with wood trim.
- d. The house interior was plaster finish with wood floors and trim.
 - a. The plaster was the old type which was likely asbestos
 - b. The house had been painted several times and likely had lead base paint throughout
 - c. There were cracks and repaired cracks throughout the house on the walls and ceilings.
 - d. There was evidence that portions of the house have twisted causing shear cracks.

- e. The basement walls were a combination of concrete block and poured concrete. The block appears to have been added after the house was built likely from a prior collapse of the concrete wall.
 - a. The cracks in the walls were throughout the basement and were combinations of horizontal cracks, diagonal cracks and vertical cracks.
 - b. The basement walls had several bulges and separations. Some separations had gaps greater than 1”.
 - c. There were leaks throughout the walls through the cracks and along the basement slab. Resultant mold growths appear in the damp areas.
 - d. There had been several patches and repairs to the cracks which proved to be insufficient and most have failed.
- f. The basement floor slab has numerous cracks and separations. Several areas have heaved and there is evidence that water has penetrated the slab.

7. Discussion

- a. The soils of the subject property are of the expansive/plastic type, which are prone to movement and settling. There is evidence that the soil in conjunction with water pressure have caused movement of the basement walls and heaving of the basement floor.
- b. Constant pressure and differential movement have created numerous cracks throughout the basement making it unsafe and not suitable to support a residential structure.
- c. The movement of the basement has caused similar movements above grade and as a result, there are several cracks in the walls and ceiling causing continuous failures and sloughing of the plaster.
- d. The house is of the old materials that include asbestos and lead throughout. As aging continues, friable materials will be released throughout the house because of movement, cracking and sloughing.

8. Conclusions

- a. The basement is beyond repair. It is in a state of failure and could collapse at any time. It should be removed and replaced.
- b. The living portion of the house is in a state of disrepair due to the many cracks and repairs. Inasmuch as there has been considerable stress put on the house frame, such repairs may prove futile due the out of square and plumb conditions that exist and differential movement of floor levels.
- c. The fact that asbestos and lead are likely present throughout.

9. Recommendations

- a. Replace basement. To remove and reconstruct is estimated to cost \$100,000.
 - 1) Plumbing beneath the floor coupled new water and sewer service would be expected to cost \$20,000.
 - 2) Remove and reset all MEP: \$25,000
- b. Restoration of the main house along with abatement of containments would be expected to cost about \$160 per square foot or \$288,000.
- c. Total cost to restore would be \$433,000

10. Comments

- a. The cost to restore exceeds the value of a new house which could probably be built for about \$170 per square foot or \$306,000
- b. This house should be condemned and totally rebuilt.