



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 212 N Kirkwood Road

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

3. Name of Applicant Daniel McGinnis

Mailing Address 438 W Jefferson Ave

City/State Kirkwood, MO Zip Code 63122

Office Phone (314) 761-9588 Cell Phone (314) 761-9588

Home Phone (314) 761-9588 E-Mail dan@mcginnisstructural.com

4. Relationship of Applicant to Property _____

- Owner Contractor Architect Lawyer
 Other – Please specify _____

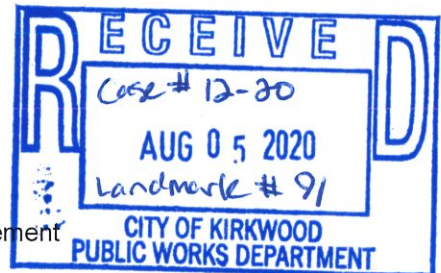
5. Existing Building Use Office space (1st and 2nd floor)

6. Proposed Building Use Cat Lounge (1st floor) and Office space (2nd floor)

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 _____

The existing brick facade would be painted and new windows installed to replace the existing, as well as add new windows to the front facade on the first floor (street level). We are also proposing to add a door to the second floor where an original door existed.

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

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify Rendering of proposed new look to front facade and signage drawings.
- 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 New windows and doors to replace and add to existing openings.

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

New storefront and windows to be commercial grade at both 1st and 2nd floor levels.

14. **Material samples should be available for review at Commission meeting (preferable) or on site.**

Site Location of Materials N/A

I understand the work will not begin until the Landmarks Commission completes its review of this application.

Signature  Date 8/3/2020

Please print name Daniel W McGinnis

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

Historic Inventory

No. 91

1. Kirkwood Landmark #91		4. Present Name(s) Woodworth Building	
2. County St. Louis		5. Other Name(s) 210 & 212 North Kirkwood Road	
3. Location of Negatives			
6. Specific Location 23M121223		16. Thematic Category	
		28. No. Of Stories: 2.0	
		29. Basement: Yes () No (x) Full ()	
7. City or Town If Rural, Township & Vicinity Kirkwood, MO		17. Date(s) or Period CA 1900 assessor	
		18. Style or Design Twentieth Century Railroad Depot style	
		19. Architect or Engineer	
		20. Contractor or Builder	
		21. Original Use, if apparent retail, ground floor; apartments 2 nd floor	
		22. Present Use retail & corporate travel agency	
		23. Ownership: Public () Private (x)	
		24. Owner's Name & Address Graydon "Gig" Gwin 111 N Taylor Ave	
		25. Open to Public? Yes (x) No ()	
9. Coordinates UTM Latitude Longitude		30. Foundation Material: Concrete	
10. Site () Building (x) Structure () Object ()		31. Wall Construction: Masonry	
11. On National Register? no		32. Roof Type: Flat Rolled Composition	
12. Is it Eligible?		33. No. of Bays: Front: 1 Back: Side:	
13. Part of Estab. Yes () Hist. District? No (x)		34. Wall Treatment: Painted brick	
14. District Potential Contributing		35. Plan Shape: rectangular	
15. Name of Established District		36. Changes: Additions () Altered (x) Moved () (Explain in #42)	
		37. Condition: Interior: excellent Exterior: excellent	
26. Local Contact Person or Organization Gig Gwin 314-571-6937, 314-822-1993 ggwin@gwins.com		38. Preservation Underway? Yes (x) No ()	
27. Other Surveys in Which Included		39. Endangered: Yes () No (x) By What?	
42. Further Description of Important Features: Rectangular 2-story brick retail and apartment building, circa 1900 with front bay window, symmetrical alcove front entrance with 4 steel pillars Large single pane display windows.		40. Visible from Public Road? Yes (x) No ()	
43. History and Significance: The building was constructed around the turn of the 20 th century for retail and apartments. Original electric wiring notice from 1912 October 5. The building has seen many tenants, including a bakery, card shop, barber, eyeglass & optical shop; in recent years the office of the St. Louis Steamers soccer franchise, Casey's Sports store, and home to Self Help Center & Alliance for the Mentally Ill. Since 1999 it has been reservation headquarters for Gwin's Travel. The second floor had served as rooming house or apartments for many years before being converted into office space by Ken Connor, former owner. 1920s photography shows promotional event on Webster Avenue (Kirkwood) with Buster Brown and his dog Tige selling children's shoes. The building attached and adjacent is presently Amici's Restaurant and was for many years Casey's Sports Store. The brick architecture is similar to many of the railroad depot stops that were built to support the railroad & passengers; e.g., buildings in Herman, MO. 7/7/08 Little has changed with historic integrity – high.		41. Distance From and Frontage on Road: 10'	
		8. Site Plan with North Arrow:	

44. Description of Environment and Outbuildings:

The building is on the east side of Kirkwood Road in the heart of the downtown commercial district. To the north is the Presbyterian Church; South is Amici's. After purchasing the building from the Connors in 1997, the new owner obtained historic photos from the 1920s, using them as reference material for a restoration of the building. Artist and architectural historian Bob Whitesitt consulted. Whitesitt painted several murals in Kirkwood, including a colorful map of the United States behind the building in Hummell Park. Restoration over two years removed the 1950's façade and bricks that obscured windows; restored the exterior brick and installed windows and other embellishments conducive to the original look. Added an enclosed staircase to the rear of the building and a cement handicap ramp that leads to the restaurant..

Woodworth is Gig's mother's maiden name. Since there was no known nomenclature for the historic building, he choose to honor his mother. Therefore, Woodworth should be considered CA 1998 – present.

45. Sources of Information:

Historic photographs from 1920s. Photos from Frances Scheidegger
Verbal conversations with Representative Bud Barnes, Mayor Herb Jones

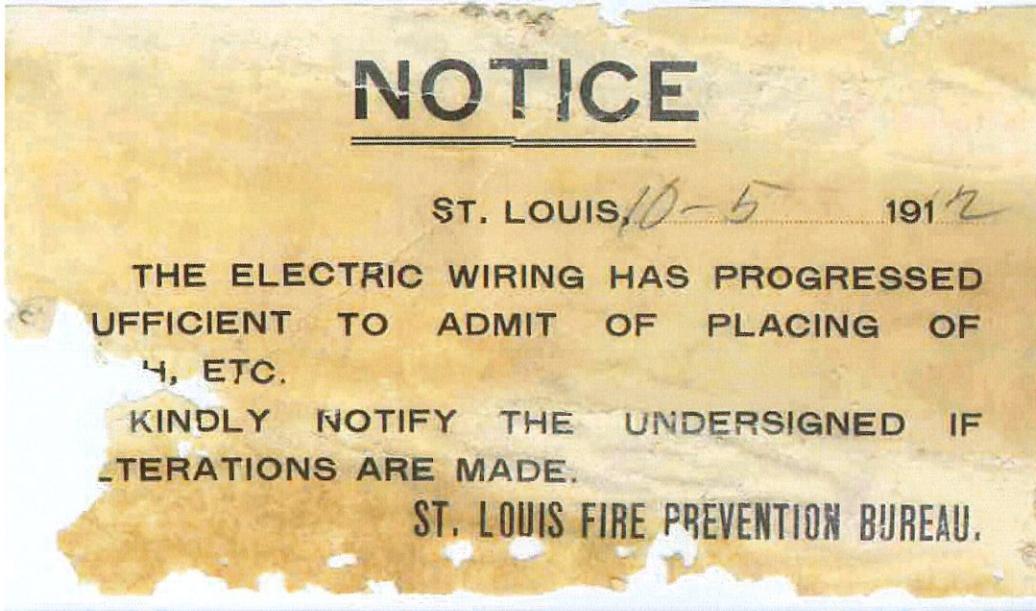
46. Prepared by: Graydon "Gig" Gwin; Alan Lamberg

47. Organization: **Kirkwood Landmarks Commission**

48. Date: 200708

49. Revision: 2008

19121005 – electrical wiring notice



Circa 1950 exterior



Circa 1950s? exterior (note the air conditioning unit on the North side)



1950s – alteration and covering with façade



1998



1999 – removal of façade



2000 – Landmarks Commission certified Favorite Building Award for Restoration

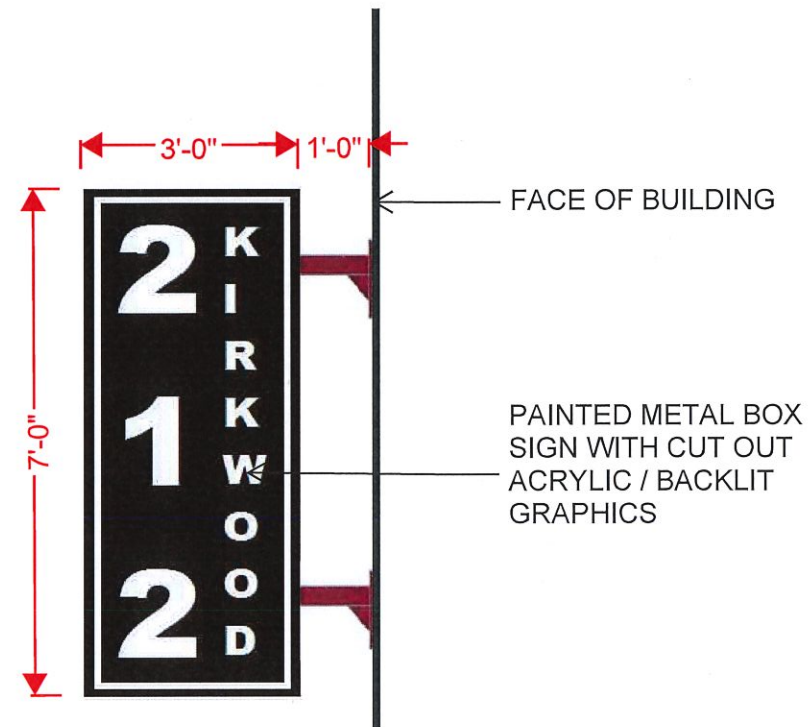


20070912 – Nominated for Landmark status by Graydon "Gig" Gwin, owner
20071010 – Designated Landmark

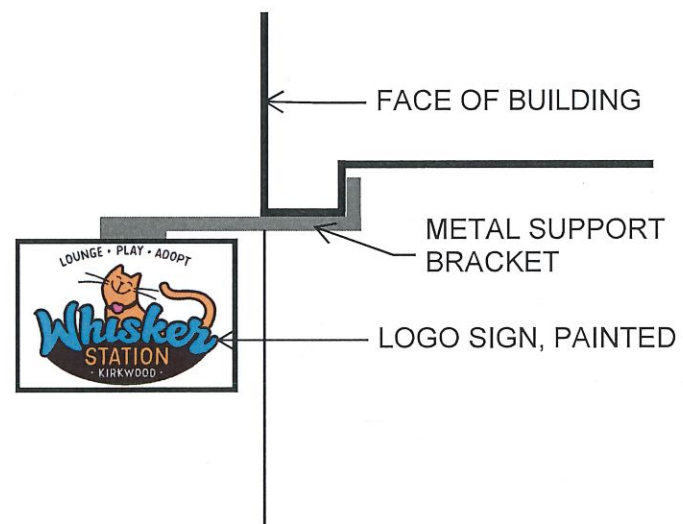
Verbal Boundary Description:

Beginning at a point 190 feet south from the centerline of East Adams Avenue, 36 feet frontage on North Kirkwood Road, 75 feet in depth, being in the Town of Kirkwood, Lot A of the Connor tract, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 346 page 24 of the St. Louis County Records, having a total acreage of 0.06 acre, locator # 23M121223.

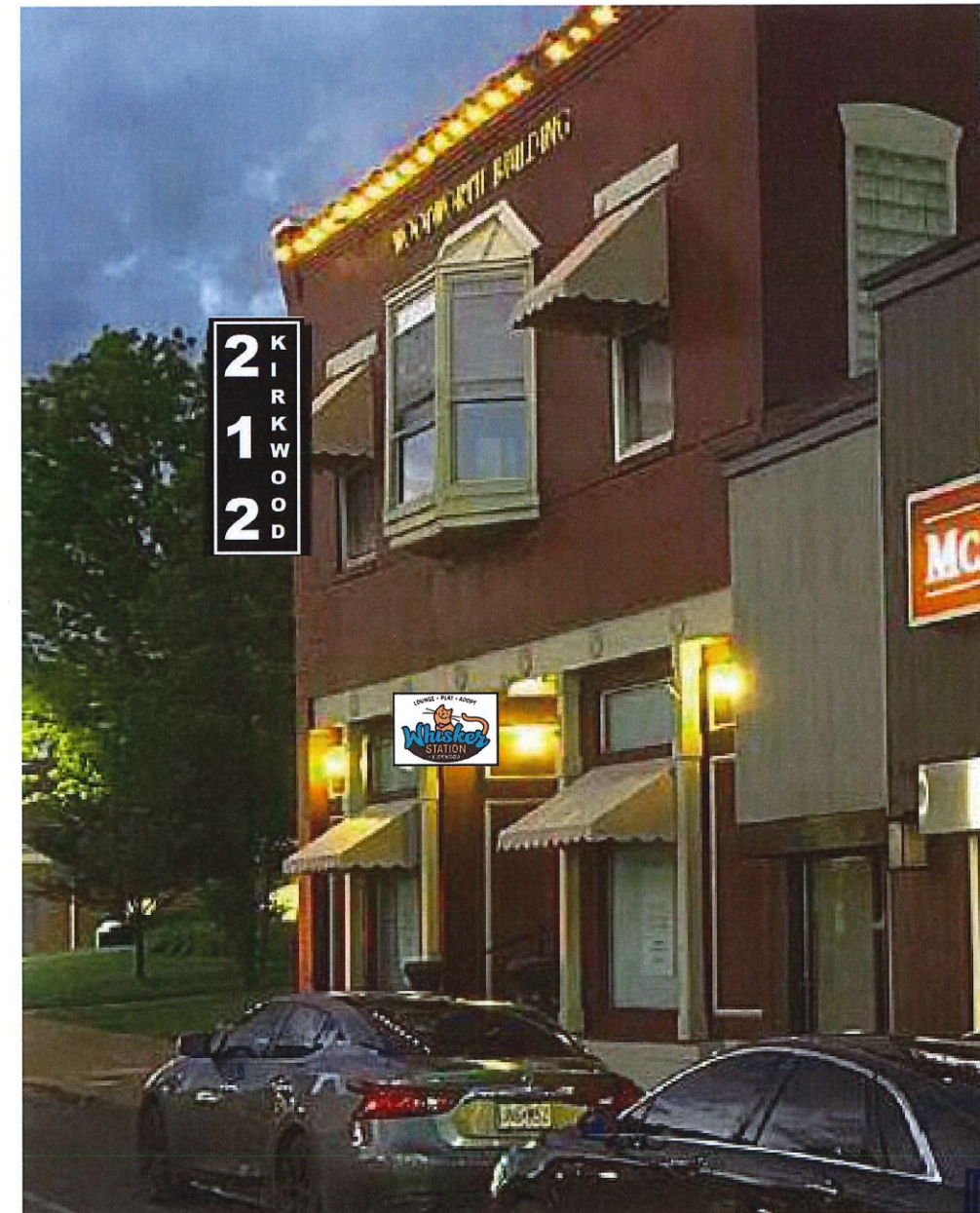
Boundary Justification: The boundaries are based on the current legal description of this parcel, which includes all of the land historically associated with the property.



3'x7' ADDRESS SIGN



2'x3' LOGO SIGN AT FRONT ENTRY



PROPOSED NEW SIGNAGE LOCATIONS
(IMPOSED ON IMAGE OF EXISTING FACADE)



WHISKER STATION
212 N KIRKWOOD ROAD

core10
ARCHITECTURE
4501 Lindell blvd, ste 1a, st. louis, mo 63108 314.726.4858
core10architecture.com



ADDRESS SIGN -
INSTALLED
PERPENDICULAR
TO BUILDING

NEW WINDOWS AT
PRE-EXISTING OPENINGS

LOGO SIGNAGE ON WINDOW
LOGO SIGNAGE - INSTALLED
PERPENDICULAR TO BUILDING

NEW DOOR AND
WINDOWS AT
PRE-EXISTING OPENING

PROPOSED EXTERIOR UPGRADES

5 sq. ft. each

WHISKER STATION
212 N KIRKWOOD ROAD
08/05/2020



4501 Lindell Blvd, Ste 10, St. Louis, MO 63108 314.726.4858
core10architecture.com



EXISTING FRONT VIEW ALONG N KIRKWOOD ROAD



EXISTING FRONT VIEW ALONG N KIRKWOOD ROAD

WHISKER STATION
212 N KIRKWOOD ROAD

core10
ARCHITECTURE
4501 Lindell Blvd, Ste 10A, St. Louis, MO 63108 314.726.4858
core10architecture.com



EXISTING VIEW LOOKING SOUTH FROM ADAMS AVE



REAR VIEW LOOKING WEST TO N KIRKWOOD ROAD

WHISKER STATION
212 N KIRKWOOD ROAD

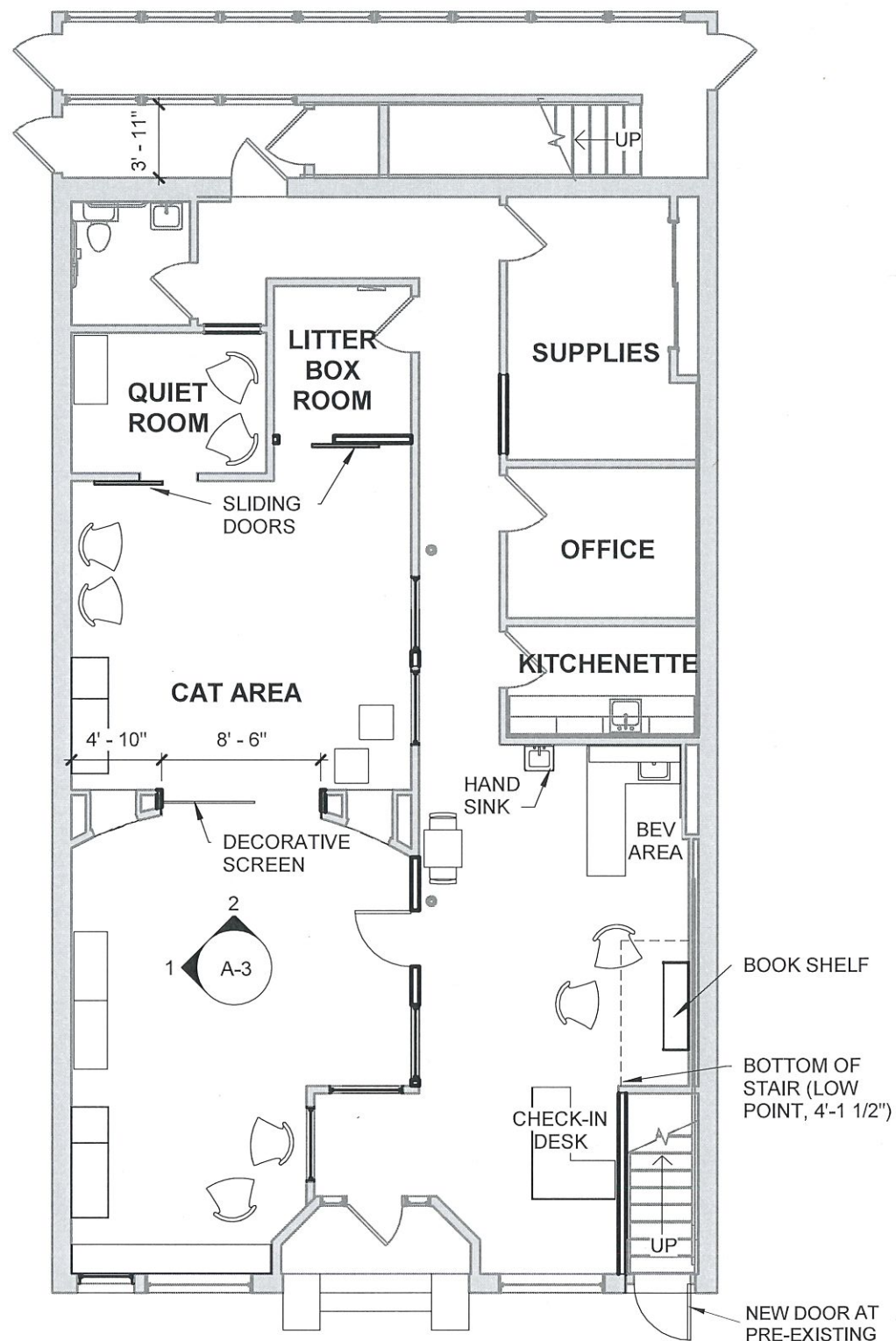
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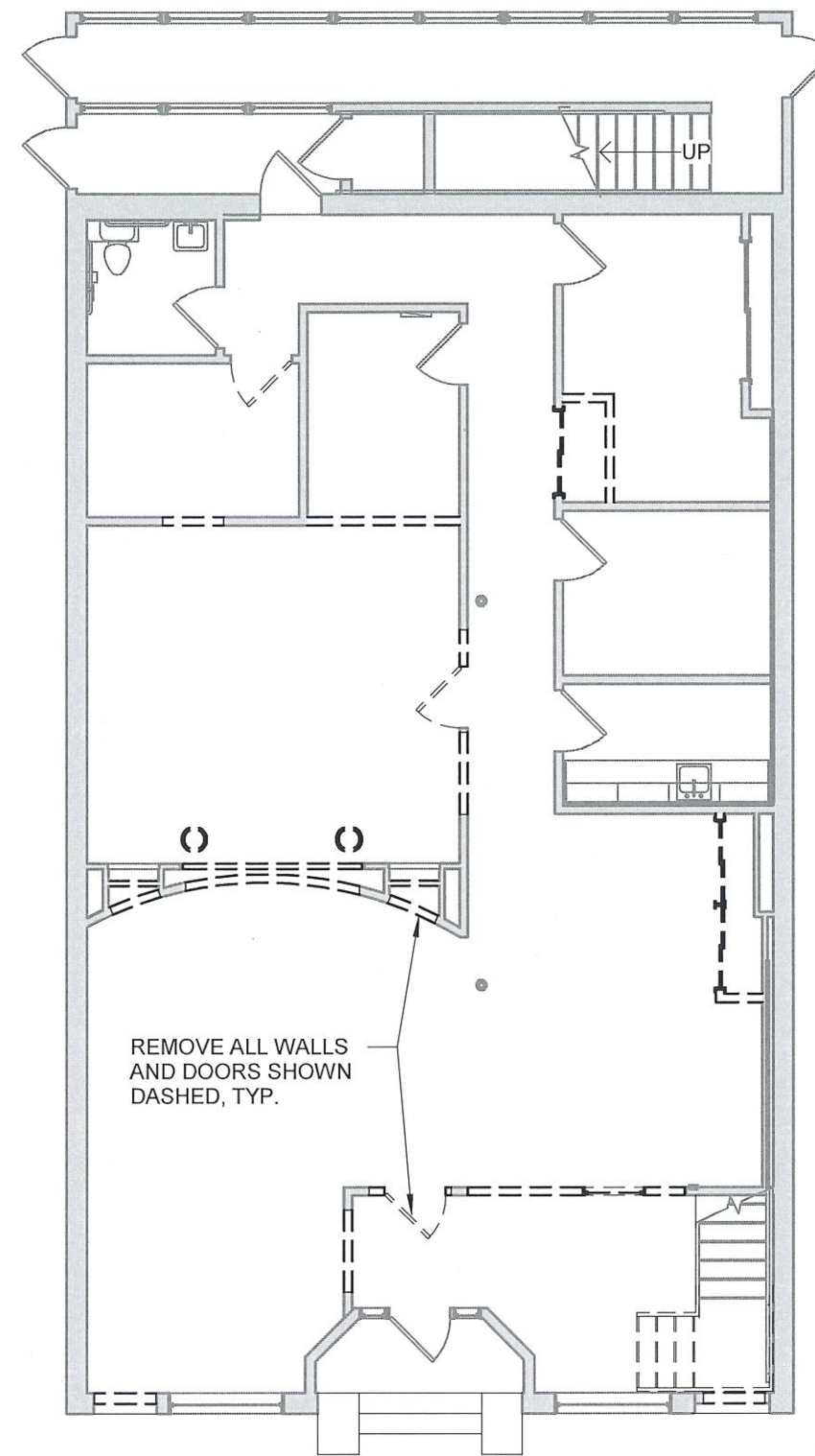
EXISTING VIEW LOOKING ACROSS THE STREET, SOUTHWEST TO WEST TO NORTHWEST

WHISKER STATION
212 N KIRKWOOD ROAD

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2
A-1
1ST FLOOR PLAN 1/8
1/8" = 1'-0"



1
A-1
1ST FLOOR DEMO PLAN 1/8
1/8" = 1'-0"

WHISKER STATION
212 N KIRKWOOD ROAD

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