



## SPECIAL ANNOUNCEMENT REGARDING LANDMARKS COMMISSION MEETINGS

Under Section 610.015 of the Missouri Sunshine Law provides that members of the Landmarks Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S., and the World, is in a state of emergency due to the Coronavirus-- Covid-19. The Missouri Governor and the County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

To follow along with the Landmarks Commission meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to "raise your hand". Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will "raise your hand" by dialing \*9.

### Zoom webinar

When: November 11, 2020 07:00 PM Central Time (US and Canada)

Topic: Landmarks Commission Meeting

Please click the link below to join the webinar: <https://zoom.us/j/91710016479>

Or iPhone one-tap :

US: +13017158592,,91710016479# or +13126266799,,91710016479#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 917 1001 6479

International numbers available: <https://zoom.us/u/acrak69VXa>

SEE THE FOLLOWING PAGE FOR THE AGENDA



**Landmarks Commission  
Agenda  
Wednesday, November 11, 2020, 7:00 p.m.  
Via Zoom Virtual Meeting**

- I. **Approval of Minutes of October 14, 2020** and any additions or modifications to the current agenda.
  
- II. **Certificates of Appropriateness – Continued Business**
  - a. **Case #15-2020, 12120 Old Big Bend Avenue** (Landmark #50, Green Parrot Restaurant) – 2 small fence sections and new gate.
  
- III. **Certificates of Appropriateness – New Business**
  - a. **Case #16-2020, 328 W. Argonne Dr.** (West Argonne Historic District) – New detached garage
  - b. **Case #17-2020, 111 W. Argonne Dr.** (Landmark #65, Coulter Feed Store Building) – Revisions to storefront and sign.
  
- 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](mailto:lowryag@kirkwoodmo.org)

**Landmarks Commission:** Chair Ryan Molen; Commissioners Lynn Andel, Judith Brauer, Andrew Raimist, Robert Rubright, Jessica Worley, Walter Smith.

**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.

# DRAFT

## Landmarks Commission Minutes

Wednesday, October 14, 2020, 7:00 p.m.  
Via Zoom Virtual Meeting

Pursuant to notice of meeting duly given, the Landmarks Commission convened via a Zoom virtual meeting. Present: Chair Ryan Molen, Commissioners Robert Rubright, Walter Smith, Jessica Worley and Staff Liaison Amy Lowry. The meeting was called to order at 7:10 p.m.

Chair Molen stated for the record that Section 610.015 of the Mo. Sunshine Law provides that members of the Landmarks Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus—Covid 19. The Missouri Governor and the St Louis County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically so that we are compliance with such Orders and for the public health and safety of each other and the general public.

- I. **Approval of Minutes** – Motion to approve the September 9, 2020 meeting minutes as submitted by Comr. Worley, seconded by Comr. Smith and unanimously approved. Motion to amend the agenda to add Case No. 15-2020 at 12120 Old Big Bend Avenue (which was submitted before the application deadline, but for which Ms. Lowry had to verify zoning issues) by Comr. Worley, seconded by Comr. Smith and unanimously approved.
- II. **Certificates of Appropriateness**
  - a. **Case #12-2020 Amended, 212 N. Kirkwood Road (Landmark #91)** – Sheila Miranda presented additional revisions to the building, including painting the brick grey and the trim alabaster, replacing windows, rebuilding the 2<sup>nd</sup> floor bay window, and replacing the glass block in the windows on the south façade. The Commission had previously approved window and door changes on the 1<sup>st</sup> floor and the “Whisker Station” signage. Comr. Rubright made a motion to approve the new windows, doorways, and other planned changes. Comr. Smith seconded the motion and it passed unanimously.
  - b. **Case #03-2018 Amended, 305 N. Harrison Avenue (Landmark #18, Swan Cottage)** – Mark Gorris presented the revision to stone/siding juncture. Comr. Worley made a motion to approve the plans as submitted. Comr. Smith seconded the motion and it passed unanimously.

- c. **Case #15-2020, 12120 Old Big Bend Avenue** (Landmark #50, Green Parrot Restaurant) – The applicant seeks to add 2 small fence sections and new gate to the front drive. The Commission had questions regarding the design and location of the fence. As the applicant was not available at the meeting, Comr. Worley made a motion to continue the application for clarification at the next meeting. Comr. Smith seconded the motion and it passed unanimously.

### **III. New Business**

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

### **IV. Meeting Adjournment** – Motion to adjourn at 8:00 p.m. made by Comr. Smith, seconded by Comr. Rubright and unanimously approved.



# 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** 12120 Old Big Bend Rd, Green Parrot

2. **Property Status**
- Local Landmark Designation #50
  - National Register of Historic Places
  - Within a Historic District

3. **Name of Applicant** Jim Bischoff

Mailing Address 200 S. Elam

City/State Valley Park, MO Zip Code 63088

Office Phone ( 314 ) 961-3328 Cell Phone 314-628-1111

Home Phone ( ) E-Mail jbischoff@kirkwoodfence.com

4. **Relationship of Applicant to Property** Contractor for Gate installation

- Owner
- Contractor
- Architect
- Attorney
- Other – Please specify \_\_\_\_\_

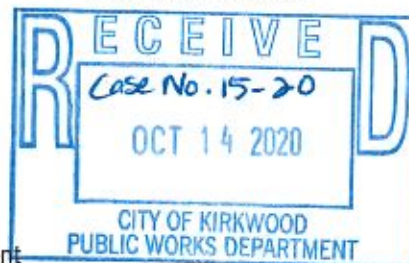
5. **Existing Building Use** residence

6. **Proposed Building Use** residence

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** Adding two small sections of fence and a double leaf gate

Across driveway.

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 Steel Fence and gates

13. **If materials differ from existing, explain reasons**    Unable to match existing fence

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 Jim Bischoff      Date 10/14/2020

Please print name Jim Bischoff

**COMMISSION ACTION**     **Approved**       **Approved with Conditions**       **Disapproved**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Conditions \_\_\_\_\_

Comments/Recommendations \_\_\_\_\_



## Historic Inventory

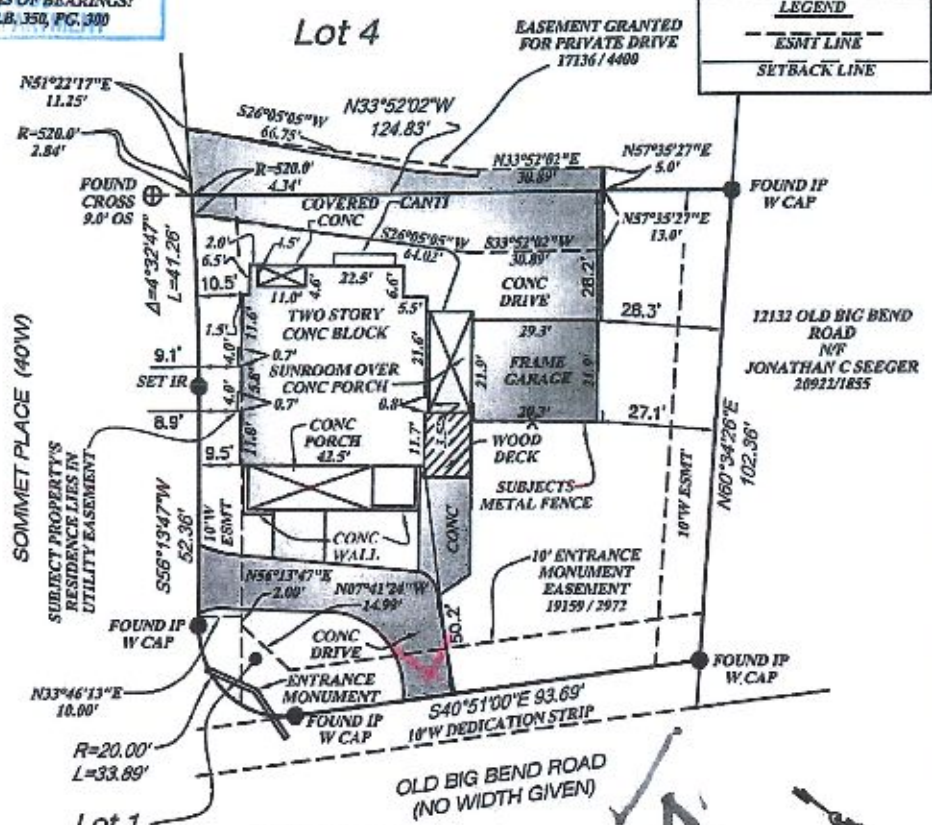
1. No. 50		4. Present Name(s) <b>Green Parrot Restaurant and Stone Outbuilding</b>		12120 Old Big Bend Road			
2. County St. Louis		5. Other Name(s) Big Bend Manor					
3. Location of Negatives Linda Stockman							
6. Specific Location 12120 Old Big Bend Road		16. Thematic Category		28. No. of Stories: 1 1/2			
				29. Basement: Yes ( <input checked="" type="checkbox"/> ) No ( )			
7. City or Town If Rural, Township & Vicinity Kirkwood, Missouri		17. Date(s) or Period c. 1925		30. Foundation Material: Stone			
		18. Style or Design Eclectic Craftsman		31. Wall Construction: Masonry			
		19. Architect or Engineer		32. Roof Type: Side Gable Asphalt Shingles			
		20. Contractor or Builder William Bopp		33. No. of Bays: Front: 3 Side: 4			
		21. Original Use, if apparent Commercial Restaurant		34. Wall Treatment: Stone			
		22. Present Use Commercial		35. Plan Shape: Irregular			
		23. Ownership: Public ( ) Private ( <input checked="" type="checkbox"/> )		36. Changes: Additions ( ) Altered ( <input checked="" type="checkbox"/> ) Moved ( ) (Explain in #42)			
		24. Owner's Name & Address					
		9. Coordinates UTM				37. Condition: Interior: Exterior: Good	
		10. Site ( ) Building ( <input checked="" type="checkbox"/> )		Structure ( ) Object ( )		38. Preservation Underway? Yes ( ) No ( <input checked="" type="checkbox"/> )	
		11. On National Register? Yes ( ) No ( <input checked="" type="checkbox"/> )		12. Is It Eligible? Yes ( ) No ( )		39. Endangered: Yes ( ) No ( <input checked="" type="checkbox"/> ) By What?	
13. Part of Estab. Yes ( ) Hist. District? No ( <input checked="" type="checkbox"/> )		14. District Potential Yes ( ) No. ( )		40. Visible from Public Road? Yes ( <input checked="" type="checkbox"/> ) No ( )			
15. Name of Established District				41. Distance From and Frontage on Road:			
42. Further Description of Important Features: This building is primarily read as a one-and-a-half story rectangular block with side gables. The roofline features moderately overhanging eaves with regularly spaced wood brackets. There is a projecting rear wing addition on this building, which was built at a later date. The primary elevation features a projecting entrance/sunroom. The entry is central. It contains a single-leaf door with a full-length light, flanked by a full-length light, topped by a leaded sunburst style transom set within a larger transom. This transom as well as the door structure itself is in turn flanked by multi-light sidelights. The windows of the entrance/sunroom are double-hung wood sash with six over six light configurations. The entry itself is set off by a projecting gable, which intersects the main house roof. The primary elevation also features twin Victorian Round dormers. These dormers feature double-hung wood sash windows with heavy molded surrounds featuring wood keystones. The windows have two over two light configurations. The building features other types of windows such as single-leaf wood casement windows featuring twelve lights in each leaf. These windows are topped by wood transoms with three lights. Also featured are double-hung wood sash windows with two over two light configurations. There is a projecting porch room on the southwest corner at the rear of the building. There is a basement level garage entrance, which is recessed beneath this projecting porch room. The building now features a large addition at the rear and to the side. This addition has an irregular plan. It has a concrete block foundation and this is basically a frame addition. The addition features many windows, which are tripartite featuring a large fixed central unit with double-hung wood sash side units. The windows are covered by aluminum awning.				8. Site Plan with North Arrow:			
The outbuilding is primarily read as a one-and-a-half story square block with a hip roof. The roof features four identical hipped dormers. The roofline features a moderate overhang. The primary entrance is slightly off-center. It contains a single-leaf wood door with four lights in the upper half. It is covered by a wood storm door. The building features double-hung wood sash windows on the first level. The windows have two over two and one over one light configuration. They are deeply inset. The home also features double-leaf wood casement windows on the attic level. The majority of these contain eight lights in each leaf. Some of them have been replaced with a single light, i.e., the dormer on the east elevation.							



<p>43. History and Significance:</p> <ol style="list-style-type: none"> <li>1. Permit 2074, 9/27/48—addition to present building, addition to kitchen, 12' x 30'—owner, John Toothman.</li> <li>2. Permit 3065, 1/18/49—addition to present dining room—owner John Toothman.</li> <li>3. Permit 1369, 6/11/51—one (1) room milking barn for personal use—owner, John Toothman.</li> <li>4. Permit 9025, 3/23/73—fire exit and fire escape steps.</li> <li>5. Permit 636, 3/16/45—internal alterations.</li> <li>6. Permit 77, 3/4/41—toilet room addition.</li> <li>7. Permit 59, 1/28/41—one (1) room addition to restaurant.</li> <li>8. Permit 4562, 3/12/40—one (1) room frame kitchen addition to restaurant.</li> <li>9. Permit 910, 4/6/46—addition to kitchen, 12' x 34'</li> <li>10. Microfilmed letter on file with permits refers to purchase agreement between Edward H. Weinhardt and Green Parrot Inn—5/19/83</li> </ol>	
<p>44. Description of Environment and Outbuildings: This is a large lot with an asphalt parking lot to the south of the buildings. There is an "astro-turf" seating area in front and a large concrete block and frame addition to the rear of the main building. There is a stone building located to the rear of the main building, similar in construction.</p> <p>[Permit 1428, 7/20/51—1 ½ story, five (5) room brick and frame dwelling—owner, L. E. Pierce; builder, L. E. Pierce.] Additionally there are lots of fir/cedar trees in the rear of the property.</p>	<p>46 Prepared by: Linda Stockman</p> <p>47. Organization: Kirkwood Landmark Commission</p>
<p>45. Sources of Information:</p>	<p>48. Date: 05/88</p> <p>49. Revision:</p>

**RECEIVED**  
 OCT 5 2020  
 CITY OF KANSAS CITY  
 PUBLIC WORKS

**BOUNDARY AND IMPROVEMENT SURVEY  
 LOT 1 OF THE SOMMET AT OLD BIG BEND  
 A SUBDIVISION RECORDED IN  
 PLAT BOOK 350 PAGE(S) 300,  
 ST. LOUIS COUNTY, MO**



**Lot 1**  
 12120 OLD BIG BEND ROAD  
 12904 SQ. FT.

**SCHEDULE B SECTION II:**  
 ITEMS 8-14: LISTED ESMTS DO NOT AFFECT PROPERTY.  
 ITEM 16: EASEMENTS/BUILDING LINES AS SHOWN HEREON PER RECORD PLAT.  
 ITEMS 18-19: LISTED ESMTS ARE SHOWN HEREON.

- NOTES:**
1. SUBJECT PROPERTY'S RESIDENCE LIES IN EASEMENT.
  2. FENCE OWNERSHIP (IF SHOWN) BASED ON CONSTRUCTION AND FIELD OBSERVATION.
  3. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

REVISED: 09-29-2017



**BRIAN J. FISCHER**  
 MISSOURI P.L.S. #2584  
 THD DESIGN GROUP, INC.

THIS IS TO CERTIFY THAT AT THE REQUEST OF ZACHARY AND ERICA VANCE / U.S. TITLE GUARANTY COMPANY / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 17-11713, WE HAVE DURING THE MONTH OF September, 2017 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON LOT 1 OF THE SOMMET AT OLD BIG BEND, A SUBDIVISION IN ST. LOUIS COUNTY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY THE DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

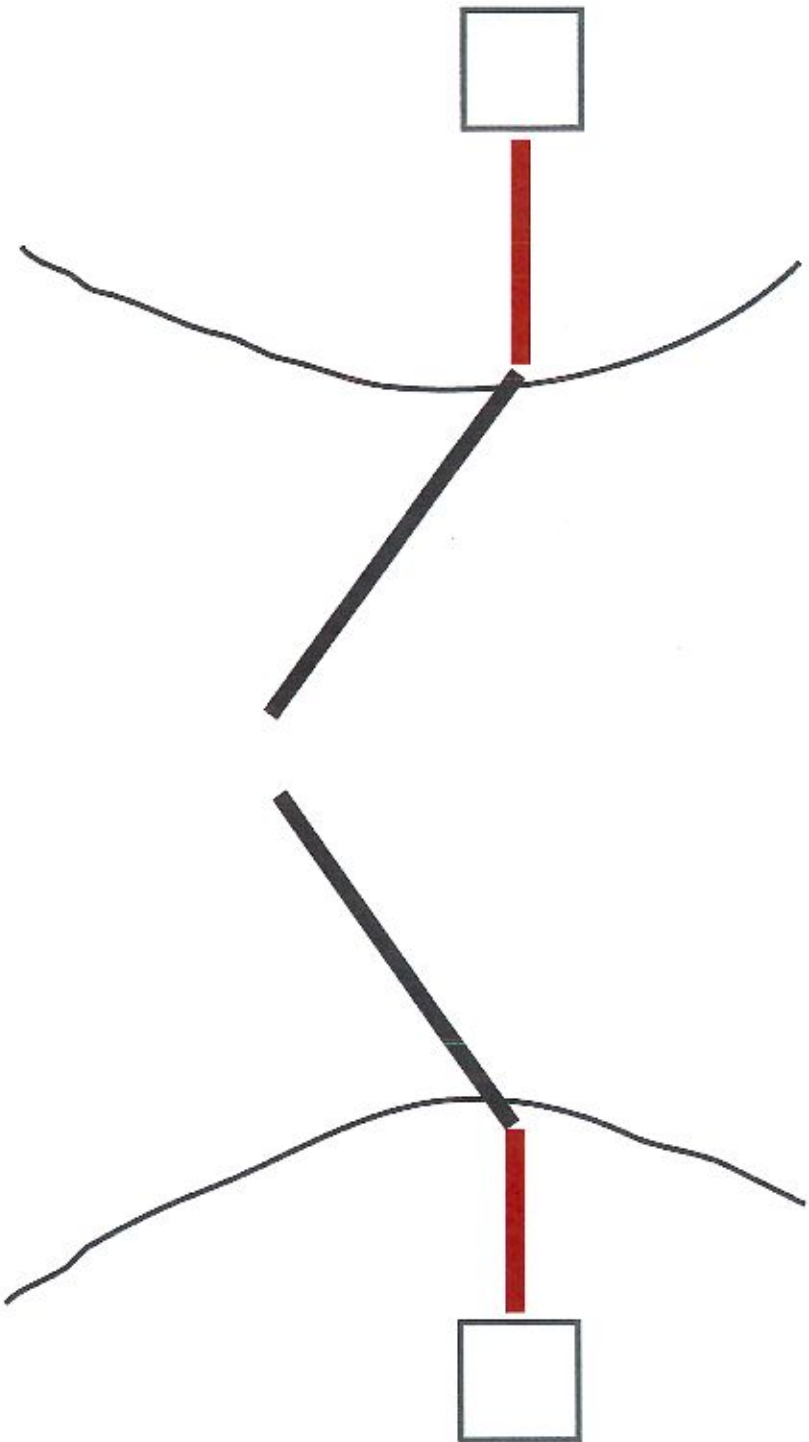
I, BRIAN J. FISCHER, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI HEREBY STATE FOR AND ON BEHALF OF THE DESIGN GROUP TO ZACHARY AND ERICA VANCE / U.S. TITLE GUARANTY COMPANY / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON September 26, 2017; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS AND UNRECORDED VISIBLE EASEMENTS.

<p><b>THD DESIGN GROUP, INC.</b>          "your solution for engineering and surveying"          CORP. CERT. OF AUTH. # 2011004412</p>	<p>148 CHESTERFIELD INDUSTRIAL BLVD, STE E          CHESTERFIELD, MO 63005          TEL: 636-294-2972          FAX: 636-294-3027          WEB: THDDESIGNGROUP.COM</p>	<p>ORDER # 17-2371          12120 OLD BIG BEND ROAD          DATE: 9/27/2017          DRAWN: BWS CREW: DR/KH</p>
--	---	--

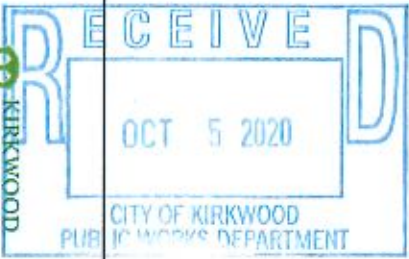
Beam

Legend

*Two small sections of fence. Gates to swing out towards the street (old Big Bend). Two 6' gates.*



Zachary Vance



**Kirkwood Fence**  
 200 S Elam Ave Suite 100  
 Valley Park, MO 63088  
 www.kirkwoodfence.com

**Project Address**  
 Zachary Vance  
 12120 Old Big Bend Rd  
 Kirkwood, MO 63122

**Created By**  
 Jim Bischoff  
 (636) 628-1111  
 9/11/2020







# 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** 328 WEST ARGONNE DRIVE

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

3. **Name of Applicant** Matt & Debbie McWay  
**Mailing Address** 328 West Argonne Drive  
**City/State** Kirkwood, MO **Zip Code** 63122  
**Office Phone** (314) 822-3020 **Cell Phone** (314) 578-1810  
**Home Phone** (314) 822-2732 **E-Mail** mmcway@bigriversllc.com



4. **Relationship of Applicant to Property**  Owner  Contractor  Architect  Attorney  
 Other - Please specify \_\_\_\_\_

5. **Existing Building Use** Garage

6. **Proposed Building Use** Garage

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** Replace existing garage (detached) with a new garage (detached).

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** \_\_\_\_\_

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

Site Location of Materials Match of existing stucco & Brick detail & Coloration

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

Signature Matthew J. McWay Date Oct. 1, 2020  
 Please print name Matthew J. McWay

COMMISSION ACTION  Approved  Approved with Conditions  Disapproved

Signature \_\_\_\_\_ Date \_\_\_\_\_

Conditions \_\_\_\_\_

Comments/Recommendations \_\_\_\_\_



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

1. SURVEY NO.		2. SURVEY NAME: West Argonne Historic District, Kirkwood, MO			
3. COUNTY: St Louis		4. ADDRESS (STREET NO.) 328		STREET (NAME) West Argonne	
5. CITY: Kirkwood	6. UTM: / /	OR	LAT: / /	7. TOWNSHIP/RANGE/SECTION: T: R: S:	
8. HISTORIC NAME (IF KNOWN):			9. PRESENT/OTHER NAME (IF KNOWN):		
10. OWNERSHIP: <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN): Residence		11B. CURRENT USE: Residence	
<b>HISTORICAL INFORMATION</b>					
12. CONSTRUCTION DATE: 1922		15. ARCHITECT:		18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)	
13. SIGNIFICANT DATE/PERIOD: Transition to Automobile Suburb 1899-1945		16. BUILDER/CONTRACTOR:		19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)	
14. AREA(S) OF SIGNIFICANCE:		17. ORIGINAL OR SIGNIFICANT OWNER:		20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input type="checkbox"/> DISTRICT POTENTIAL ( <input checked="" type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED	
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>			22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		
<b>ARCHITECTURAL INFORMATION</b>					
23. CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT		30. ROOF MATERIAL: Asphalt Shingles		37. WINDOWS: <input type="checkbox"/> HISTORIC <input checked="" type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: Sash 6/1, 4/1, 4/4	
24. VERNACULAR OR PROPERTY TYPE:		31. CHIMNEY PLACEMENT: Interior offset left side slope		36. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>	
25. ARCHITECTURAL STYLE: Tudor		32. STRUCTURAL SYSTEM: 1st floor: Clay block; 2nd: Frame		39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input checked="" type="checkbox"/> ALTERED DATE(S): 1953 1999 2010 <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:	
26. PLAN SHAPE: Irregular		33. EXTERIOR WALL CLADDING: 1st floor: Stucco; 2nd: false half timbers			
27. NO. OF STORIES: 1.5		34. FOUNDATION MATERIAL: Clay Tile			
28. NO. OF BAYS (1 <sup>ST</sup> FLOOR): 4		35. BASEMENT TYPE: Full		40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1	
29. ROOF TYPE: Side Gable with Hip or Offset Cross Gable		38. FRONT PORCH TYPE/PLACEMENT: Stoop with gable over front door		41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. <input checked="" type="checkbox"/>	
<b>OTHER</b>					
42. CURRENT OWNER/ADDRESS: Matthew & Debra McWay		43. FORM PREPARED BY (NAME AND ORG.): Amy Lowry and Andrew Raimist, Kirkwood Landmarks		44. SURVEY DATE: 11/02/2014	
				45. DATE OF REVISIONS:	
<b>FOR SHPO USE</b>					
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY <input type="checkbox"/> RECONNAISSANCE <input checked="" type="checkbox"/> INTENSIVE		ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input checked="" type="checkbox"/> NOT DETERMINED			OTHER:		





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

**ADDITIONAL INFORMATION**

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This home is the 5th of 6 total homes completed in land known as Mudd's Grove in the heart of original Kirkwood.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

Linda Stockman survey 05/01/1988  
Owner Questionnaire 03/01/2013  
St Louis County Real Estate Information 01/07/2015

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

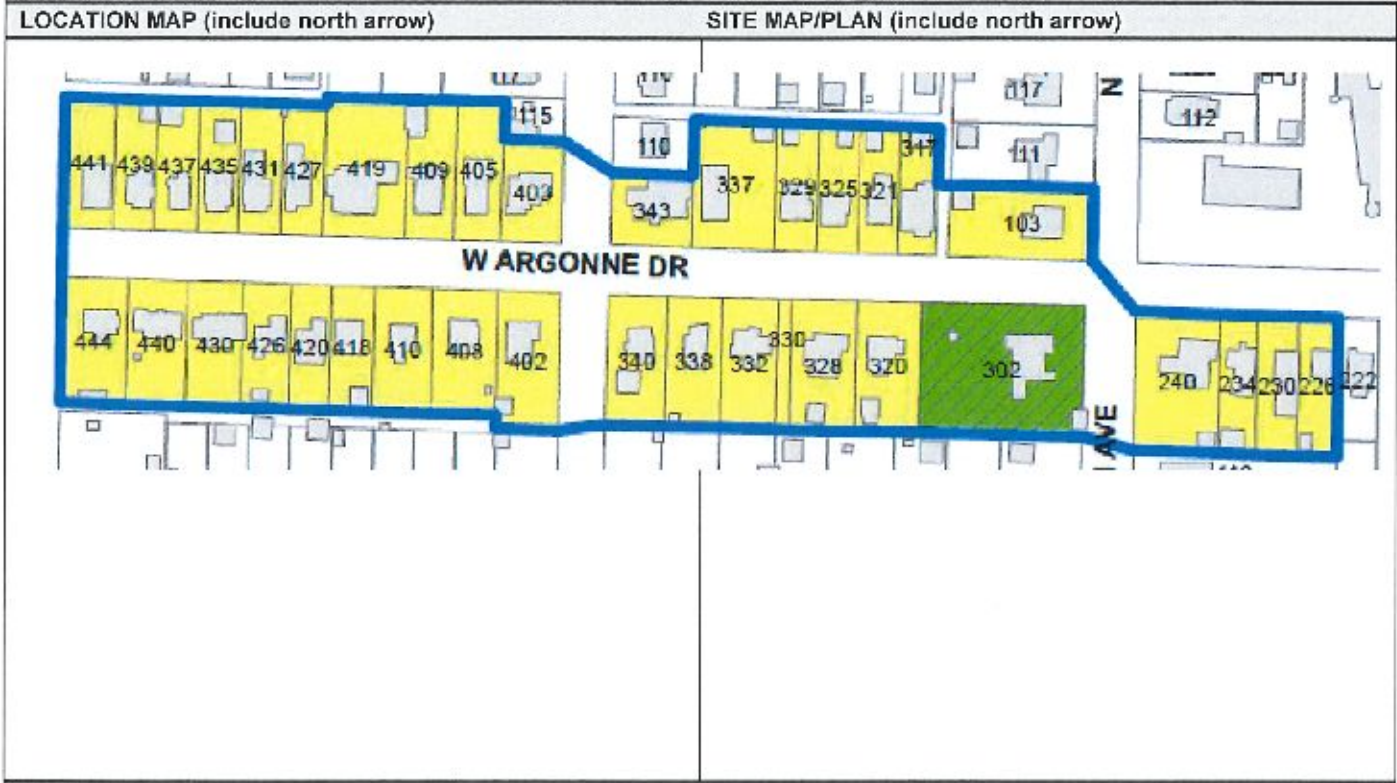
Tudor gardens on 3 sides of home; large oak varieties provide canopy.

Original Detached Frame Garage built with home (1922) (c)

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

Tudor style home with asymmetric front entry; includes dormer in the second story roof projection. All corners and openings are framed in brick quoins. Foundation and first story construction is clay block, double rowed, with stucco finish. Second story is frame construction with false half-timbers and stucco and one roof dormer. Wood 6-pane windows may be reconstructed. Windows 8/1 on sides. 8 rooms, 4 bedrooms, 2 full and 1 1/2 bath, 2867 total square foot.

1953 turned side porch into interior space; 1999 replaced kitchen door and kitchen windows; 2010 replaced side door with windows.



**PHOTOGRAPH**

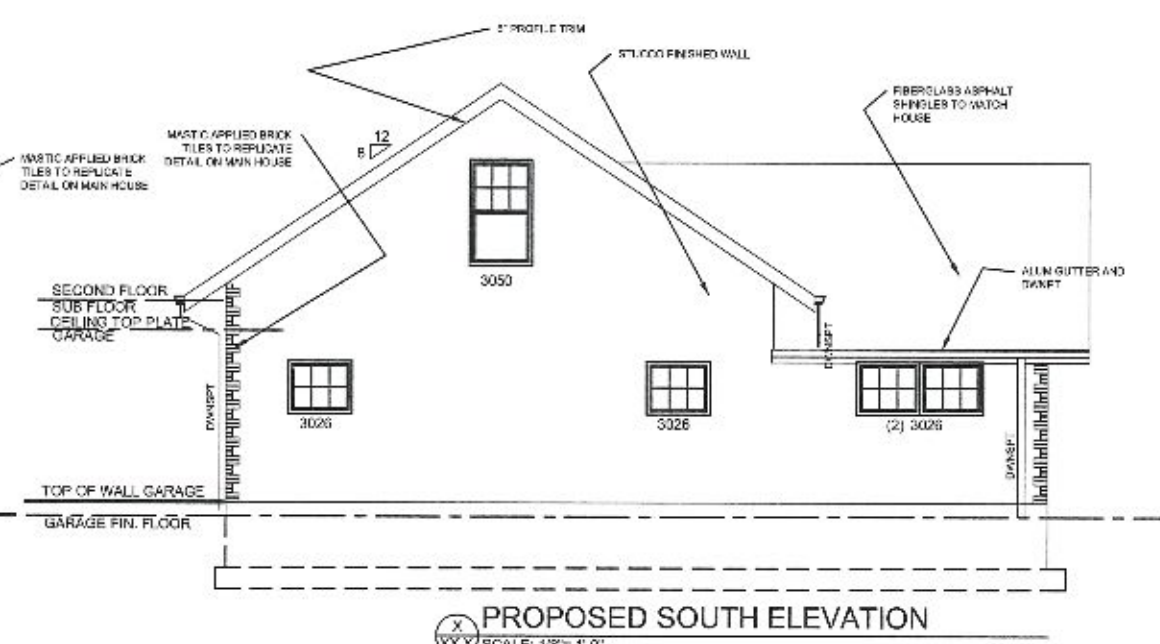
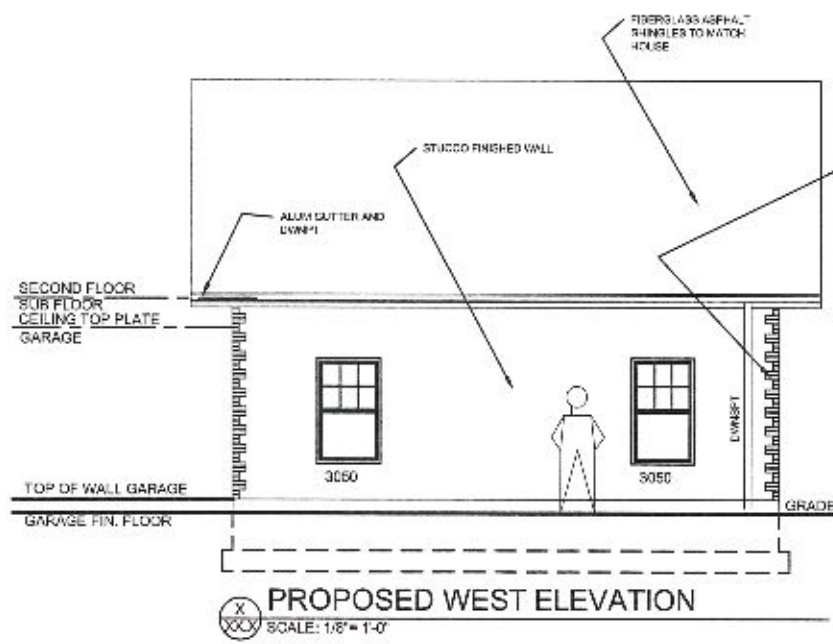
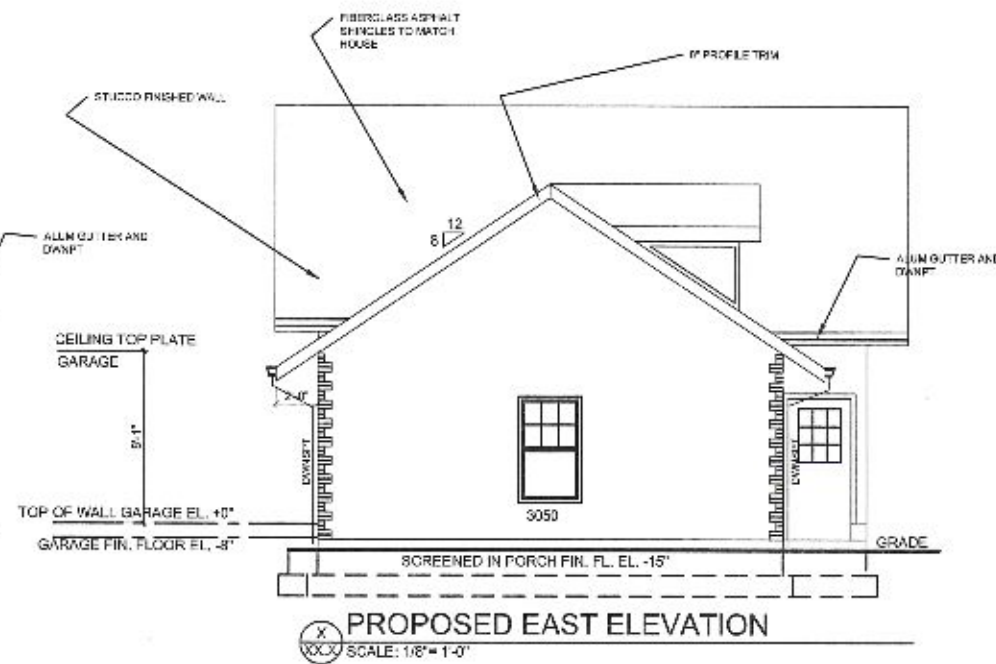
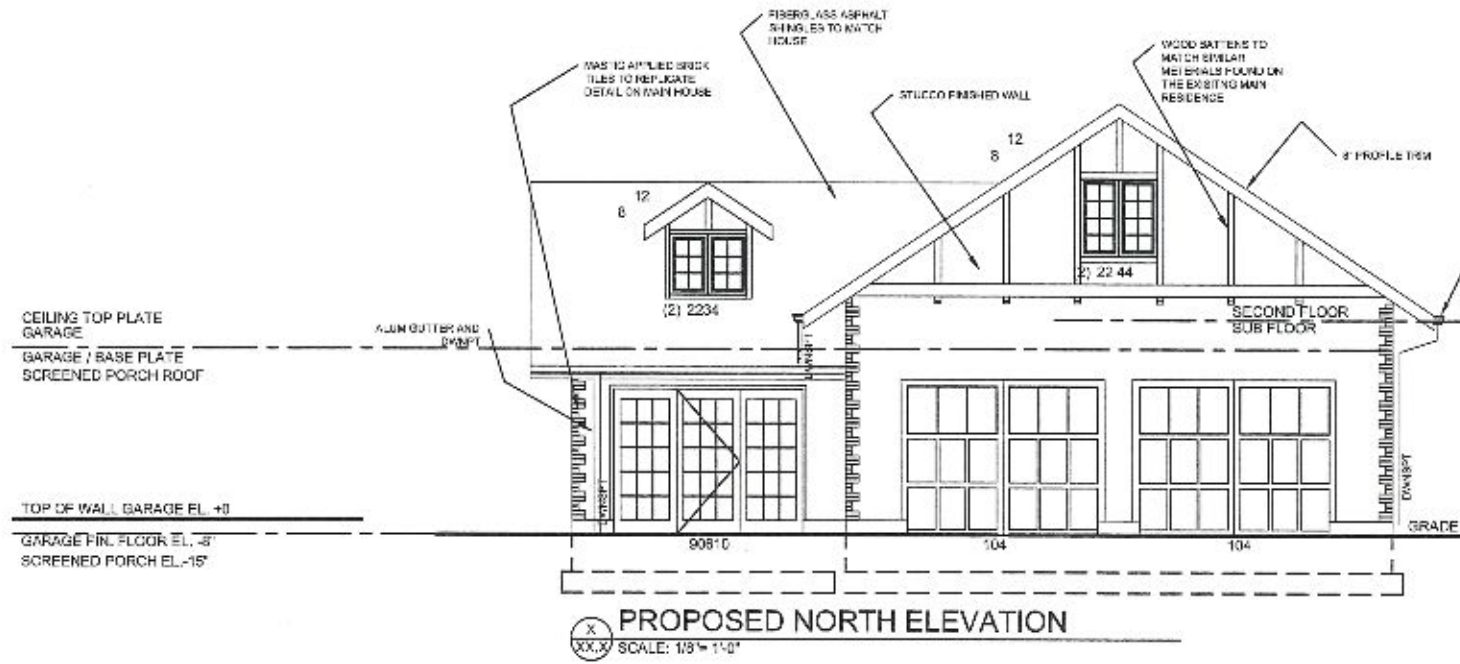
PHOTOGRAPHER:	DATE:	DESCRIPTION:
Suan Burkett	02/19/2013	

INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY.

Key Area	Description	Floor
A	Main Dwelling - Stucco	
	Stories - 1	
	Basement - Full	
B	One Story Frame	First
D	Concrete Or Masonry Patio	Lower
	One Story Frame	First
F	Stoop	First
G	Open Frame Porch	Lower
	One Story Frame	First

**Total Living Area - 2,867 ft<sup>2</sup>**





**FINISHES NOTE:**  
 ALL FINISHES FOR THE DETACHED GARAGE STRUCTURE WILL UTILIZE MATERIALS, PROFILES AND DIMENSIONS OF COMPARABLE MATERIALS ALREADY IN USE ON THE MAIN RESIDENCE. BRICK CORNER DETAIL MATERIAL WILL BE A MASTIC APPLIED CLAY BRICK TILE TO AS CLOSELY REPLICATE THE TRUS MASONRY CORNER DETAILS OF THE EXISTING MAIN RESIDENCE

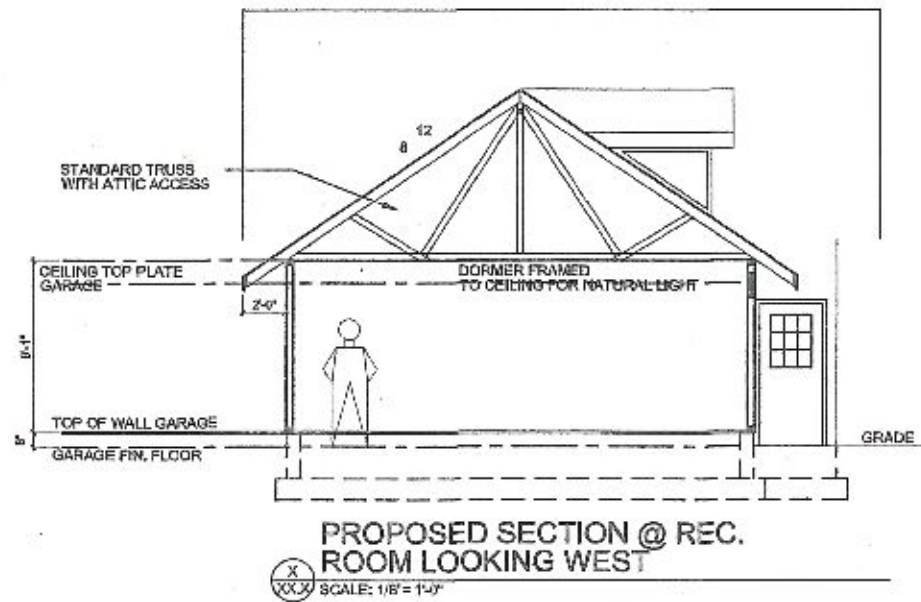
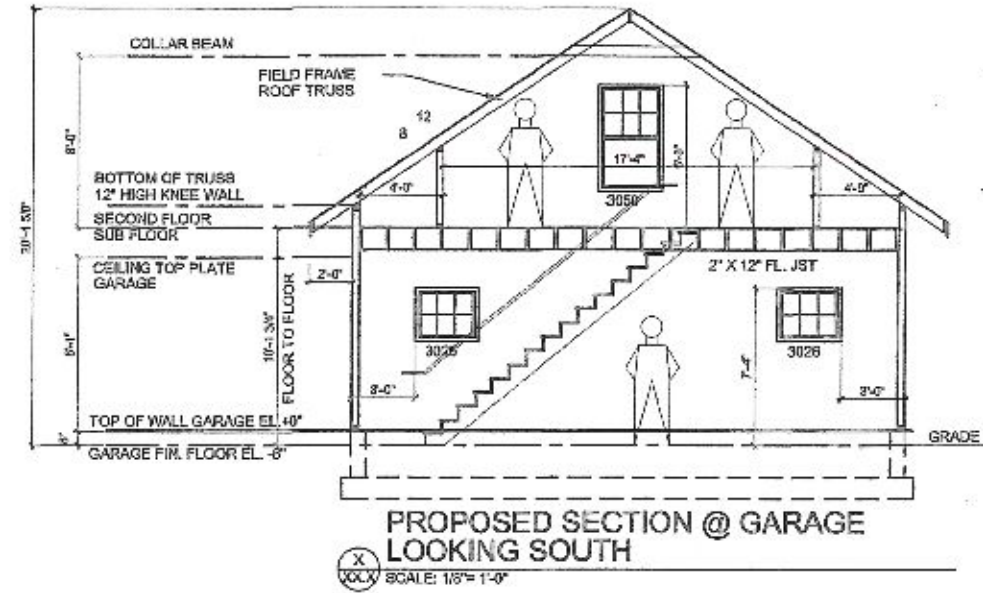
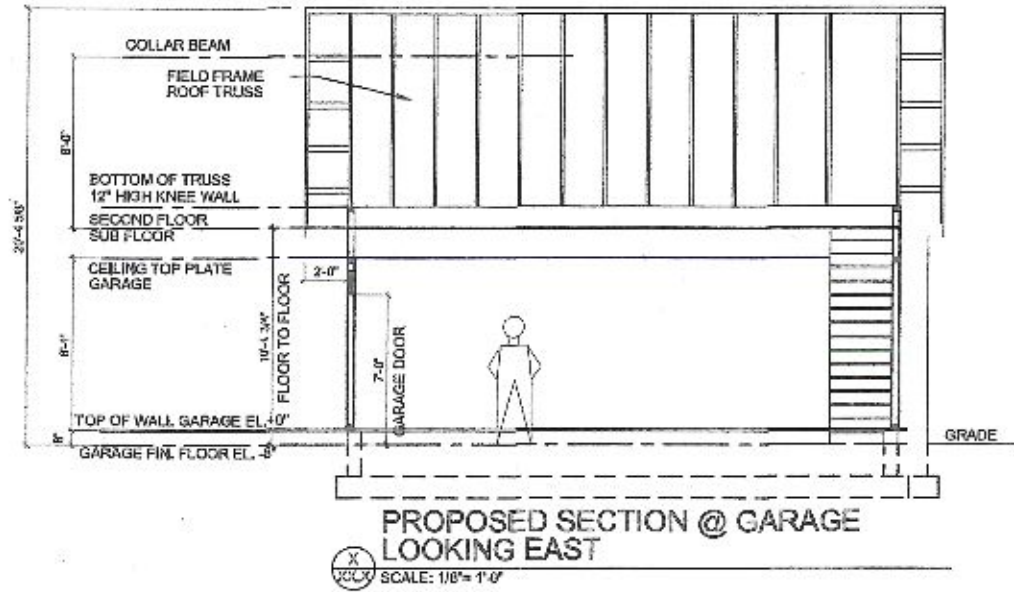
**STORMWATER CONTROL NOTE:**  
 GC TO CONNET DOWNSPOUT LOCATION TO THE RETENTION BASIN IN THE MANNER DICTATED BY THE DESIGN PREPARED BY FRONTENAC ENGINEERING GROUP.  
 IN THE EVENT OF A CONFLICT BETWEEN THE ARCHITECTUAL PLANS AND THE ENGINEERED PLANS THE GC WILL FLOW THE DIRECTIVE OF THE FRONTENAC ENGINEERING DESIGN APPROACH

**KEN BURNS ARCHITECT**  
 122 N. KIRKWOOD RD., SUITE 212  
 KIRKWOOD, MO 63122  
 O:314.963.8691 M:314.409.7804  
 KENBURNS@GBCGLOBAL.NET

**MCWAY DETACHED GARAGE**  
 328 WEST ARGONNE  
 KIRKWOOD MO 63122  
 mmcway@bigriverllc.com 314.578.1810

SUBMIT SET 10-26-2020

**A2**

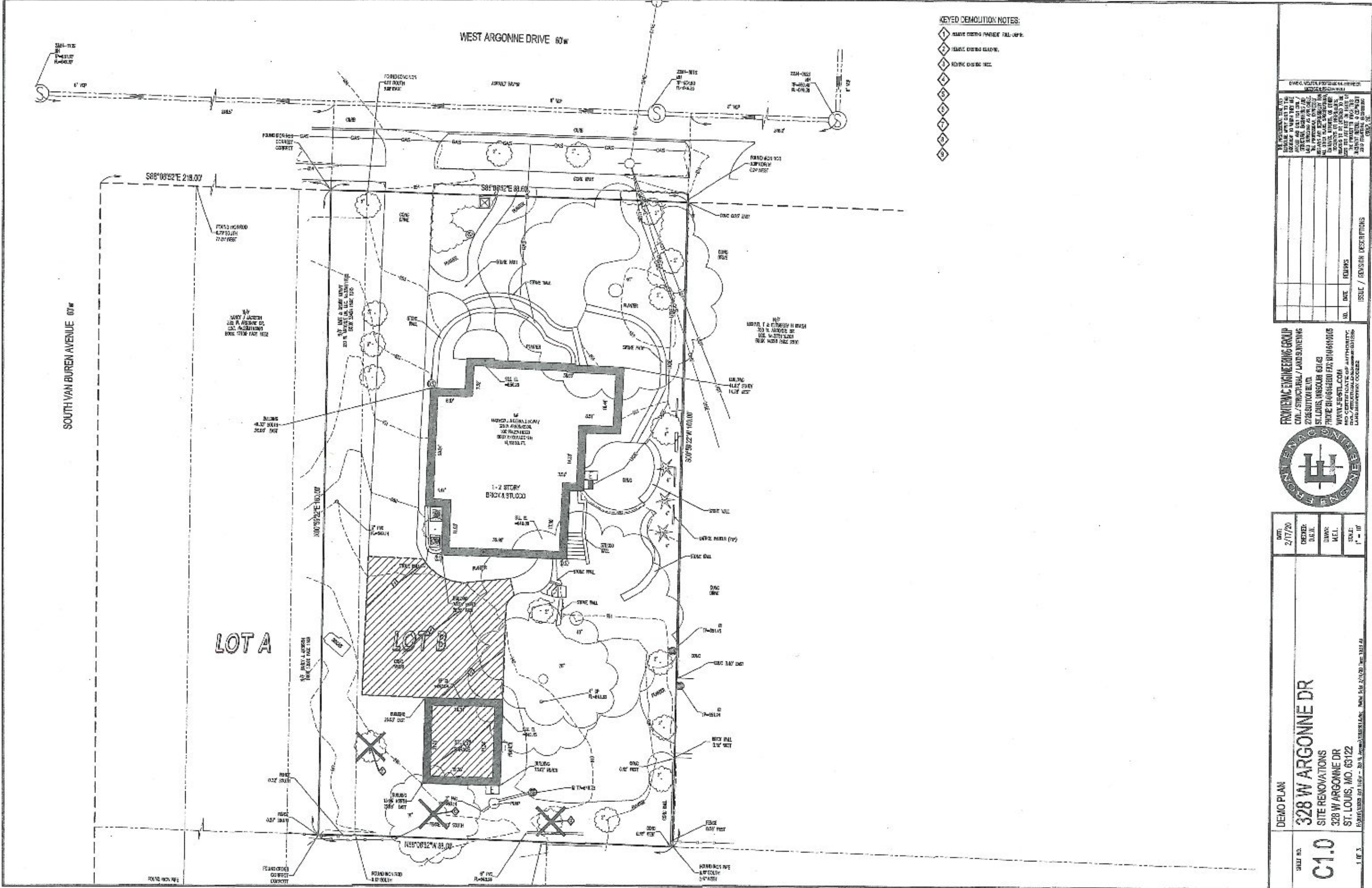


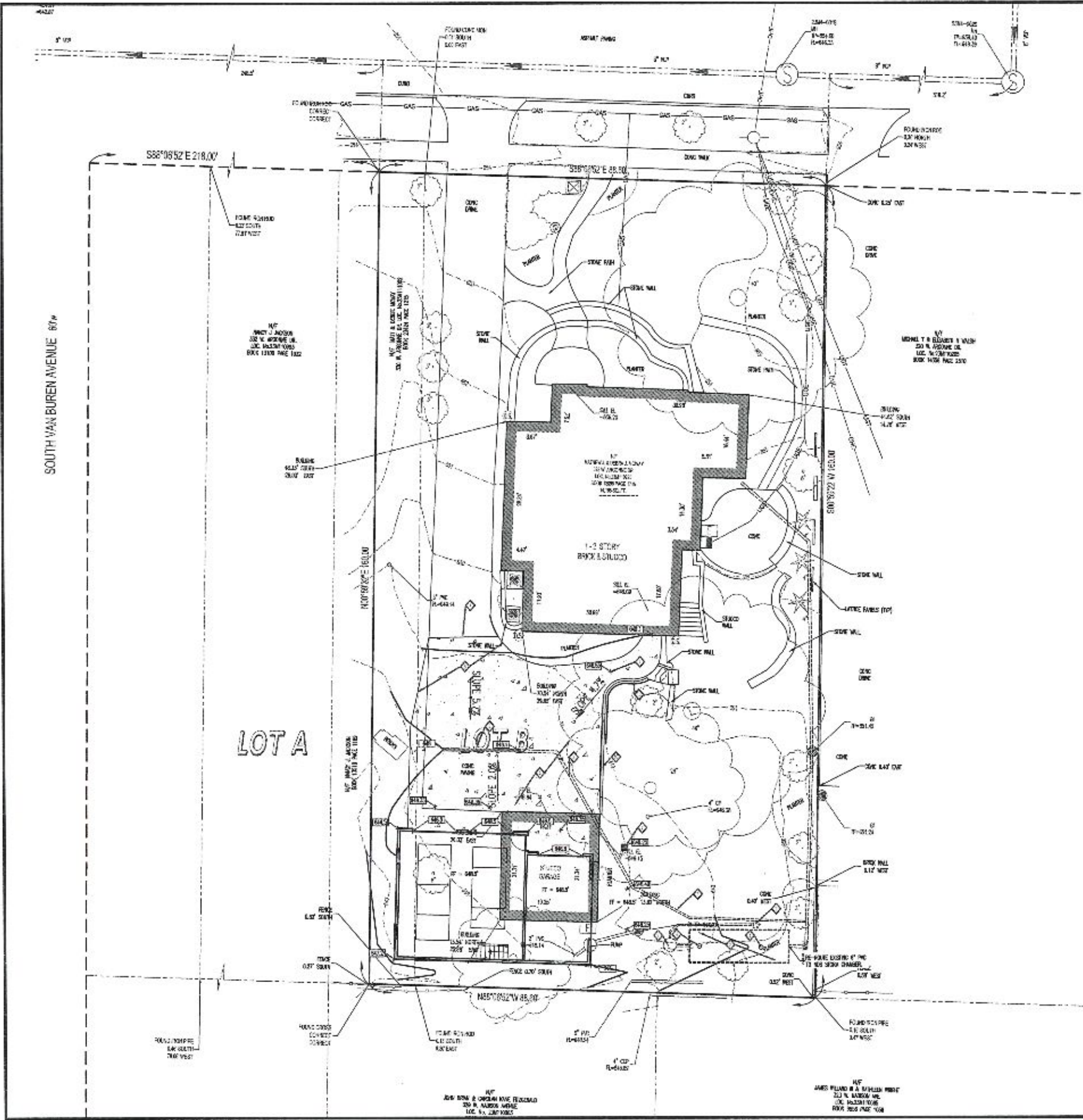
PLAN NOTE: THESE BUILDING SECTIONS ARE SHEMATIC IN NATURE TO COVEY THE OVERALL CONCEPT INTENT. ADDITIONAL CONSTRUCTION DETAILS AND STRUCTURAL INFORMATION WILL BE PROVIDED AS PART OF THE BUILDING DEPARTMENT SUBMISSION AND REVIEW FOR THE ACTUAL BUILDING PERMIT.

**KEN BURNS ARCHITECT**  
 122 N. KIRKWOOD RD., SUITE 212  
 KIRKWOOD, MO 63122  
 6314 953 8881 KENBURNS@GLOBEONLINE.NET

**MCWAY DETACHED GARAGE**  
 328 WEST ARGONNE  
 KIRKWOOD MO 63122  
 mcmway@bigriverinc.com 314 578 1810

SUBMIT SET 19-23-2025





**KEYED IMPROVEMENT NOTES:**

- 1. FURNISH AND INSTALL 12" DIA. STAINLESS STEEL CHIMNEY TO EXIST. AND INSTALL BRICKWORK ON EXIST. CHIMNEY.
- 2. FURNISH AND INSTALL 12" DIA. STAINLESS STEEL CHIMNEY TO EXIST. AND INSTALL BRICKWORK ON EXIST. CHIMNEY.
- 3. 12" PVC CLEANOUT FROM FLOOR TO EXISTING SEWER TAP 10' FROM THE WALL OF GARAGE.
- 4. CONSTRUCT 12" DIA. PVC RIGID DUCT WITH 4" BRASS BASE, SEE DETAIL ON SHEET C-20.
- 5. FURNISH AND INSTALL 6" DIA. STAINLESS STEEL RADIANT PRO-SEAL CHANNEL WITH WELDED STEEL BRACE, CONNECT TO 6" DIA. RIGID DUCT FROM SEWER TAP. SEE DETAIL ON SHEET C-20.
- 6. FURNISH AND INSTALL 12" DIA. RIGID DUCT AND CONNECT TO 12" DIA. STAINLESS STEEL CHIMNEY.
- 7. FURNISH AND INSTALL 1/2" DIA. RIGID DUCT TO RAMP UNDER AT A GRADE OF LESS THAN 4% GRADE.
- 8. FURNISH AND INSTALL POP-UP DRAIN.
- 9. CONSTRUCT 12" INTERNAL RIGID DUCT.

REVISIONS: 728 W ARGONNE DR DATE: 12/17/2018 REV: 02/28/2020

15'x12' - POHIN STORM EVENT  
 SITE AREA: 4.95 AC  
 IMPROVEMENT PI: 5.74  
 PERMANENT PI: 1.70

EXISTING CONDITIONS	AREA	PI	TO	PROPOSED CONDITIONS	AREA	PI	TO
HOUSE A GARAGE	2,216 SF	0.05 AC	5.74	1,000 SF	0.02 AC	2.54	0.23 CFS
PATIO & PORCH	2,252 SF	0.07 AC	5.74	PATIO, WALKWAY & DRIVE	1,520 SF	0.03 AC	2.54
POOL & POOL DECK	0 SF	0.00 AC	5.74	POOL & POOL DECK	0 SF	0.00 AC	5.54
LANDSCAPE	6,665 SF	0.22 AC	1.70	LANDSCAPE	7,852 SF	0.28 AC	1.70
<b>TOTAL</b>						<b>0.32 AC</b>	

DEVELOPMENT - THIS-OR-BETTER THAN EXISTING: 0.23 AC  
 STRATEGIC NEEDS - DRY RAINFALL < 60 SEC @ 2.00 IN-HR: 4.21 CFS

DEVELOPMENT - THIS-OR-BETTER THAN EXISTING: 0.22 AC  
 STRATEGIC NEEDS - DRY RAINFALL < 60 SEC @ 2.00 IN-HR: 167.32 CFS

Project: 328 W ARGONNE DR  
 Engineer: [Name]  
 License: [Number]

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUE FOR PERMIT	12/17/2018	[Name]	[Name]

Station	Area	Volume	Grade	Notes
1+00	100	100	100	
2+00	200	200	200	
3+00	300	300	300	
4+00	400	400	400	
5+00	500	500	500	
6+00	600	600	600	
7+00	700	700	700	
8+00	800	800	800	
9+00	900	900	900	
10+00	1000	1000	1000	
11+00	1100	1100	1100	
12+00	1200	1200	1200	
13+00	1300	1300	1300	
14+00	1400	1400	1400	
15+00	1500	1500	1500	
16+00	1600	1600	1600	
17+00	1700	1700	1700	
18+00	1800	1800	1800	
19+00	1900	1900	1900	
20+00	2000	2000	2000	
21+00	2100	2100	2100	
22+00	2200	2200	2200	
23+00	2300	2300	2300	
24+00	2400	2400	2400	
25+00	2500	2500	2500	
26+00	2600	2600	2600	
27+00	2700	2700	2700	
28+00	2800	2800	2800	
29+00	2900	2900	2900	
30+00	3000	3000	3000	
31+00	3100	3100	3100	
32+00	3200	3200	3200	
33+00	3300	3300	3300	
34+00	3400	3400	3400	
35+00	3500	3500	3500	
36+00	3600	3600	3600	
37+00	3700	3700	3700	
38+00	3800	3800	3800	
39+00	3900	3900	3900	
40+00	4000	4000	4000	
41+00	4100	4100	4100	
42+00	4200	4200	4200	
43+00	4300	4300	4300	
44+00	4400	4400	4400	
45+00	4500	4500	4500	
46+00	4600	4600	4600	
47+00	4700	4700	4700	
48+00	4800	4800	4800	
49+00	4900	4900	4900	
50+00	5000	5000	5000	



NO.	DATE	DESCRIPTION
1	12/17/2018	ISSUE FOR PERMIT
2	02/28/2020	REVISIONS

**FRONTING ENGINEERING GROUP**  
 CIVIL / STRUCTURAL / LANDSCAPING  
 2726 SUTTON BLVD.  
 ST. LOUIS, MISSOURI 63143  
 PHONE: (314) 642-2200 FAX: (314) 642-9896  
 WWW.FRONTING.COM

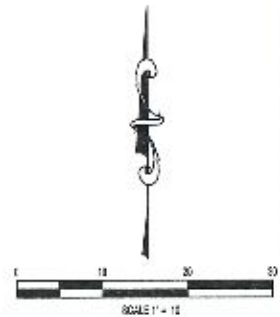


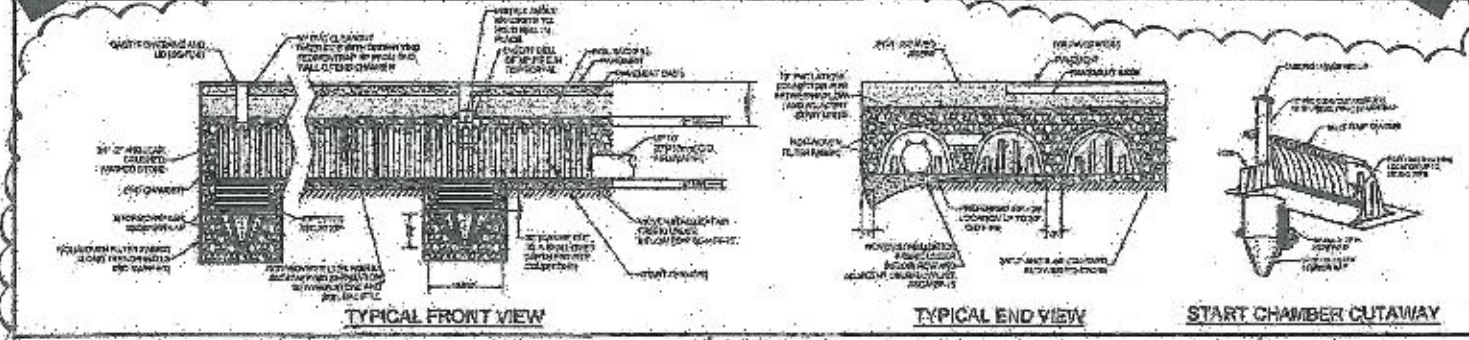
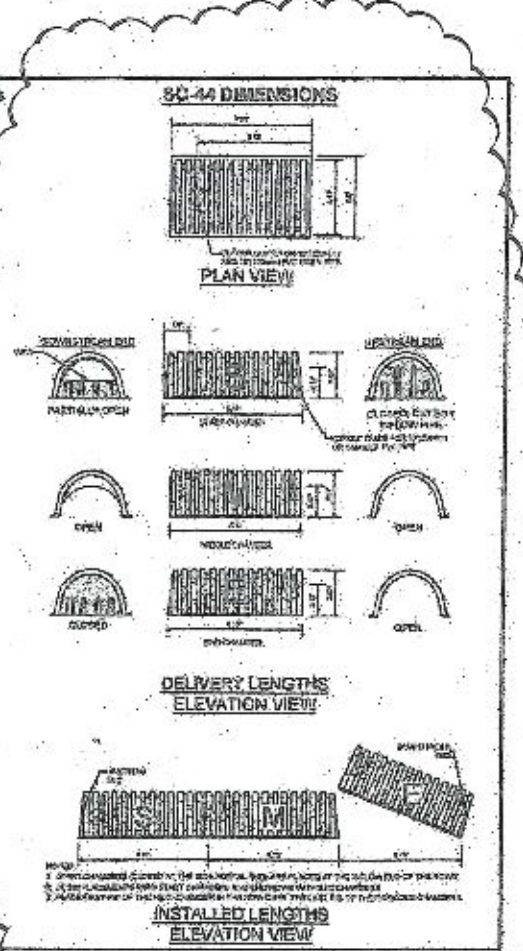
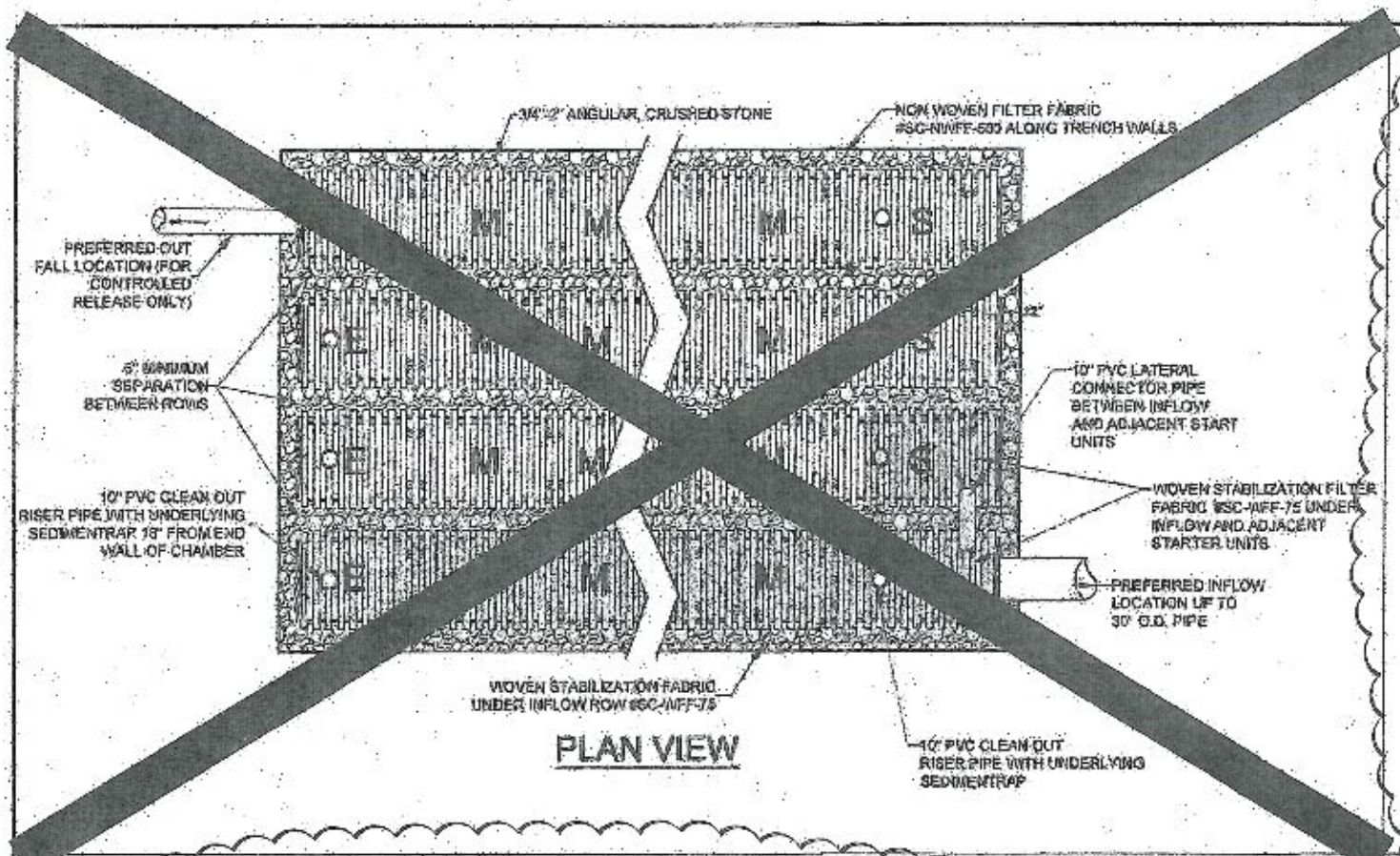
DATE	REVISION	BY	CHECKED
2/17/20	0.1	[Name]	[Name]

DEMO PLAN  
**328 W ARGONNE DR**  
 SITE RENOVATIONS  
 328 W ARGONNE DR  
 ST. LOUIS, MO. 63122

**C20**

1 OF 1





**TYPICAL STORM CHAMBER LAYOUT**

**PROJECT NAME** \_\_\_\_\_

**PROJECT CITY** \_\_\_\_\_

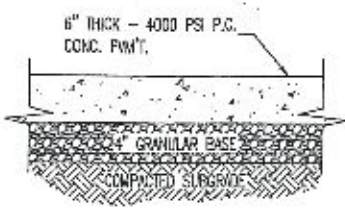
JO-XXXX

DATE: \_\_\_\_\_

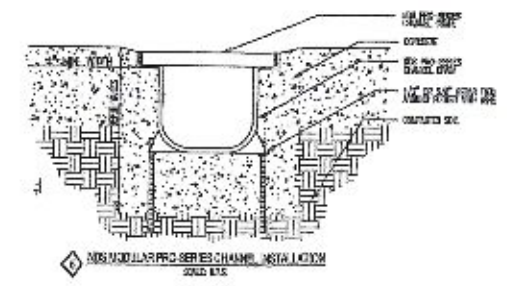
NAME: \_\_\_\_\_

**STORM CHAMBER**

**NDS**  
DesignWork



**TYPICAL CONCRETE PAVEMENT SECTION**  
SCALE: N.T.S.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON OR ADJACENT TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON OR ADJACENT TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON OR ADJACENT TO THE PROJECT.

NO.	DATE	REVISIONS

**FRONTIERS ENGINEERING GROUP**  
CIVIL / STRUCTURAL / LAND SURVEYING  
2726 SUTTON BLVD.  
ST. LOUIS, MISSOURI 63103  
PHONE: 636.442.4444  
WWW.FEG.COM  
NO CERTIFICATE OF AUTHORITY  
CIVIL / STRUCTURAL / LAND SURVEYING  
LICENSE NUMBER: 0000000000



DATE	DESIGNER	DRAWN	CHECKED	SCALE
2/17/20	D.C.K.	K.H.L.		N.T.S.

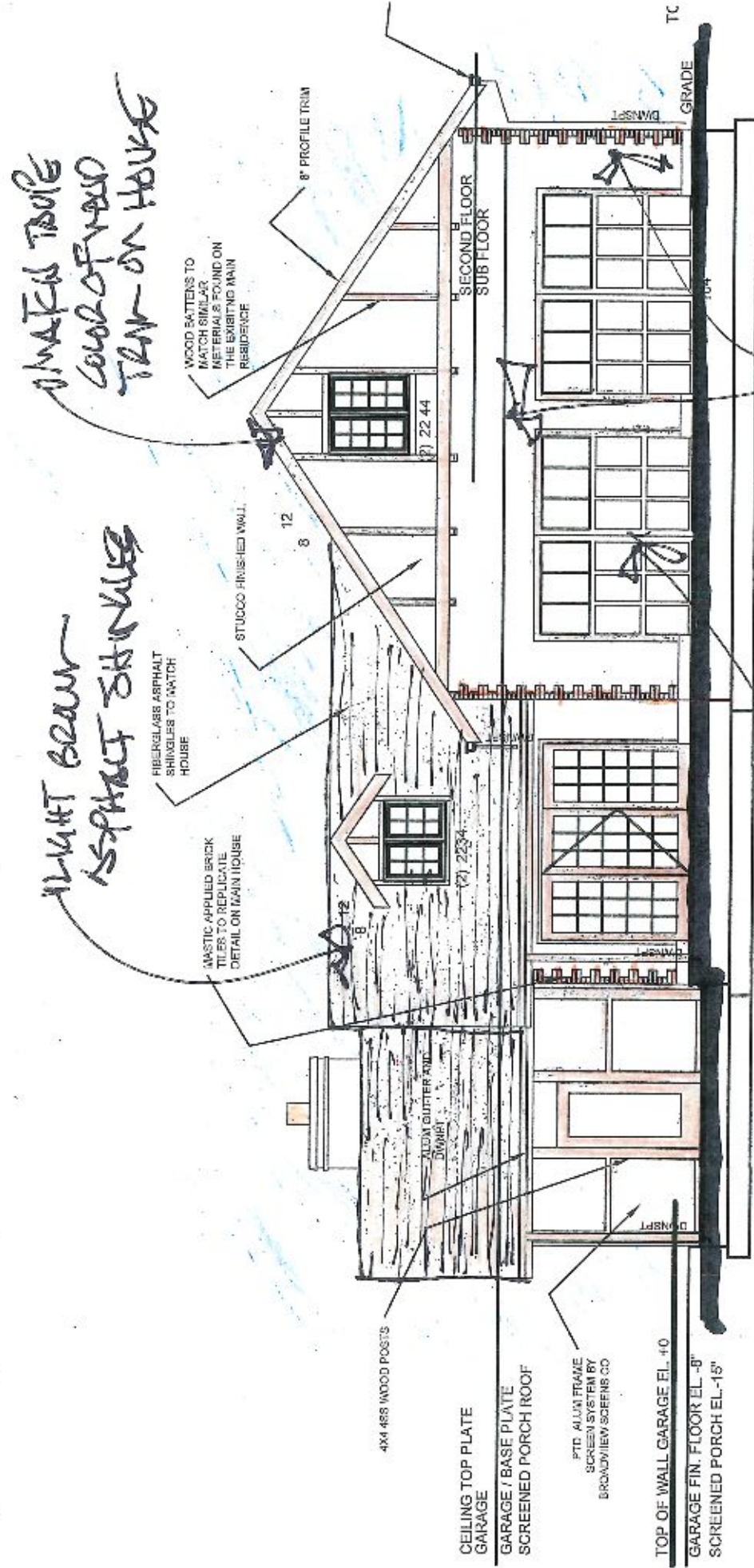
**DETAIL SHEET**

**328 W ARGONNE DR**  
**SITE RENOVATIONS**  
**328 W ARGONNE DR**  
**ST. LOUIS, MO. 63122**

**SHEET NO.**  
**C3.0**

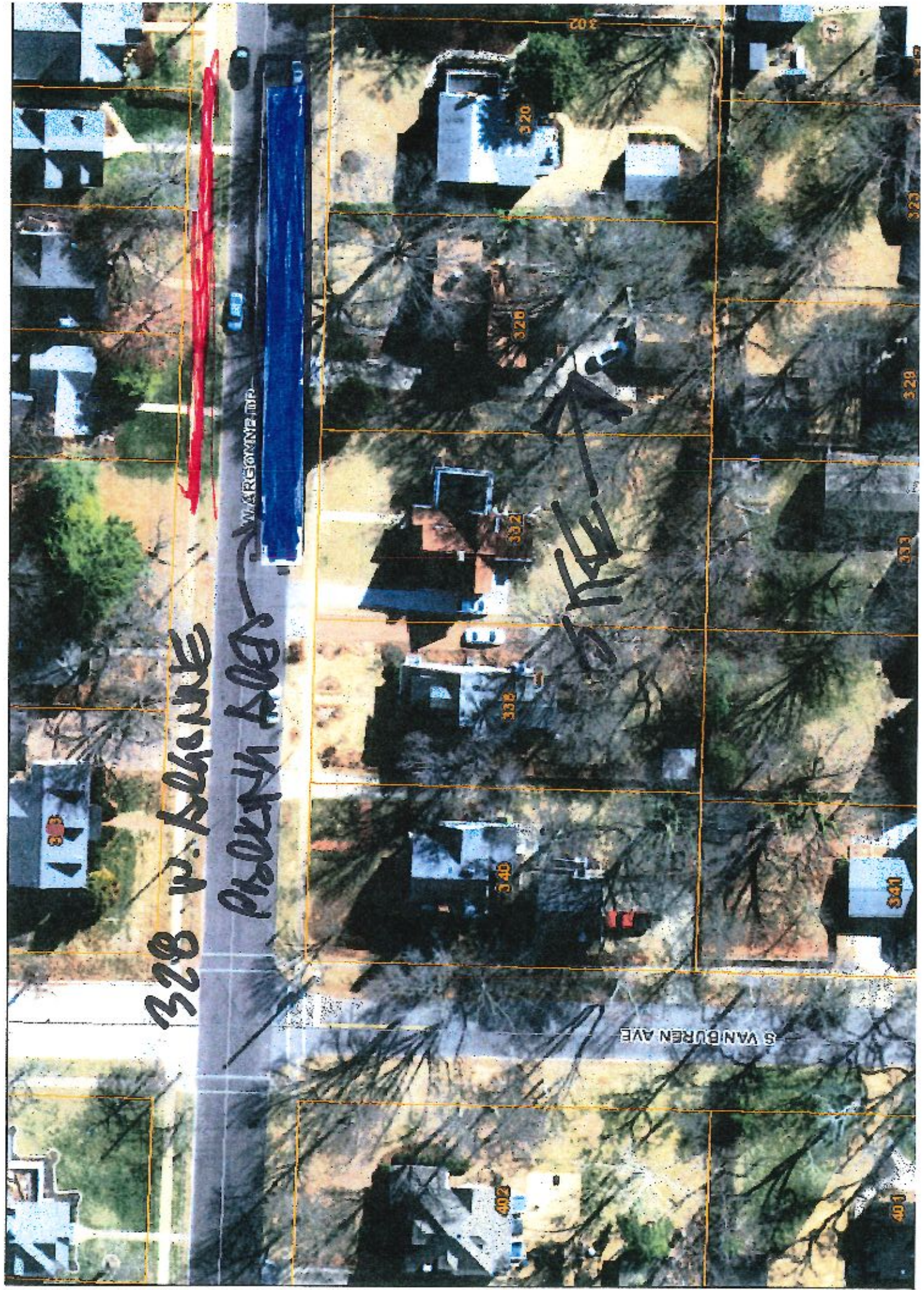


NEW DETACHED GARAGE FOR  
328 W. KLYONNE  
 K.L. BUDAK ARCHITECT



USE HOUSE STYLED GARAGE DOOR - SELECTED BY OWNER  
 WITH STUCCO COAT OF HOUSE  
 MATCH TRUVE COLOR OF HEAD TRIM ON HOUSE  
 WOOD BATTERS TO MATCH SIMILAR MATERIALS FOUND ON THE EXISTING MAIN RESIDENCE  
 REINFORCE ASPHALT SHINGLES TO MATCH HOUSE  
 MASTIC APPLIED BRICK TILES TO REPLICATE DETAIL ON MAIN HOUSE  
 4x4 48S WOOD POSTS  
 CEILING TOP PLATE GARAGE  
 GARAGE / BASE PLATE SCREENED PORCH ROOF  
 PTC ALUM FRAME SCREEN SYSTEM BY BROADVIEW SCREENS CO  
 TOP OF WALL GARAGE EL. +0  
 GARAGE FIN. FLOOR EL. -8"  
 SCREENED PORCH EL. -15"  
 PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"  
 READ ST BACK TRUVE CORNER DETAIL

**NO PARKING** — **NO PARKING** St. Louis County Map

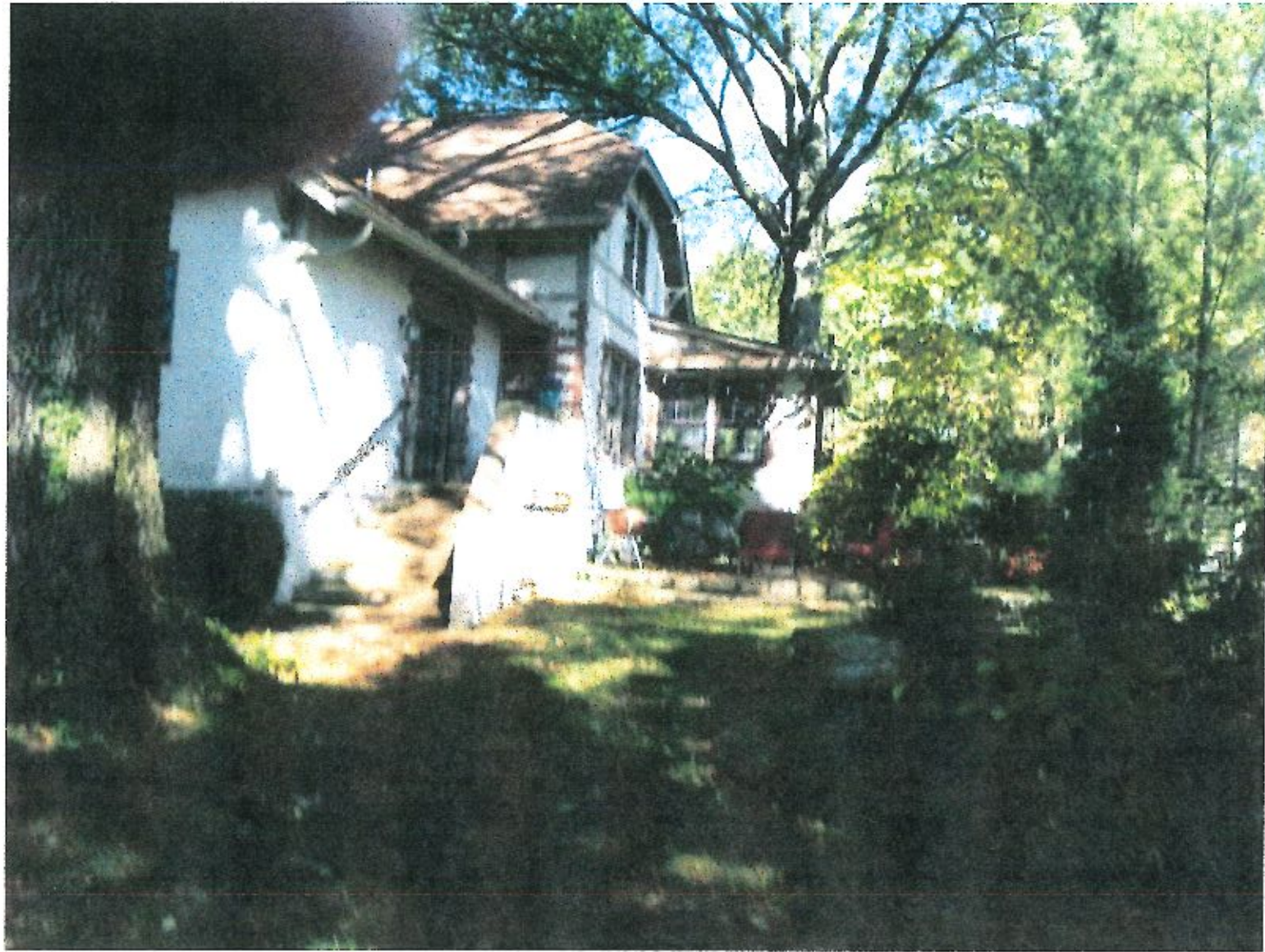




FRONT / WEST SIDE



FRONT ELEVATION



EAST SIDE



REAR/EAST SIDE



BUILDING SITE LOOKING WEST



NEW GARAGE BUILDING SITE



WEST NEIGHBOR



EAST NEIGHBOR



# 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.

- Property Address 111 WEST ARGONNE, KIRKWOOD, MO 63122
- Property Status
  - Local Landmark Designation
  - National Register of Historic Places
  - Within a Historic District
- 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
- Relationship of Applicant to Property
  - Owner  Contractor  Architect  Lawyer
  - Other – Please specify \_\_\_\_\_
- Existing Building Use Retail
- Proposed Building Use Retail
- Proposed Change to  Primary Structure  Accessory Structure  Landscape Element
- 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 \_\_\_\_\_
- Description of Proposed Improvements The existing awning would be replaced and a sign added



to the existing front canopy. A new light would be installed. The original center doorway would be re-established with new double doors. A new sign would be hung from the existing awning. 2nd floor windows would be replaced front and rear. Existing wood trim color would be changed from green to white.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan                    | <input type="checkbox"/> Structural Report for Demolitions |
| <input checked="" type="checkbox"/> Elevations        | <input type="checkbox"/> Landscape Plan                    |
| <input type="checkbox"/> Floor/Building Plans         | <input checked="" type="checkbox"/> Photos                 |
| <input type="checkbox"/> Other – Please Specify _____ |  |

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** \_\_\_\_\_  
\_\_\_\_\_

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  \_\_\_\_\_ Date 10/29/2020

Please print name Daniel W McGinnis

---

---

**COMMISSION ACTION**     Approved     Approved with Conditions     Disapproved

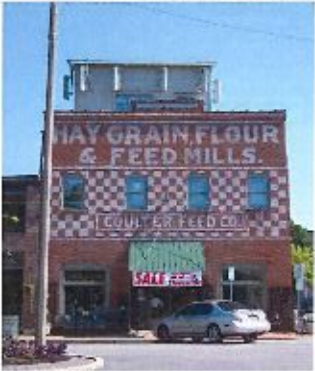
Signature \_\_\_\_\_ Date \_\_\_\_\_

Conditions \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments/Recommendations \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Historic Inventory

# No. 65

1. No. <b>65</b>		4. Present Name(s) <b>Coulter Feed Store Building</b>	
2. County St. Louis		5. Other Name(s) <b>Bug Store</b> <b>111-113 West Argonne Drive</b>	
3. Location of Negatives St. Louis Co. Parks Dept.			
6. Specific Location 23M120967 LOT PTS 22 & 21 S PTS 4 15 81		16. Thematic Category	
7. City or Town If Rural, Township & Vicinity Kirkwood, Missouri		17. Date(s) or Period CA 1912; 1878, 1904, 1912	
		28. No. of Stories: 2	
		29. Basement: Yes (x) No ( )	
		30. Foundation Material: Refaced Concrete	
		31. Wall Construction: Masonry	
		32. Roof Type: Flat Composition	
		33. No. of Bays: Front: Side:	
		34. Wall Treatment: Red Brick Painted	
		35. Plan Shape: Rectangular	
		36. Changes: Additions ( ) Altered ( ) Moved ( ) (Explain in #42)	
9. Coordinates UTM		24. Owner's Name & Address WHITESITT ROBERT A 111 West Argonne Drive	
Latitude		37. Condition: Interior:	
Longitude		Exterior: good	
10. Site (xS) Building ( ) Structure ( ) Object ( )		25. Open to Public? Yes ( ) No (x)	
11. On National Register? Yes ( ) No (x)		26. Local Contact Person or Organization	
12. Is it Eligible? Yes ( ) No ( )		27. Other Surveys in Which Included	
13. Part of Estab. Hist. District? Yes ( ) No (x)		39. Endangered: Yes ( ) No (x) By What?	
14. District Potential Yes (x) No ( )		40. Visible from Public Road? Yes (x) No ( )	
15. Name of Established District		41. Distance From and Frontage on Road: F35 b35 L52 r52 8'	
42. Further Description of Important Features: APX states 1904, Landmarks Brochure states 1912, County states 1878? Restored – newer windows & frames on 1 <sup>st</sup> and 2 <sup>nd</sup> floor. Newer wood storefront entry & canopy. 3 <sup>rd</sup> floor "pent house" was originally brick but torn down, replaced with framed vinyl sided structure that holds telecommunications.		8. Site Plan with North Arrow:	
43. History and Significance: Typical and significant, Atlas 1909		46. Prepared by: LS; AL; SE; TR	
44. Description of Environment and Outbuildings:		47. Organization: Kirkwood Landmarks Commission	
45. Sources of Information:		48. Date: 1988	
		49. Revision: 2008	





from pictorial history of kirkwood  
Various Deeds

18780000 MP-HUTAWA KWD. SEC 1 T44N R5E

--looks like a building is indicated in Lot # 22; no name shown

18930000 MP-JOHNSON KWD. SECT 1 T44N R5E

--very difficult to read

--Lot # 21- P.A. Auto\_\_\_

--Lot # 22 - M.A. \_\_\_ban

--Lot # 23 & 24 - one owner - can't read it

18960000 DIRECTORY DIR. OF ST. LOUIS COUNTY

--Andrew Coulter-Kirkwood & Madison Ave. [Note Webster was not yet called Kirkwood R.--? error in listing]

--Joseph coulter-Kirkwood & Madison Ave.

Note—Joseph Coulter is Andrew Joseph coulter.

[In the 1893 next available directory, Joseph coulter is not listed]

19040704 DAHL-247 A HISTORY OF KIRKWOOD

--pp.246-247

The "Kirkwood Tablet" gave a resume of Kirkwood's business establishments and professional services in 1908. "The businesses listed by 'The Tablet' in 1908, when compared with those listed by the 'Suburban Leader' in 1896, showed a number of changes. While it is quite possible that 'The Tablet' did not include every business in Kirkwood in 1908, it is reasonable that the list was representative of the kinds of businesses in the early part of the 20<sup>th</sup> century."—

Coulter Feed Company—established about 1904 by Joseph Coulter

19090000 DIRECTORY BOOS DIR. OF ST. LOUIS CO

--Joseph Coulter-flour & seed, 113 N. Webster, Kirkwood [Was the street listed in error?

19090000 MP-PLAT KWD. SEC. 1,2,6 T44R5 & 6

indicated building at the street on Lots # 22 & 23

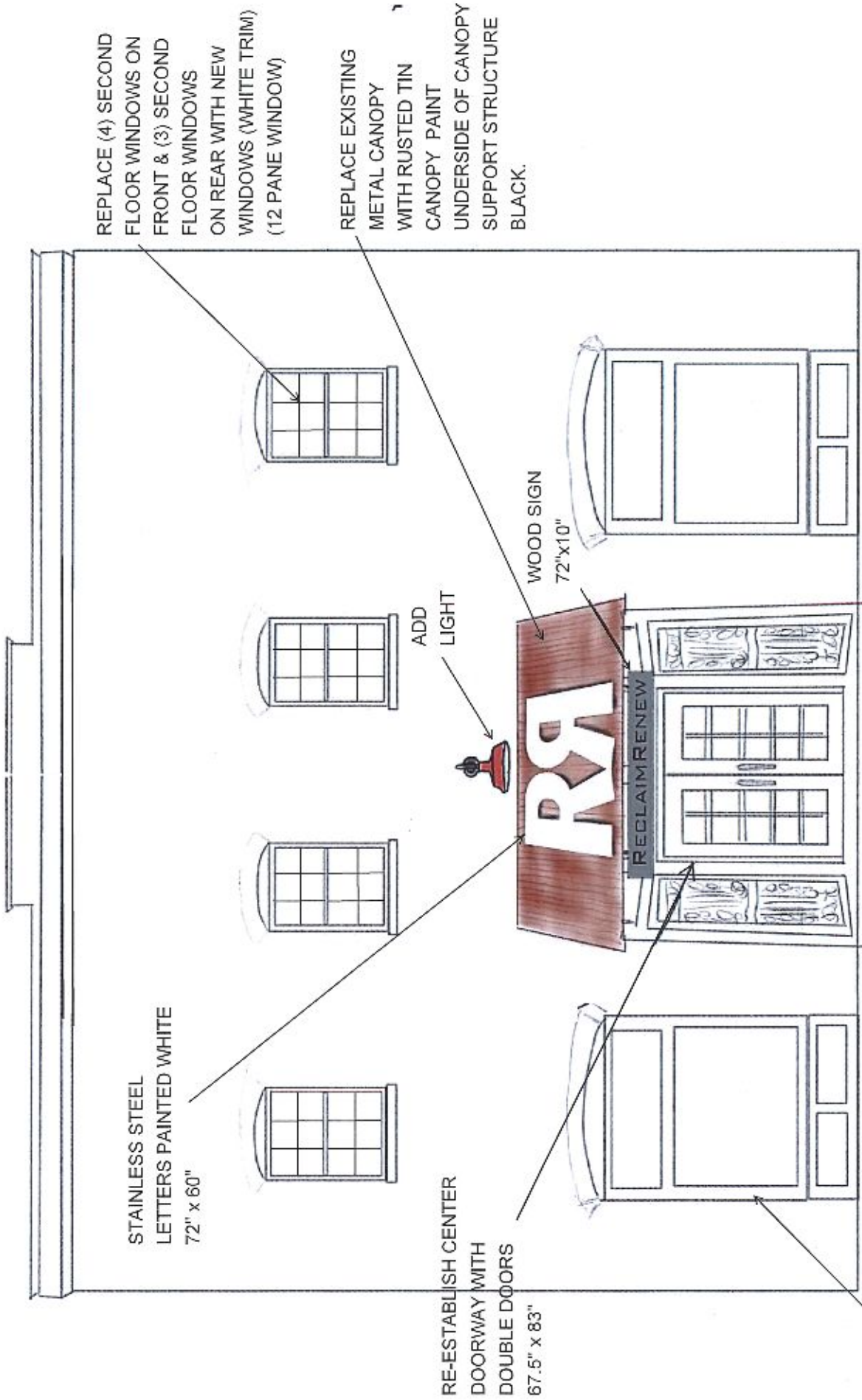
--"Livery" indicated across Lots # 21 & 22

19240000DAHL-246 A HISTORY OF KIRKWOOD

19471217 C)- 2331-0428 GENERAL WARRANTY DEED

Effie L Coulter, a widow to

Oscar J. Krieger & M. Lucille Krieger



SHEET 1 OF 5  
11/2/2020

# PROPOSED CHANGES TO FRONT ELEVATION

BUILDING OWNER:  
URBANA VERDE, LLC  
DAN MCGINNIS  
438 W JEFFERSON, KIRKWOOD, MO 63122

111 WEST ARGONNE  
KIRKWOOD, MO 63122  
www.reclaimrenew.com





EXISTING FRONT ELEVATION

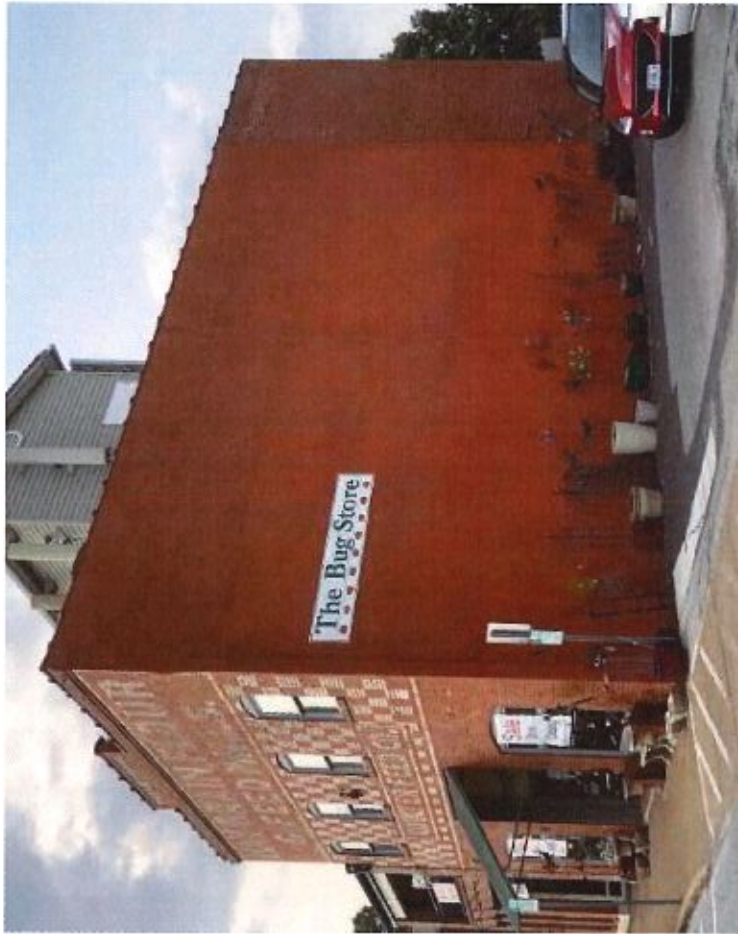


EXISTING FRONT CANOPY

111 WEST ARGONNE  
 KIRKWOOD, MO 63122  
[www.reclaimrenew.com](http://www.reclaimrenew.com)



BUILDING OWNER:  
 URBANA VERDE, LLC  
 DAN MCGINNIS  
 408 W. JEFFERSON, KIRKWOOD, MO 63122



EXISTING EAST ELEVATION



EXISTING REAR ELEVATION

111 WEST ARGONNE  
KIRKWOOD, MO 63122  
[www.reclaimrenew.com](http://www.reclaimrenew.com)



BUILDING OWNER:  
URBANA VERDE, LLC  
DAN MCGINNIS  
438 W JEFFERSON, KIRKWOOD, MO 63122

# 1 - Bulb 15" H Outdoor Barn Light



## Product Details



Wet Location (Select Water Exposure)



Dimmable



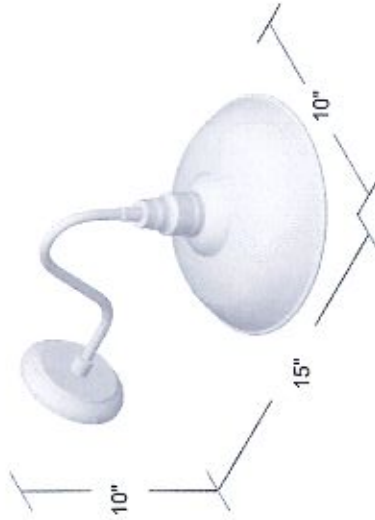
Standard Voltage - Wood (120V)



Energy Efficient

## Description

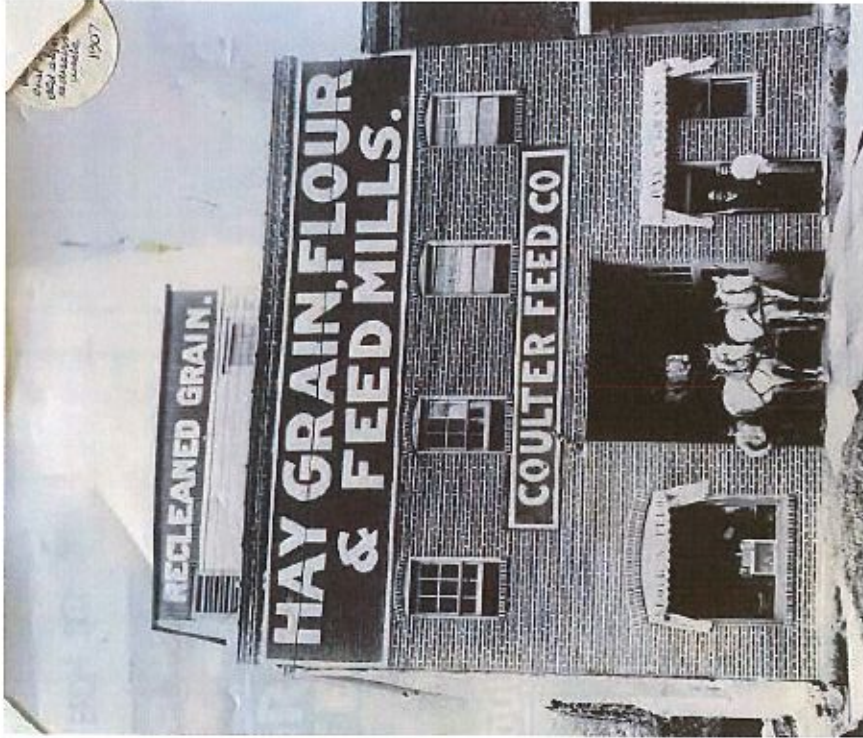
Exhibiting classic charm, this wall light is perfect for casting a glow over your porch, in your living room, and beyond. Its steel body showcases understated style with clean lines and a hand-shaped shade reminiscent of farmhouse luminaires, while a curved metal arm complements the design. For added flair, we recommend pairing this piece with a vintage-style bulb. Listed for wet locations. It's also a great pick for a country-style master bath. Bulbs are not included. This item requires a hardwired installation.



## Weights & Dimensions

Overall	30" H x 30" W x 35" D
Body	25" H x 10" W
Base Plate	5.5" H x 5.5" W x 0.2" D
Overall Product Weight	4 lb.

- Height from the bottom of the shade to the top of the base plate: 8.5"
- Spacing from the base plate to the top of the curved shade: 9"
- Height from the middle of the base plate to bottom of shade: 1.5"
- Distance from the wall to the centerline of the shade: 10"
- Length of pole/arm: 15"



FRONT ELEVATION (CIRCA 1907 ESTIMATED)



HISTORIC PHOTO DATE UNKNOWN

111 WEST ARGONNE  
 KIRKWOOD, MO 63122  
[www.reclaimrenew.com](http://www.reclaimrenew.com)



BUILDING OWNER:  
 URBANA VERDE, LLC  
 DAN MCGINNIS  
 438 W JEFFERSON, KIRKWOOD, MO 63122