



## SPECIAL ANNOUNCEMENT REGARDING LANDMARKS COMMISSION MEETINGS

Section 610.015 of the Missouri Sunshine Law provides that members of the Landmarks Commission who are not physically in the City 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. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically 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: **May 12, 2021 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/j/91710016479>

SEE THE FOLLOWING PAGE FOR THE AGENDA



**Landmarks Commission  
Agenda  
Wednesday, May 12, 2021, 7:00 p.m.  
Via Zoom Virtual Meeting**

- I. Approval of Minutes of April 14 and April 28, 2021** and any additions or modifications to the current agenda.
  
- II. Certificates of Appropriateness – Unfinished Business**
  - a. **Case #01-2021, 128 E. Jewel Ave.** (North Taylor Historic District) – new house with minor revisions from ARB review
  
- III. Certificates of Appropriateness – New Business**
  - a. **Case #09-2021, 226 E. Argonne Dr.** (Jefferson-Argonne Historic District) – new detached garage
  - b. **Case #10-2021, 411 E. Argonne Dr.** (Jefferson-Argonne Historic District) – demolition of house and detached garage
  
- 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 Anandel, 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  
Work Session Minutes  
Wednesday, April 14, 2021, 6:00 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 Lynn Anandel, Judith Brauer, Andrew Raimist, Robert Rubright, Walter Smith, and Staff Liaison Amy Lowry. The meeting was called to order at 6:00 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. The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

## I. Discussion

The Landmarks Commission discussed business relating to the following cases to be considered on April 14, 2021 at 7:00 p.m. via Zoom:

### Public Hearing

- a. **Case #04-2021, 202 E. Adams Ave.** (North Taylor Historic District) – demolition of house and detached garage.

### Certificates of Appropriateness – Unfinished Business

- a. **Case #12-2020 Amended, 212 N. Kirkwood Road (Landmark #91)** – Revisions to storefront.
- b. **Case #17-2020 Amended, 111 W. Argonne Dr.** (Landmark #65, Coulter Feed Store Building) – New signs.
- c. **Case #02-2021, 740 N. Taylor Ave.** (North Taylor Historic District) – new house.
- d. **Case #01-2021, 128 E. Jewel Ave.** (North Taylor Historic District) – new house.
- e. **Case #05-2021, 418 N. Taylor Ave.** (North Taylor Historic District) – new detached garage.
- f. **Case #06-2021, 516 E. Jefferson Ave.** (Jefferson-Argonne Historic District) – demolition of detached garage to be replaced with new detached garage.

### Certificates of Appropriateness – New Business

- a. **Case #08-2021, 1015 Barberry Ln.** (Landmark #15, Meramec Highlands Historic District) – MSD project, new retaining wall.

The scope of the projects was discussed by the Commissioners, but no action was taken.

- II. **Meeting Adjournment** – Motion to adjourn at 6:55 p.m. made by Comr. Brauer, seconded by Comr. Anandel and unanimously approved.

# DRAFT

## Landmarks Commission Minutes

Wednesday, April 14, 2021, 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 Lynn Andel, Judith Brauer, Andrew Raimist, Robert Rubright, Walter Smith, and Staff Liaison Amy Lowry. The meeting was called to order at 7:00 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. The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

I. **Approval of Minutes** – Motion to approve the March 10, 2021 meeting minutes as submitted by Comr. Andel, seconded by Comr. Smith, and unanimously approved.

### II. Public Hearing

a. **Case #04-2021, 202 E. Adams Ave.** (North Taylor Historic District)

*Presentation on demolition of house and detached garage:* Ms. Lowry presented a PowerPoint slideshow on the history of the house and detached garage, findings of fact, and information on public notification. The 1.5 story Craftsman-style house was built circa 1920 and is a contributing property in both the local and National Register historic districts. The 60-day automatic stay will expire on April 27 and the 270-day extension will expire November 23, 2021, should the Commission choose to impose it. The house was reportedly built for Charles Ahlbrandt and it seems the Ahlbrandt family owned the house until 1973 when it was sold to Robert and Carolyn Fredericks. The current owner purchased the property from the Fredericks. Ms. Lowry gave a description of the architecture of the house and showed photos of the interior and exterior. Ms. Lowry also stated that she received letters and emails in support of the demolition of the house from Susie Randall of 200 N. Taylor, Arthur McDonnell of 598 N. Taylor, David Spector of 211 N. Taylor, William Florent of 680 W. Washington, Shane Russell (no address), Yvonne Altic of 690 W. Washington, Brad Landsbaum of 735 N. Taylor, Amy Russell of 691 W. Washington, and Susan and Tim Griffin of 211 N. Taylor.

*Public comment:* Dan and Anita Sullivan of 210 N. Taylor requested that the Commission not unnecessarily delay the applicants' ability to use the property as



they see fit. Mr. Sullivan says they were acquainted with Bob and Steve and the owners were limited in ways to maintain the property.

*Applicant comment:* Mr. Rheinnecker read the letter that he and his wife Marsha had sent the Commission with plans to remove the current buildings, and level and seed the lot. He stated their motivation to improve the neighborhood and eliminate Kirkwood's most prominent eyesore on one of Kirkwood's most visible corners. He stated that there are no plans to sell the lot, or build another house, and he would like to have the green space available for the YMCA Club 44 to use and the neighborhood to enjoy.

*Commission discussion:* Comr. Andel said that she had been waiting for someone she hoped would be a champion for preservation. She mentioned that she worked with Mike Holley to get money for a preservation plan for another historic house. She said that she toured this house and it is not in great shape, but she had seen other houses that have been preserved. She hoped someone would champion a cause to save a house in a prominent area. She envisioned a raffle charity to sell the house with the benefactor to get back the original investment. The additional money raised would then go into a foundation to save other houses, rather than deteriorate the City's historical areas. Mr. Rheinnecker said that was a great idea, but not his plans at the moment. Comr. Brauer said that she believed the house was in poor condition and is an incredible eyesore. She is in favor of it being demolished and being turned into a green space instead of putting up another house. Comr. Smith asked if Mr. Rheinnecker had been in conversation with any of the organizations he thought would use the lot and if he was concerned about liability for use as an open space. Mr. Rheinnecker said he was not in contact with any organization and not concerned about liability. Mr. Rheinnecker said that he would be the owner until he turns it into a park or until someone comes along with a better idea. Comr. Smith said that the house should be secured, including the basement door that was opened. Comr. Rubright said that he agreed that the house had been derelict for many years and asked about the plans for the green space. Mr. Rheinnecker said that he had no plans, but does not see issues with an empty lot. Comr. Raimist thanked the owner for working toward improving Kirkwood and said he believed the intentions are good. He said that it is technically feasible that the house could be renovated and restored, but it would be expensive. He wanted to hear more about the plans for the lot and what the landscape would be, including the ultimate disposition of the land. He requested that Mr. Rheinnecker come back to the Commission with further information including a landscaped site plan. Chair Molen agreed that the house is an eyesore, but that it looks better now than it ever has. He said that a little bit more time to look at options or to hear more developed plans would not be a harm. He understands that if the Commission lifts the stay, the house will be torn down and the soil will be stabilized with grass as required by the City, and maybe kids will come and play on it. Chair Molen said to call it a park would mean action taken to make it a



more permanent thing and he would like to hear a solid plan for the lot whether it is a park or other use.

Comr. Andel said that the Commission has had a whole series of precedents to have someone actually look at the property to see if it could be renovated. She explained Commission's purpose here is to try to preserve structures. She asked if Mr. Rheinnecker would consider having someone look at the house to see what it would cost to preserve so that the Commission would satisfy its due diligence to know what was possible. Mr. Rheinnecker said he would be happy to hire a structural engineer or to look at renovation costs, but questioned whether the Commission would then approve the demolition as he is not going to pay to renovate the property. Mr. Rheinnecker said that it would not be a formal park, but a green space. Chair Molen said that in other cases applicants have allowed houses to get to a state of disrepair, and then come to the Commission requesting demolition. The precedent is, for the benefit of Mr. Rheinnecker and all the citizens of Kirkwood, that if the Commission allows disrepair generally without an assessment of renovation or any plan or due diligence around salvaging, then more of the older home stock in Kirkwood within these areas would be allowed to deteriorate so that they can then be torn down. Chair Molen said that the question is much bigger than this one house that has been an eyesore for 20 years or longer. Mr. Rheinnecker questioned that if the Commission will just impose the 270 days in every case, then why the rule on the stay is not just 270 days. Chair Molen said that the Commission may impose 270 days, but the Commission would revisit the decision if an applicant returns with a plan for the future. He said that in other cases the Commission has reduced the 270 days in cases where that was a benefit to do so.

Comr. Raimist made a motion to extend the stay of demolition to 270 days, until the Commission has a clear picture of what is to be done with the property. Comr. Andel seconded the motion and it passed 5-1 with Comr. Brauer voting against.

### **III. Certificates of Appropriateness – Unfinished Business**

- a. **Case #12-2020 Amended, 212 N. Kirkwood Road (Landmark #91)** – Architect Sheila Miranda presented revised changes to the storefront's second story bay window and the windows returned to the same mullion pattern as before. Comrs. Smith and Raimist suggested that the paint scheme may be too stark and the loss of tonal variation would obscure the architectural details of the lintel and columns of the storefront. Chair Molen said that he thought the bay design better than the previous. Comr. Raimist made a motion to approve the altered façade with the window patterns as shown and offer the suggestion that there could be some slight color tonal variation in the storefront facade to distinguish the windows from the iron work. Comr. Rubright seconded the motion and it passed unanimously.
- b. **Case #17-2020 Amended, 111 W. Argonne Dr. (Landmark #65, Coulter Feed Store Building)** – Dan McGinnis presented two signs for the front and sides of the



building. The existing awning will be replaced with a new corrugated, rustic tin awning. Ms. Lowry reminded Mr. McGinnis that the Commission had requested that any installed light fixtures not be adhered to the historic painted brick. Comr. Smith complimented the restoration of the building. Comr. Smith made a motion to approve the signs as presented. Comr. Brauer seconded the motion and it passed unanimously.

- c. **Case #02-2021, 740 N. Taylor Ave.** (North Taylor Historic District) – Architect Jason Lehman presented changes to the new house including the requested wing wall, the arched transom above the front door, and the extension of the roof on the left elevation with the timbered brackets. Comr. Raimist said that the architects have done a good job with the house, but questioned if the porch column and fireplace could be more aligned on the rear elevation. He requested that the architects do what they think is best in this regard. Chair Molen made a general statement that the process works best if the Commission is involved in the design process earlier at a schematic level. In response to Comr. Raimist's questions, architect Jeff Day said there was an error in drawing for the left-most rear window and it should have a brick sill. Comr. Raimist made a motion to approve the plans as presented. Comr. Smith seconded the motion and it passed unanimously.
- d. **Case #01-2021, 128 E. Jewel Ave.** (North Taylor Historic District) – Architect Robert Ruh presented changes to the new house based on the Commission's previous comments including matching the dormer over the left roof to those on the right side of the front elevation; on the west elevation, turning the roof on the second floor bay 90 degrees so that the plane of the roof is seen from the front instead of the gable end; on the west elevation, changing the hipped roofs on the two dormers to shed roofs to match the other shed roofs and changing the elliptical windows to square windows; in the rear, changing the big gable end on the back side of garage to the same shed dormer as on the second floor, changing the veranda roof from the gable end to a shed dormer with a standing seam roof, shortening/heightening the dormer with a triple window on the great room to be more functional and appealing, and working a shed roof element over the master bath. Comr. Brauer said she feels the house is too big for the lot, especially with the four-car garage. Comr. Smith also had a concern with the four-car garage. Comr. Andel feels the scale of the house to the lot is enormous and does not think the design was a good fit from the beginning. Comr. Raimist said he appreciates the adjustments and modifications that have made the plan better. He said that the scale of the house is very large primarily because of the height of the gables. He asked if the ridgeline of the main cross gable of the house and/or the gable of the garage could be lowered. Comr. Andel asked if the bays of the garage could be broken up. Chair Molen summarized the remaining comments of the scale, the size of the garage, and the long east elevation that still have not been addressed in the changes. Mr. Ruh said that the owner agreed to lower the ridge of the garage, but said that the main roof could not be lowered without detrimentally hurting the bedroom space on the second floor. The owner also agreed to eliminate one garage bay. Comr. Raimist made a motion to reject the design as submitted, and request that the

drawings be modified to reduce the height of the garage to an 8/12 pitch roof and to eliminate one of the garage doors, thereby reducing the length of the garage by 11 feet. Comr. Rubright seconded the motion and it passed unanimously.

- e. **Case #05-2021, 418 N. Taylor Ave.** (North Taylor Historic District) – Ms. Lowry presented changes to the new detached garage as requested by the Commission at the last meeting. Comr. Brauer made a motion to approve the plans as presented. Comr. Smith seconded the motion and it passed unanimously.
- f. **Case #06-2021, 516 E. Jefferson Ave.** (Jefferson-Argonne Historic District) – Mika Ross presented plans for a new detached garage reduced in size and with an exterior stair to meet the new Zoning and Subdivision Code. Comr. Smith made a motion to approve the plans as presented. Comr. Anandel seconded the motion and it passed unanimously.

#### **IV. Certificates of Appropriateness – New Business**

- a. **Case #08-2021, 1015 Barberry Ln.** (Landmark #15, Meramec Highlands Historic District) – Ms. Lowry explained that an MSD project would affect this Landmark home and a new retaining wall would need to be constructed. Comr. Smith made a motion to approve the MSD proposal as presented. Comr. Anandel seconded the motion and it passed unanimously.

#### **V. New Business**

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

#### **VI. Meeting Adjournment** – Motion to adjourn at 8:35 p.m. made by Comr. Brauer, seconded by Comr. Smith and unanimously approved.



# DRAFT

## Landmarks Commission Special Called Meeting Minutes Wednesday, April 28, 2021, 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 Lynn Andel, Judith Brauer, Andrew Raimist, Robert Rubright, Walter Smith, Jessica Worley, and Staff Liaison Amy Lowry. The meeting was called to order at 7:00 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. The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

### I. Certificates of Appropriateness – Unfinished Business

- a. **Case #02-2021, 740 N. Taylor Ave.** (North Taylor Historic District) – Architect Jason Lehman presented changes to the new house that had been requested by the ARB, including moving the front wing wall back by 4”, changing the rectangular vents in the rear to triangular gable vents, and removing the center column on the rear porch and installing double columns on the ends instead. Comr. Brauer made a motion to approve the revised plans as submitted. Comr. Rubright seconded the motion and it passed unanimously.
- b. **Case #01-2021, 128 E. Jewel Ave.** (North Taylor Historic District) – Architect Rob Ruh presented changes to the new house requested by the Landmarks Commission at its previous meeting, including lowering the pitch of the garage wing and eliminating one garage bay. The Commission complimented the architect and the homeowner on the positive change. Comr. Smith made a motion to approve the revised plans as submitted. Comr. Brauer seconded the motion and it passed unanimously.

### II. New Business

- a. **Concept Plan for New Houses on Ponca Trail**, Meramec Highlands Historic District – Clayton Francois and Mike Lawless with Stonebridge Custom Homes presented a concept plan for the next lot to be built on Ponca Trail. The plan is to have the primary suite on the first floor. Comr. Raimist made a presentation showing photos of some of the cottages in the historic district. He said that the cottages are not elaborate, but have a more rustic and rambling feel, with each cottage having its own character. The dormers are small scale, the windows are varied in size, and the houses originally did not have garages. With regard to the

proposed new homes, Comr. Raimist said that the Commission would like to see the garage de-emphasized as much as possible, possibly pushing it back from the front façade or making it side entry. He said that the Commission was looking for varied floor plans and elevations, not square, blocky houses. Comr. Andel said that the Commission has been clear from the start that it wanted custom homes here. Mr. Lawless said that that because of the terrain and the width of the lots, side or rear entry garages were not possible. The Commission requested from Stonebridge a playbook for all of the remaining homes, rather than bringing each plan individually before the Commission. Comr. Smith also requested a landscape plan for each house and recommended an informal landscape design. The Commission suggested that the architect, John Albers, attend any future Commission meetings.

- b. **Review of Landmarks Ordinance** – Chair Molen made a presentation on the Commission’s duties under the Ordinance with regard to demolitions, including the duty of the Commission to confer with the owner for the purpose of making suggestions and recommendations with respect to any or all means or methods considered feasible and proper for the preservation of structures.

**III. Meeting Adjournment** – Motion to adjourn at 8:25 p.m. made by Comr. Smith, seconded by Comr. Rubright and unanimously approved.





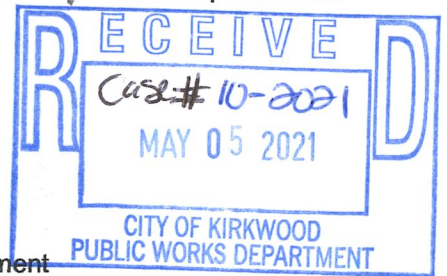
# Kirkwood Landmarks Commission

## 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 6:30 p.m. in City Hall.

- Property Address 411 EAST ARBONNE DRIVE
- Property Status
  - Local Landmark Designation
  - National Register of Historic Places
  - Within a Historic District
- Name of Applicant JAY SPARKS AIA  
 Mailing Address 14 DANFIELD ROAD  
 City/State ST LOUIS, MO Zip Code 63124  
 Office Phone (314) 962-4224 Cell Phone (314) 640-3522  
 Home Phone (314) 962-7662 E-Mail jsparksearch@gmail.com
- Relationship of Applicant to Property ARCHITECT
  - Owner
  - Contractor
  - Architect
  - Lawyer
  - Other - Please specify \_\_\_\_\_
- Existing Building Use RESIDENCE
- Proposed Building Use RESIDENCE
- Proposed Change to
  - Primary Structure
  - Accessory Structure
  - Landscape Element
- Nature of Proposed Change
 

<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Window Configuration
<input type="checkbox"/> Addition	<input type="checkbox"/> Sign Erection or Placement
<input type="checkbox"/> Alteration to Exterior	<input type="checkbox"/> Fence
<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Landscape or Hardscape Element
<input type="checkbox"/> Other - Please Specify _____	
- Description of Proposed Improvements A NEW 2-STORY W/BASEMENT 3000 SF, 4 BR, 3B HOUSE WITH LARGE FRONT PORCH, COLONIAL REVIVAL CHARACTER, LAP SIDING, A 1-STORY 2-CAR GARAGE IN REAR, MATERIALS MATCH HOUSE. EXTENSIVE LANDSCAPING



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

- Site Plan
- Structural Report for Demolitions
- Elevations FRONT
- Landscape Plan
- Floor/Building Plans
- Photos
- Other - Please Specify PLEASE SEE PLAN

11. **Existing Materials/Construction**

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

12. **Proposed Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other LAP SIDING

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

STUCCO COST MORE, NOT CONSIDERED QUALITY IN ST. LOUIS, SIDING MORE IN KEEPING WITH NEIGHBORHOOD!

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

JAY SPARKS

Date

05-05-21

Please print name

JAY SPARKS

**COMMISSION ACTION**

Approved

Approved with Conditions

Disapproved

Signature \_\_\_\_\_

Date \_\_\_\_\_

Conditions \_\_\_\_\_

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





5/5/21

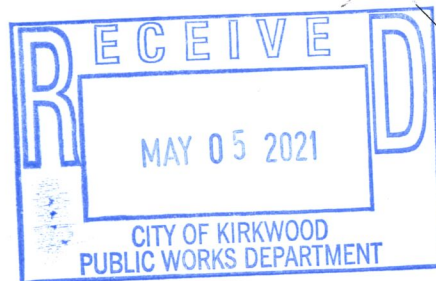
To whom it may concern,

We authorize Jay Sparks to act on our behalf in regards to our home at 411 E. Argonne Drive, Kirkwood.

Thank you,

Brent and Sarah Bowers

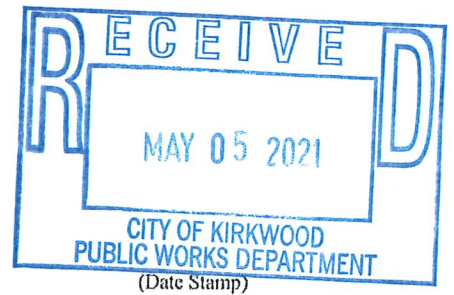
  






# Demolition Permit Application

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



60-Day stay until July 4, 2021  
270-days until January 30, 2022

Permit # 22-545 Zoning District R-3

Property Address: 411 EAST ARGONNE DRIVE

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	Contractor
Name: <u>BRETT &amp; SARAH BOWERS</u>	Name: <u>TEJ</u>
Address: <u>411 E. ARGONNE DR</u>	Address: _____
City/State/Zip: <u>KIRKWOOD</u>	City/State/Zip: _____
Phone: <u>314-503-4028</u>	Phone: _____ License# _____
E-mail: <u>brett.bowers22@yahoo.com</u>	E-mail: _____

### 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: [Signature] Date: 05.05.21

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 \_\_\_\_\_



# Historic Inventory

# No. 01

1. No 0		4. Present Name(s)			
2. County St. Louis		5. Other Name(s) 411 East Argonne Drive			
3. Location of Negatives Landmarks Office digital files / via volunteers					
6. Specific Location 23M220232		16. Thematic Category			
		28. No. Of Stories: 1.5			
		29. Basement: Yes ( ) No ( ) Full ( )			
7. City or Town If Rural, Township & Vicinity Kirkwood, MO		17. Date(s) or Period CA 1935; CA 1940 (04)			
		30. Foundation Material: Concrete			
		18. Style or Design Eclectic Craftsman		31. Wall Construction: frame	
		19. Architect or Engineer		32. Roof Type: Hipped Gable Asphalt Shingle	
		20. Contractor or Builder		33. No. of Bays: Front: Back: Side:	
		21. Original Use, if apparent		34. Wall Treatment: Stucco	
		22. Present Use		35. Plan Shape: Irregular	
		23. Ownership: Public ( ) Private ( )		36. Changes: Additions ( ) Altered ( ) Moved ( ) (Explain in #42)	
		24. Owner's Name & Address		37. Condition: Interior: Exterior: excellent	
9. Coordinates UTM Latitude Longitude		25. Open to Public? Yes ( ) No ( )			
10. Site ( ) Building ( )		26. Local Contact Person or Organization			
11. On National Register? Yes (x) No ( )		38. Preservation Underway? Yes ( ) No ( )			
12. Is it Eligible? Yes ( ) No ( )		39. Endangered: Yes ( ) No ( ) By What?			
13. Part of Estab. Yes (x) Hist. District? No ( )		40. Visible from Public Road? Yes ( ) No ( )			
14. District Potential Yes ( ) No ( )		41. Distance From and Frontage on Road: 63'			
15. Name of Established District Jefferson-Argonne		27. Other Surveys in Which Included – 1988, 2004, 2007			
42. Further Description of Important Features: 2004: A one and a half story Colonial Revival Builder Style House. The house has a concrete foundation, a side-facing clipped gable roof and stuccoed walls. Some of the six-over-one windows are early or original, and some are newer. [c]  No changes noted in 2007		43. History and Significance:			
44. Description of Environment and Outbuildings: There is a newer two car garage behind the house. [nc]		46. Prepared by: Linda Stockman			
		47. Organization: <b>Kirkwood Landmarks Commission</b>			
45. Sources of Information:		48. Date: 1987/01			
		49. Revision: 2007/09			

0.12' W PER PB. 355, PG. 604

0.16' S

64.42 (SUR)  
S88°30'00"E

8990/931

3' WOOD FENCE  
0.16' W, 0.17' N

ENCROACHMENT  
5' WOOD FENCE  
0.36' W, 0.0' S

GARAGE  
1.79' E, 23.67' S

ENCROACHMENT  
5' WOOD FENCE  
0.91' W, 23.71' S

200'±(REC)  
200.00 (SUR)

NE CORNER OF  
0.3' WIDE COBBLE STONE  
0.10' E, 121.42' N

6' PLASTIC FENCE  
0.99' W, 114.72' N

6' PLASTIC FENCE  
0.83' W, 91.92' N

N00°42'39"E

LOT 1A  
355, PG. 604

N/F  
MARKOWSKI  
17831/4817

N/F  
FRANKEL  
18565/2336

12,918 ± Sq Ft  
0.30 ± Ac.

POINT OF BEGINNING

BASIS OF BEARINGS  
PER PB. 355, PG. 604

60.00'

N88°30'00"W

64.77'(SUR) 63'±(REC)

E. ARGONNE (60' WIDE) DRIVE

FRAME GARAGE

GARDEN AREA  
W/ 3' WIRE FENCE

1-STORY  
FRAME  
GARAGE

WOOD  
DECK

1.5-STORY  
FRAME  
#411

EASEMENT  
FOR FENCE  
19862/1208  
(ITEM 7)

ENCROACHMENT  
NW CORNER OF  
0.6' WIDE  
LOOSE BRICK WALL  
0.77' W, 137.57' N

3' WOOD FENCE  
0.62' W  
137.65' N

200.01'(SUR)  
200.00'(REC)

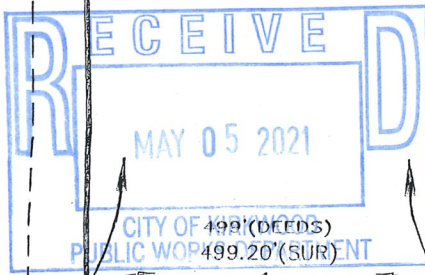
SW CORNER OF  
0.6' WIDE  
LOOSE BRICK WALL  
0.0' W, 118.09' N

ENCROACHMENT  
0.3' CONC. BLOCK  
LANDSCAPE TRIM  
0.87' E, 77.28' N

S00°36'36"W

N00°36'36"E 424.42'(SUR)

WOODLAWN AVENUE



FOUND  
1" IRON PIPE

FOUND  
3/4" IRON PIPE  
0.32' S. ADOPT FOR EAST LINE

BOYER



64.7'

PROPOSED GARAGE

REAR YARD

EXISTING GARAGE

PROPOSED HOUSE

SIDE YARD

EXISTING HOUSE

120.0'

FRONT YARD

SITE PLAN

BOWERS RESIDENCE

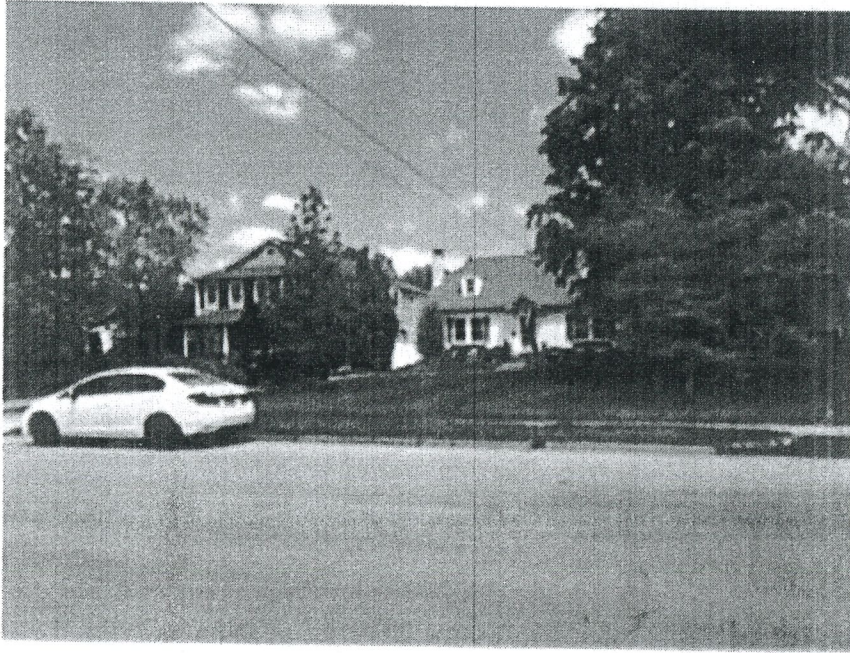


LOOKING NORTH • FRONT



LOOKING NORTHEAST • SIDE





LOOKING NORTH WEST - FRONT



LOOKING NORTH WEST - SIDE



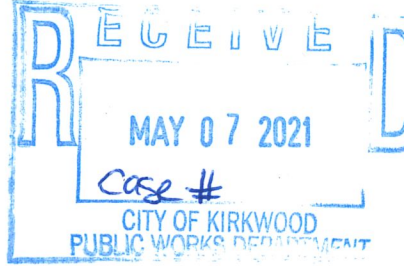


2

SOUTH ELEVATION

BOWERS RESIDENCE





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 226 E. ARGONNE

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

3. Name of Applicant RHONDA LOGGIA / ARCHITECT  
 Mailing Address 205 CHESTERFIELD IND. BLVD  
 City/State CHESTERFIELD MO Zip Code 63005  
 Office Phone ( ) Cell Phone (630) 448-8817  
 Home Phone ( ) E-Mail rloggia@adl.com

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

5. Existing Building Use SFR

6. Proposed Building Use DETACHED 2-CAR 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 NEW DETACHED 2-CAR GARAGE

9. Description of Proposed Improvements W/OFFICE & 1/2 BATH  
NEW DETACHED 2-CAR GARAGE - OFFICE  
ON 2ND FLOOR W/ HALF BATH

10. Accompanying Documentation (8 copies each)  
 Site Plan  Structural Report for Demolitions  
 Elevations  Landscape Plan

Other – Please Specify

11. Existing Materials/Construction

N/A

Wood Frame

Brick

Stone

Block

Stucco

Other

12. Proposed Materials/Construction

Wood Frame

Brick

Stone

Block

Stucco

Other

LAP SIDING TO MATCH EXTG. HOME

13. If materials differ from existing, explain reasons

N/A

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

Site Location of Materials

226 E. ARBONNE

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

Signature

Rhonda Loggia

Date

5-6-2021

Please print name

RHONDA LOGGIA

COMMISSION ACTION

Approved

Approved with Conditions

Disapproved

Signature


Date

Conditions

Comments/Recommendations



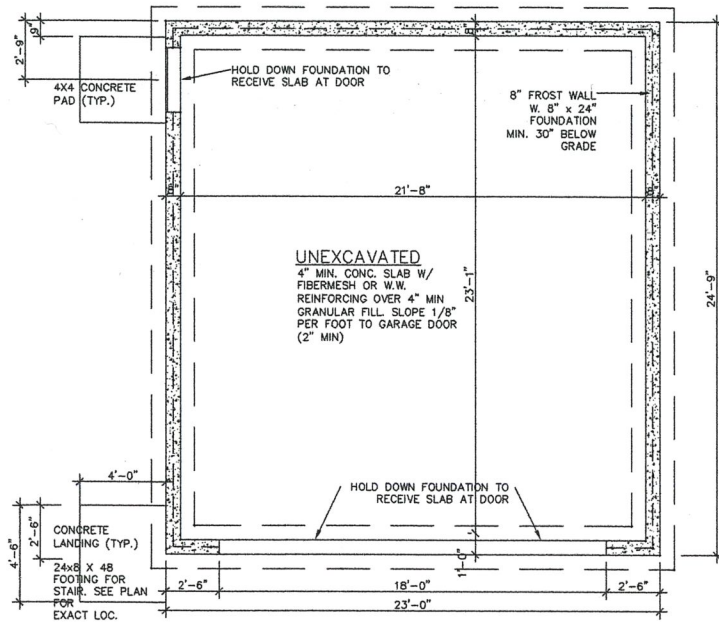
**Historic Inventory**

1. No 0139		4. Present Name(s)	
2. County St. Louis		5. Other Name(s) 226 East Argonne Drive	
3. Location of Negatives Landmarks Office digital files / via volunteers			
6. Specific Location 23M210222		16. Thematic Category	28. No. Of Stories: 2.5
			29. Basement: Yes ( ) No ( ) Full ( ) Unknown (x)
7. City or Town If Rural, Township & Vicinity Kirkwood, MO		17. Date(s) or Period CA 1896 (may be c. 1893 per neighbor)	30. Foundation Material: Stone-exposed
		18. Style or Design Homestead/Eclectic Colonial Revival	31. Wall Construction: Frame, Wood
		19. Architect or Engineer Unknown	32. Roof Type: Gable, Asphalt Shingles
		20. Contractor or Builder Unknown	33. No. of Bays: Front: 3 Back: unknown Side: 5 (west)
		21. Original Use, if apparent Single Family Residence	34. Wall Treatment: Wood clapboard & shingles (verify)
		22. Present Use Single Family Residence	35. Plan Shape: rectangular
		23. Ownership: Public ( ) Private (x)	36. Changes: Additions (1-rear) Altered ( ) Moved ( ) (Explain in #42)
		24. Owner's Name & Address Anthony P. & Helen Devasto	37. Condition: Interior: Exterior: good/excellent
9. Coordinates UTM Latitude Longitude			
10. Site ( ) Building (1)	Structure ( ) Object ( )	25. Open to Public? Yes ( ) No (x)	38. Preservation Underway? Yes ( ) No (x)
11. On National Register? 1C	12. Is it Eligible? 1C	26. Local Contact Person or Organization	
13. Part of Estab. Yes (x) Hist. District? No ( )	14. District Potential Yes (x) No. ( )		
15. Name of Established District Jefferson-Argonne Historic District		27. Other Surveys in Which Included – 1988, 2004, 2007	40. Visible from Public Road? Yes (x) No ( )
42. Further Description of Important Features: This 2.5 story wood frame Revival style residence combines Queen Anne elements and appears to be the same builder as its less elaborate neighbor at 222 E. Argonne; a discussion with the current owner of #222 suggests the building should date to 1893. The exterior cladding material appears to be wood clapboard and shingles and may be original. The Palladian window, as well as other windows, appear to be original or at least early. A rear elevation one-story shed roof addition might be original or at least early. A gable roof porch overhang on brackets projects above the primary entrance; said overhang appears to be situated at least within the historic period of significance. The residence is contributing; any outbuilding is currently unknown.		41. Distance From and Frontage on Road: 60'	
43. History and Significance: Currently both the history and significance elements have not been thoroughly researched and reported. Bivens recommends a future effort to determine both.		8. Site Plan with North Arrow:	
44. Description of Environment and Outbuildings: The building is original and appears to sit on its original lot. No outbuildings have yet been detected on site due to property rights and trespassing issues.		46. Prepared by: Original by Linda Stockman; Matt Bivens 2007 revise	
		47. Organization: <b>Kirkwood Landmarks Commission</b>	
45. Sources of Information:		48. Date: 1986/06 (original)	
		49. Revision: 2007/September	

070922



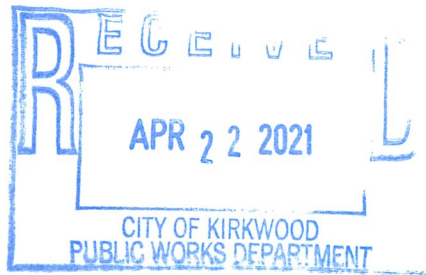




**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

- LIGHTING AND ELECTRICAL SYMBOLS**
- ⊕ SURFACE MOUNTED LED CEILING LIGHT FIXTURE
  - ⊕ GROUND FAULT INTERRUPTED DUPLEX OUTLET
  - ⊕ GROUND FAULT INTERRUPTED DUPLEX OUTLET - WEATHER PROOF
  - ⊕ SINGLE SWITCH
  - ⊕ WALL MOUNTED EXTERIOR LIGHT FIXTURE
  - ⊕ AUTOMATIC TIME DELAY LIGHT COMBINATION WITH GARAGE DOOR MOTOR-DRIVE
  - ⊕ WALL MOUNTED EXTERIOR FLOOD LIGHT
  - ⊕ CEILING LIGHT FIXTURE
- TEMP. EROSION/SILTATION CONTROL SHALL BE INSTALLED PRIOR TO BEGINNING OF WORK TO ENSURE THAT ANY SILTATION OR EROSION IS RETAINED WITHIN THE SITE

- STAIR NOTES**
1. RISERS MUST BE SOLID OR HAVE A TOE BOARD OR OTHER APPROVED GUARD METHOD WHICH LIMITS THE RISER OPENING TO LESS THAN 4". OPEN RISERS WITHOUT A TOE BOARD OR OTHER APPROVED GUARD ARE PROHIBITED.  
EXCEPTION: THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30" OR LESS.
  2. OPEN GUARDS SHALL HAVE INTERMEDIATE VERTICAL BALUSTERS SPACED LESS THAN 4" APART.
  3. MAXIMUM VERTICAL RISE BETWEEN LANDINGS SHALL BE NO LARGER THAN 147".



4-16-2021 NET CHANGE OF -509.45 SF IMPERVIOUS FROM 5-18-2020.  
 SMALLER GARAGE -105.75 SF  
 REMOVE FRONT WALKWAY - 105 SF  
 REMOVE BACK DRIVEWAY TURNOUT (CONCRETE PATIO) -215.5 SF  
 REMOVE BACK DRIVEWAY - 545.10  
 REMOVE WALKWAY TO GARAGE + 118 SF  
 REMOVE RIBBON DRIVEWAY/ADD FULL DRIVE +507.60 SF.  
 STAIR LANDING AND SLAB BY GARAGE MAN DOOR + 48.8 SF  
 NEW WALKWAY FROM DRIVE TO PORCH 21 SF

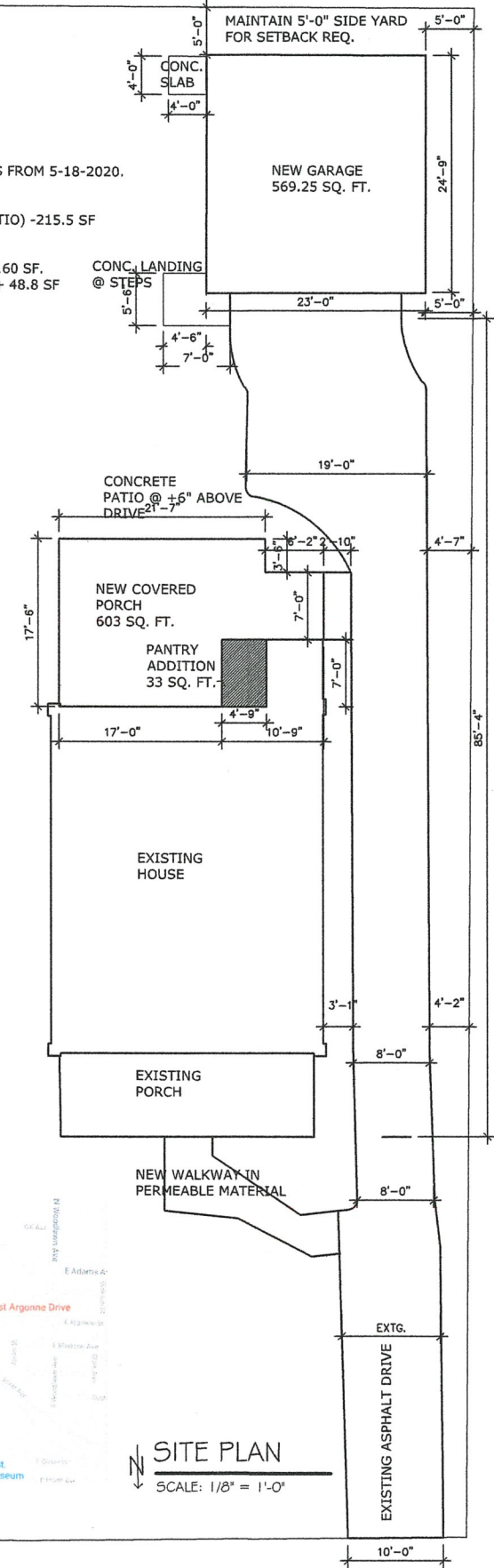
EXISTING DRIVE, CARPORT, SHED & COVERED PORCH ON REAR: 2863 SF

PROPOSED DRIVE, WALKWAY, GARAGE, COVERED PORCH ON REAR: 2625.8 SF

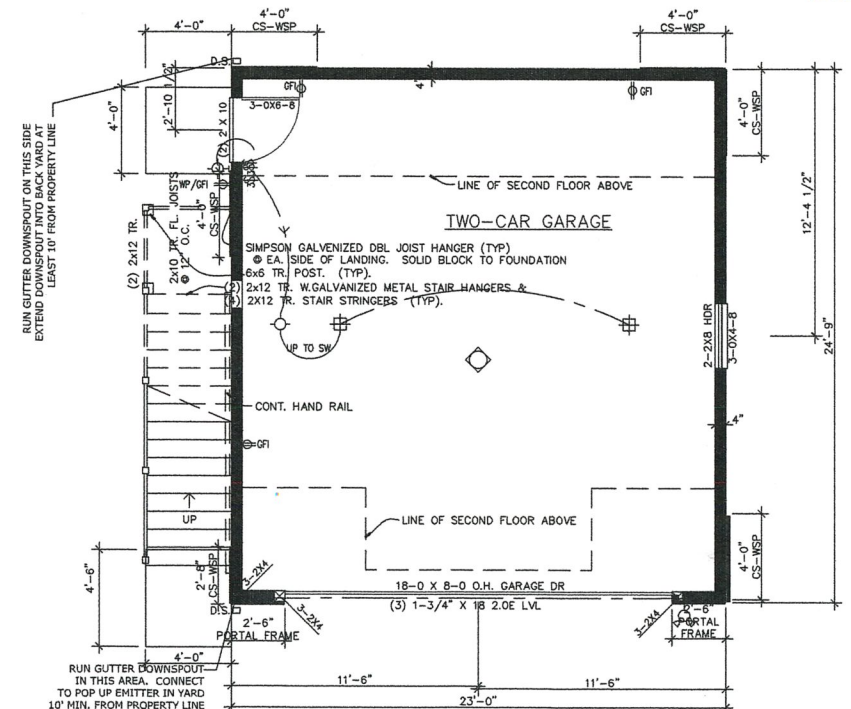
LOT COVERAGE OF IMPROVEMENTS:  
 EXISTING: 42.9%  
 PROPOSED: 38.80%

PROPOSED DRIVEWAY:  
 EXTG. WALKWAY TO FRONT PORCH: 0 SF  
 WALKWAY TO GARAGE & OFFICE: 48.8 SF  
 NEW COVERED PORCH: 603 SF  
 PROPOSED GARAGE: 575 SF  
 WALKWAY TO HOUSE FROM DRIVE: 21 SF

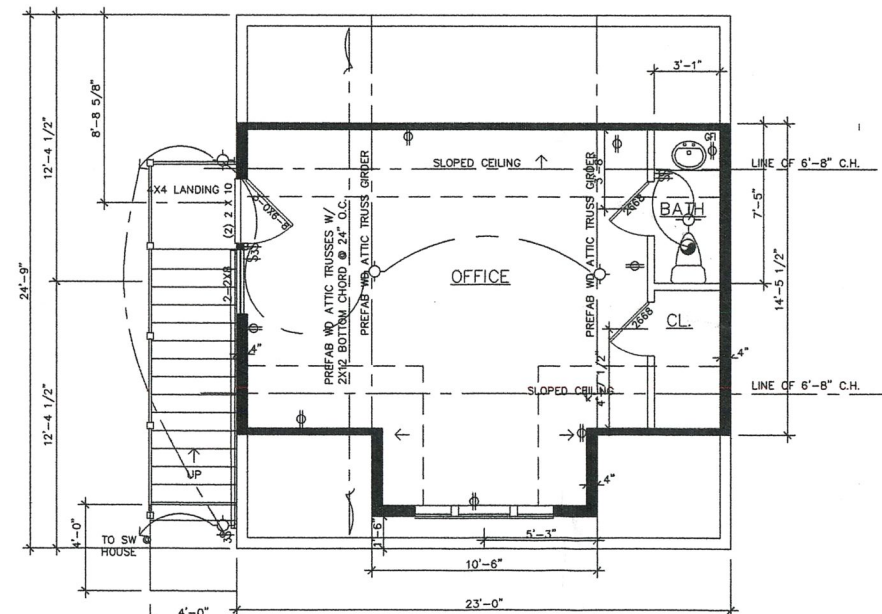
TOTAL (4-1-2021) : 2625.8 SF



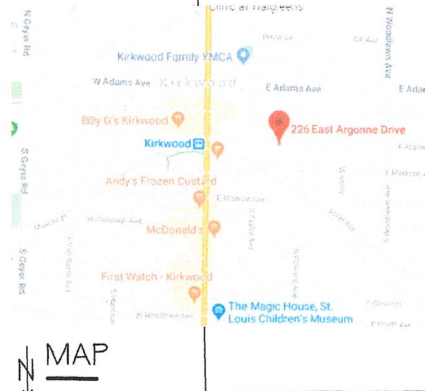
**SITE PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR GARAGE PLAN. 569.25 SF.**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR. 373 SF.**  
SCALE: 1/4" = 1'-0"



**MAP**



RHONDA LOGGIA, ARCHITECT PH: 636-448-8817  
 KATTIE CASEBOLT, ARCHITECT PH: 803-369-9494  
 205 CHESTERFIELD IND. BLVD.  
 CHESTERFIELD, MO 63005  
 PH: 803.369.9494

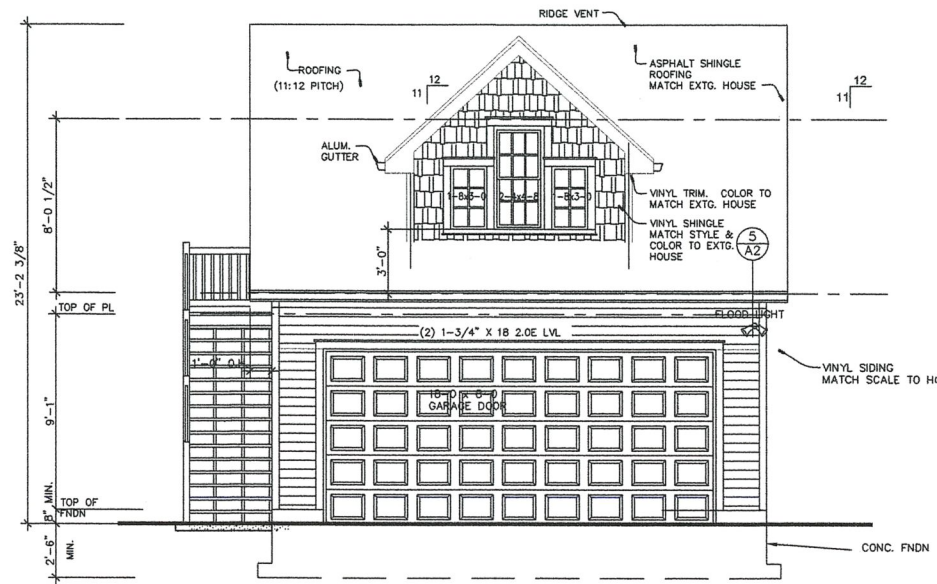


DETACHED 2-CAR GARAGE  
 JONATHAN RANKIN  
 226 E. ARGONNE  
 KIRKWOOD, MO 63122

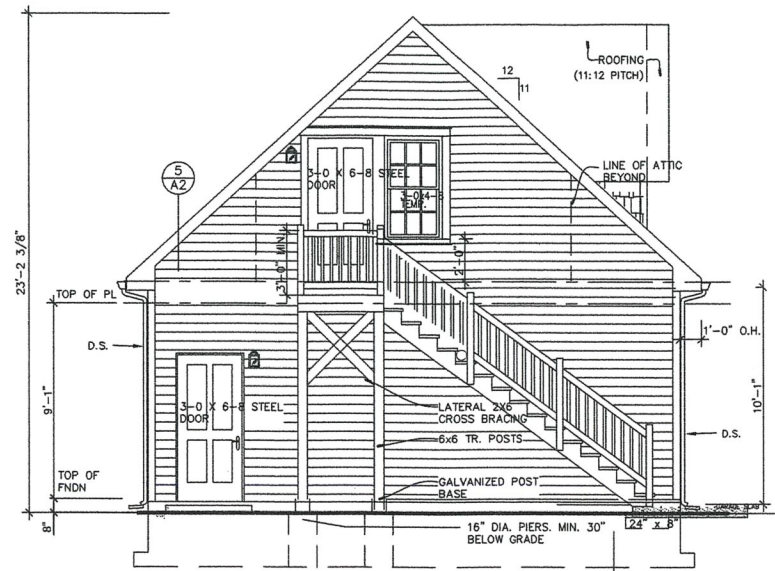
DATE: APRIL 16, 2021  
 DRAWN BY: RHONDA LOGGIA  
 CHECKED BY: KC  
 REVISIONS:

A-1  
 SHEET 1 OF 2

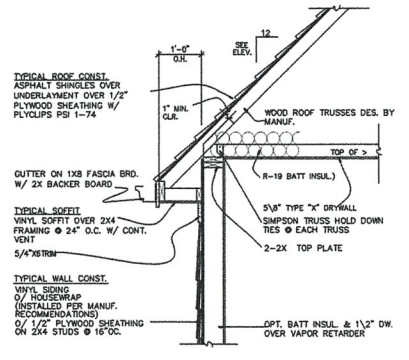




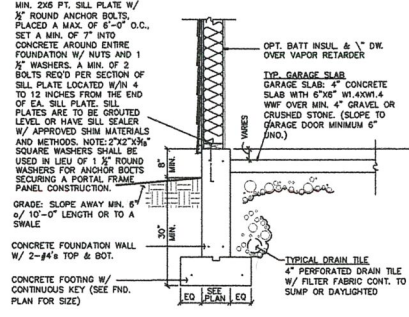
**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



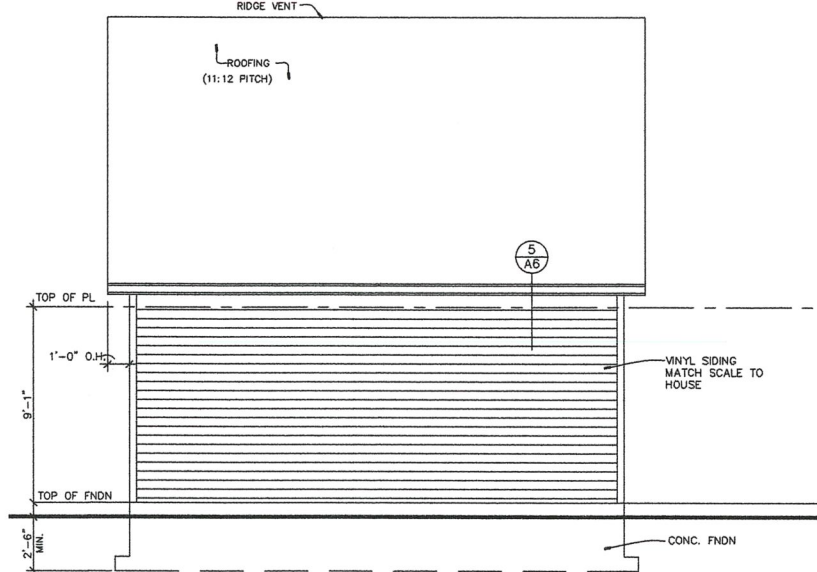
**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



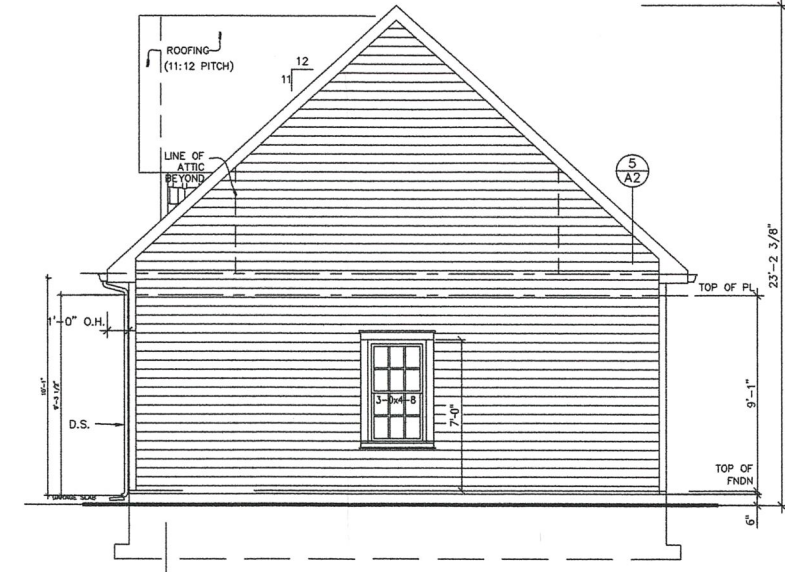
**5 DETAIL @ ROOF**  
SCALE: 1/2" = 1'-0"



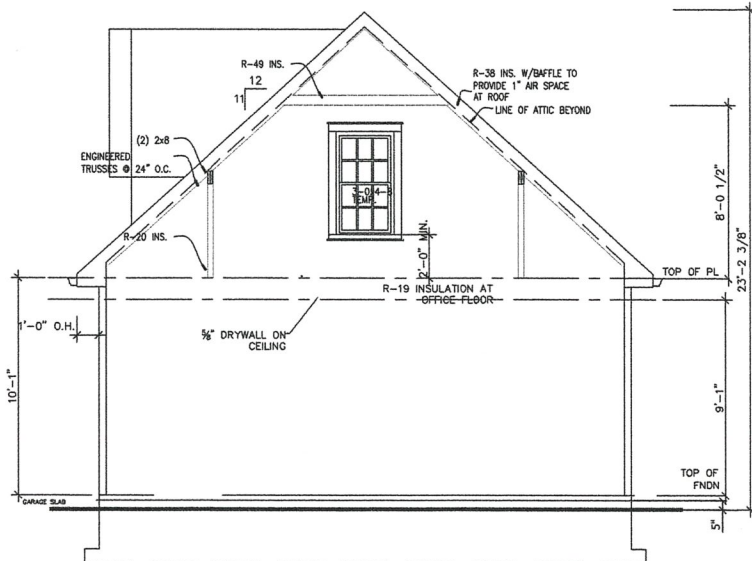
**6 DETAIL @ FOUNDATION**  
SCALE: 1/2" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**7 SECTION CUT**  
SCALE: 1/4" = 1'-0"

RHONDA LOGGIA, ARCHITECT PH. 636-448-8617  
KATTIE CASEBOLT, ARCHITECT PH. 803-389-9494  
205 CHESTERFIELD IND. BLVD.  
CHESTERFIELD, MO 63005  
PH: 803-389-9494



DETACHED 2-CAR GARAGE  
JONATHAN RANKIN  
226 E. ARGONNE  
KIRKWOOD, MO 63122

DATE: APRIL 16, 2021  
DRAWN BY:  
RHONDA LOGGIA  
CHECKED BY:  
KC  
REVISIONS: