



Kirkwood Landmarks Commission

Application for Certificate of Appropriateness

Please submit the application with supporting documentation by the first Wednesday of the month to the Building Department. Failure to supply sufficient information may result in the application being denied or postponed. It is recommended that you or your representative be present at the Landmarks Commission meeting on the second Wednesday of the month at 6:30 p.m. in City Hall.

1. Property Address 341 East Jefferson Ave

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

3. Name of Applicant William D. Cover, Architect LLC

Mailing Address 2464 Taylor Rd #246

City/State Wildwood, Missouri Zip Code 63040

Office Phone () Cell Phone (314) 374-6767

Home Phone () E-Mail wdcover@gmail.com

4. Relationship of Applicant to Property _____

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

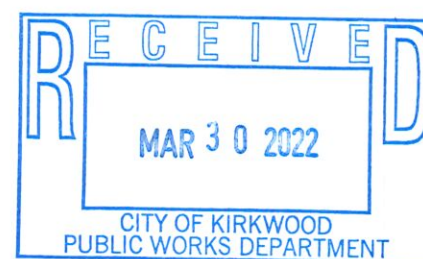
5. Existing Building Use residential

6. Proposed Building Use Single Family 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 A New Single Family Residence

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 _____

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

Signature  Date March 2, 2022

Please print name William D. Cover

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

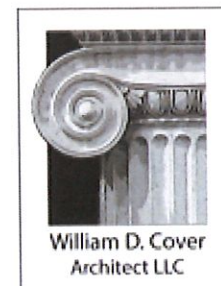
Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

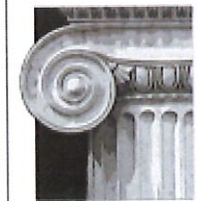


341 E Jefferson





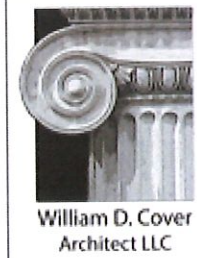
Front Plaster 341 E Jefferson



William D. Cover
Architect LLC



Right Plaster 341 E Jefferson



William D. Cover
Architect LLC



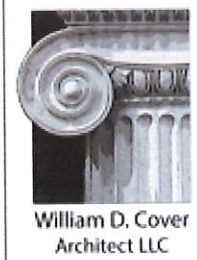
Rear Plaster 341 E Jefferson



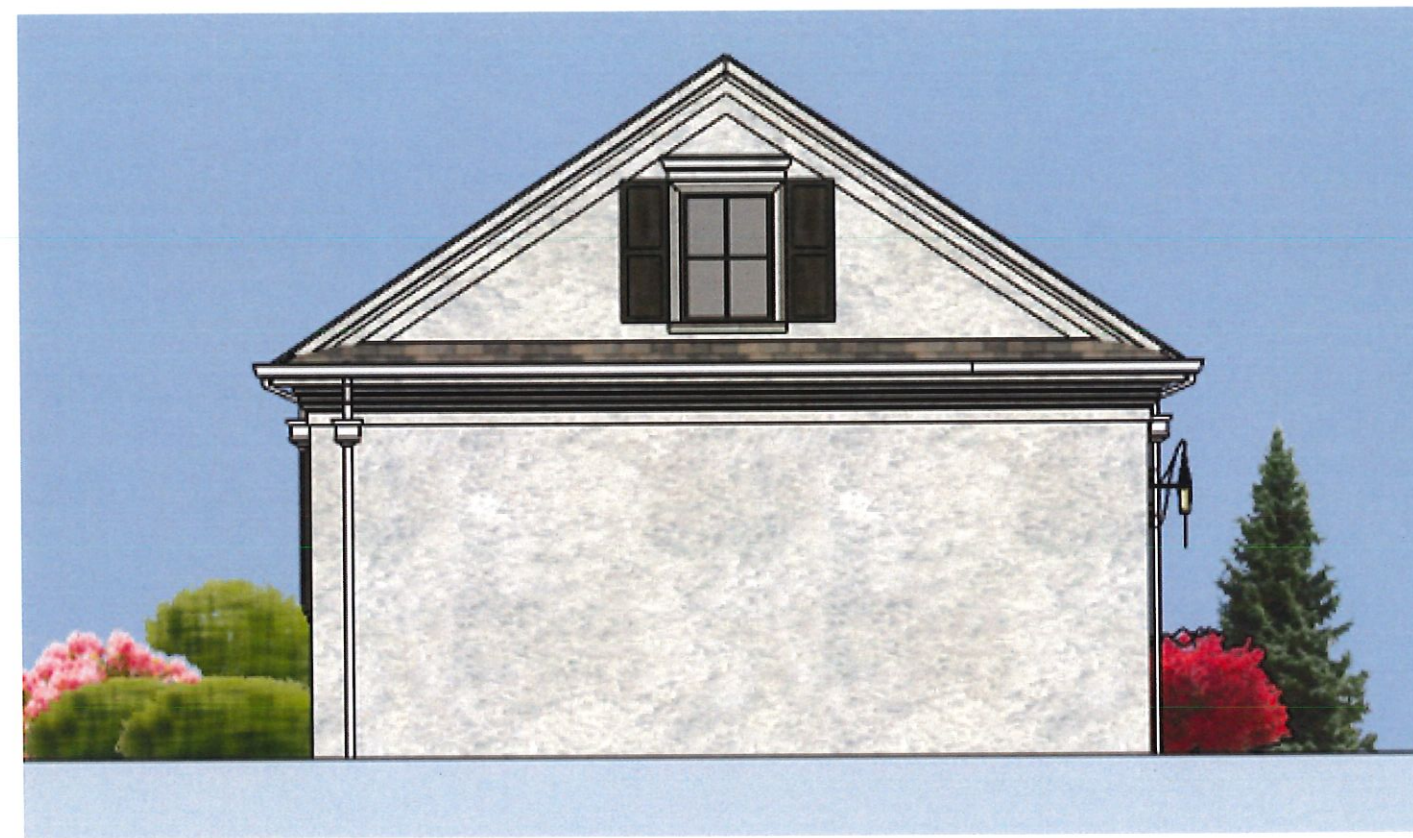
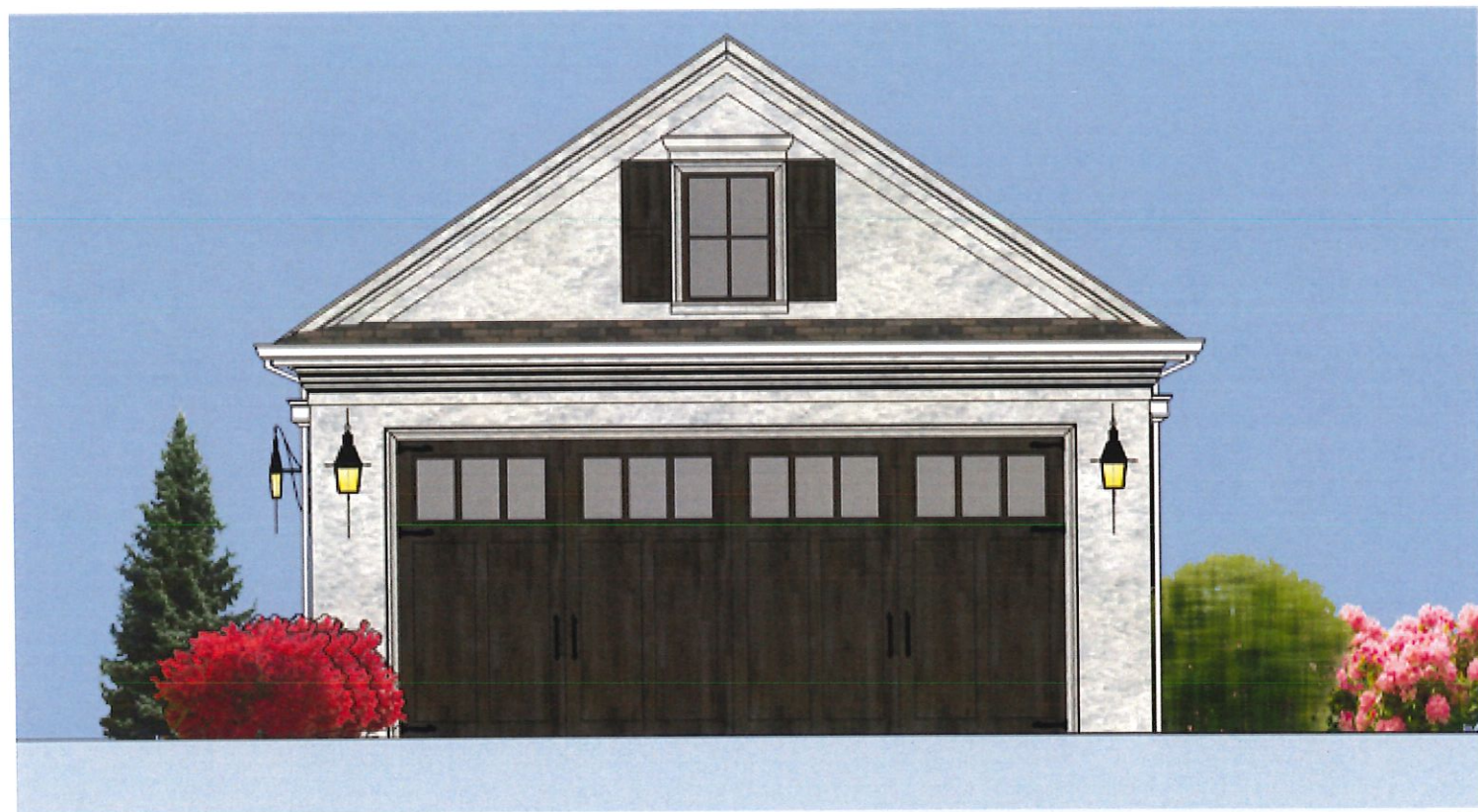
William D. Cover
Architect LLC



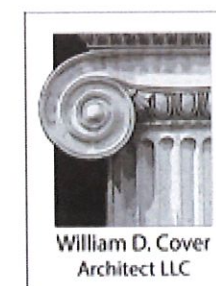
Left Plaster 341 E Jefferson

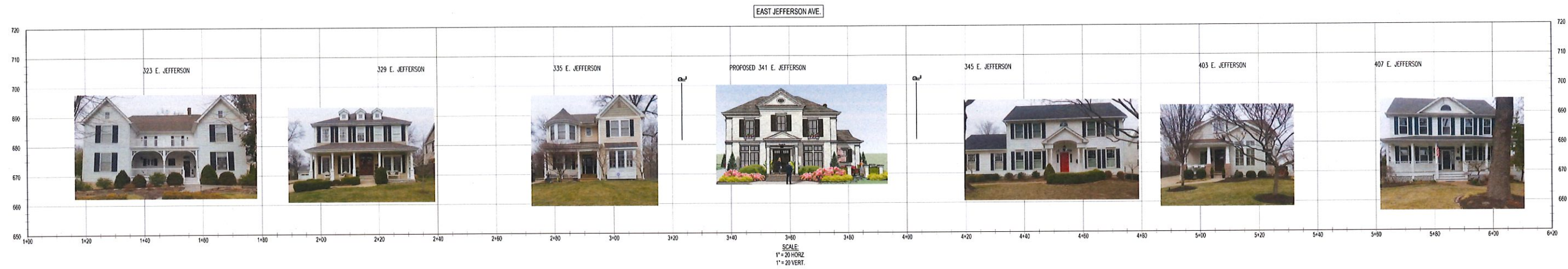


William D. Cover
Architect LLC

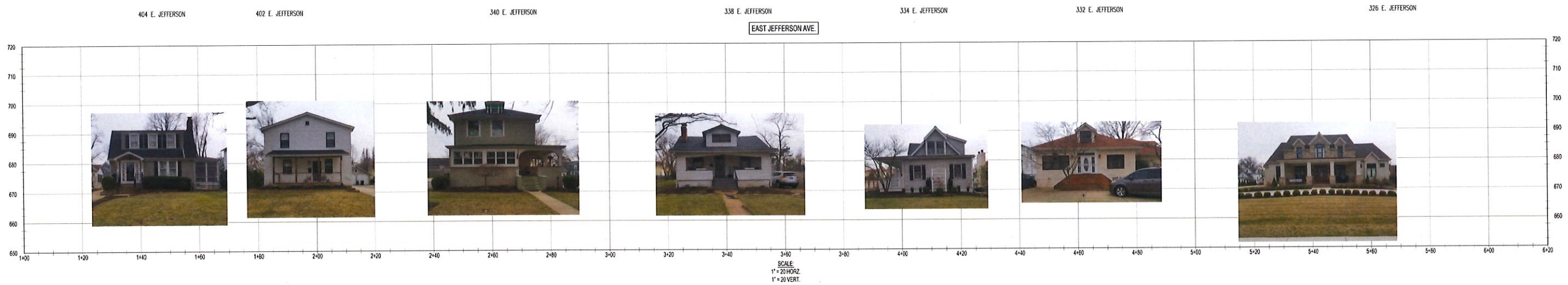


Garage Plaster 341 E Jefferson





NORTH SIDE OF EAST JEFFERSON AVE.

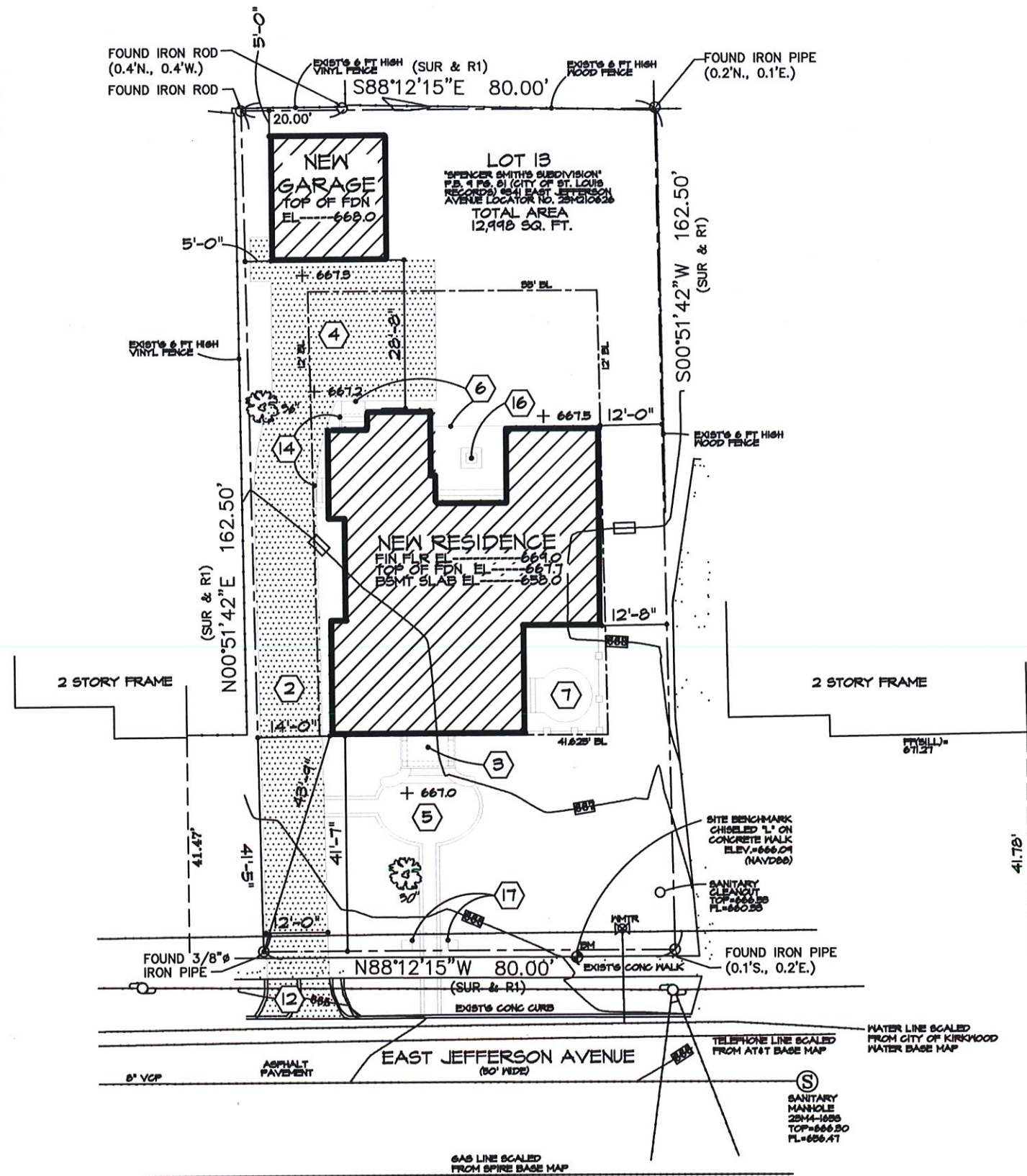


SOUTH SIDE OF EAST JEFFERSON AVE.

NOTE:
 THESE HOMES WERE PHOTOGRAPHED IN MARCH OF 2022 FROM THE EDGE OF CURB. THE PHOTOS HAVE BEEN SCALED TO FIT THE WIDTH AS SHOWN ON THE SURVEY AND IN AERIAL PHOTOGRAPHS.
 THE EXISTING GROUND SURFACE WAS TAKEN FROM THE ELEVATIONS ON THE SURVEY AND FROM PUBLISHED TOPOGRAPHIC MAPS.

FRONTENAC ENGINEERING GROUP
 CIVIL / STRUCTURAL / LAND SURVEYING
 2725 SUTTON BLVD.
 ST. LOUIS, MISSOURI 63143
 PHONE: (314) 644-2200
 WWW.FESTL.COM
 NO. CERTIFICATE OF AUTHORITY:
 CIVIL / STRUCTURAL ENGINEERING 081225





NOTES:

1. VERIFY ALL SITE CONDITIONS, DIMENSIONS, EASEMENTS, UTILITIES, SOIL CONDITIONS, GRADES, ETC.
- ② CONCRETE DRIVE
- ③ FRONT COVERED PORCH & STEPS - BRICK PAVER OVER CONCRETE
- ④ AUTO COURT - CONCRETE
- ⑤ FRONT WALK - CONCRETE W/ BRICK PAVER BORDER OVER CONCRETE
- ⑥ REAR PATIO / WALKS & STEPS - CONCRETE
- ⑦ SIDE GARDEN W/ BRICK PIERS (STONE CAP) & LANTERNS. STEPPING STONE PATIO. 36" HIGH WROUGHT IRON FENCE W/ GATE.
8. PROTECT EXISTING TREES PRIOR TO CONSTRUCTION W/ TEMP FENCE AT DRIP LINE
9. SEE CIVIL ENGINEERING PLAN BY FRONTENAC
10. ————— EXISTING GRADE
11. ————— PROPOSED GRADE
- ⑫ RELOCATE DRIVEWAY CURB INLET - PATCH TO MATCH EXIST'G
13. OPT. GEOTHERMAL HVAC (NO AC UNITS)
- ⑭ OVERHANGING ROOF W/ BRACKETS
15. SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 6 INCHES DROP WITHIN THE FIRST 10 FEET OR TO A SWALE
- ⑮ BRICK FIREPIT W/ GAS BURNER
- ⑰ 60" HIGH BRICK PIERS W/ STONE CAP & LANTERN

LOT COVERAGE
 = 12498 X .25 = 3124.5 ALLOWED
 2702 + 544 = 3246 S.F.

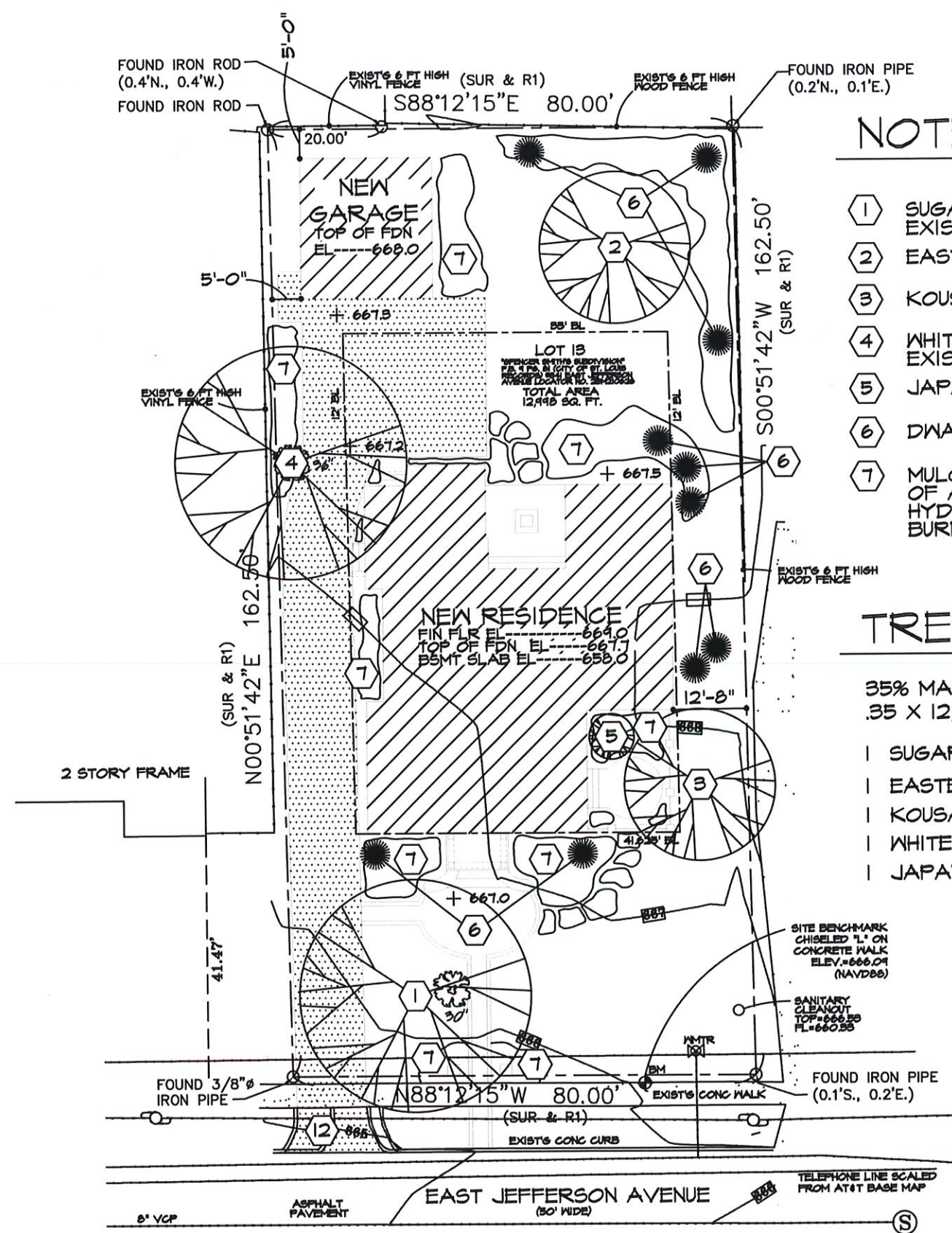
FAR = 12498 X .50 = 6249.4 ALLOWED
 2642 + 1272 = 3914 - 155
 BRICK VENEER = 5761 S.F.



SITE PLAN

0 10 20

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NOTES:

- ① SUGAR MAPLE TO REPLACE EXIST'G SWEETGUM
- ② EASTERN REDBUD
- ③ KOUSA DOGWOOD
- ④ WHITE OAK TO REPLACE EXIST'G IF NECESSARY
- ⑤ JAPANESE MAPLE
- ⑥ DWARF BLUE SPRUCE
- ⑦ MULCHED PLANTING BED WITH VARIETY OF ANUALS & PERENIALS INCLUDING HYDRANGEA, BOXWOOD, HIBISCUS BURNING BUSH OR EQUAL

TREE CANOPY

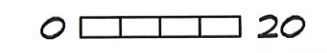
35% MATURE TREE CANOPY COVERAGE
 .35 X 12,998 S.F. = 4,546 S.F. TREE CANOPY

- | SUGAR MAPLE (1256 S.F EACH) = 1,256 S.F.
- | EASTERN REDBUD (530 S.F EACH) = 530 S.F.
- | KOUSA DOGWOOD (706 S.F EACH) = 706 S.F.
- | WHITE OAK (2,826 S.F EACH) = 2,826 S.F.
- | JAPANESE MAPLE (314 S.F EACH) = 314 S.F.

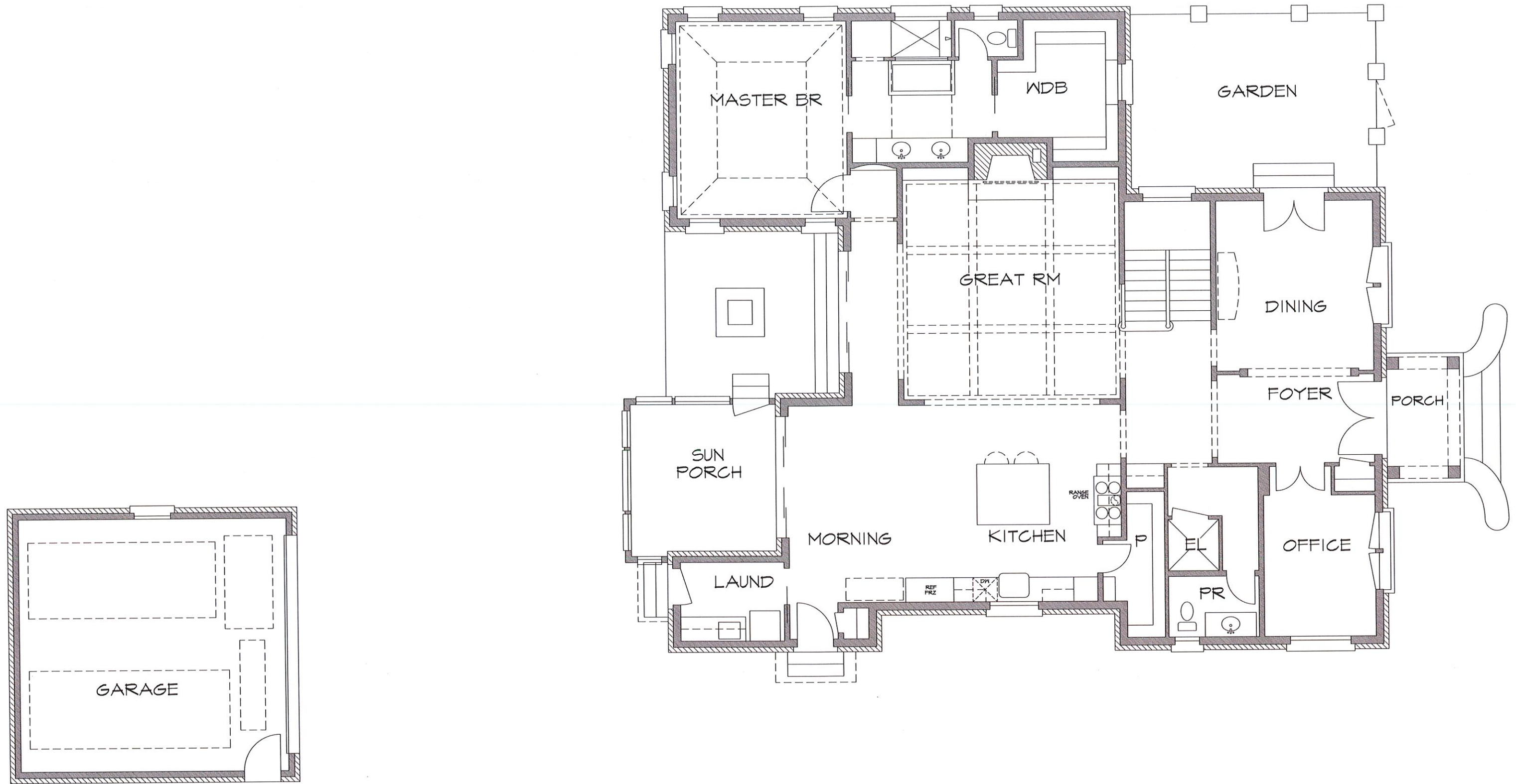
5,632 S.F. CANOPY



LANDSCAPE PLAN



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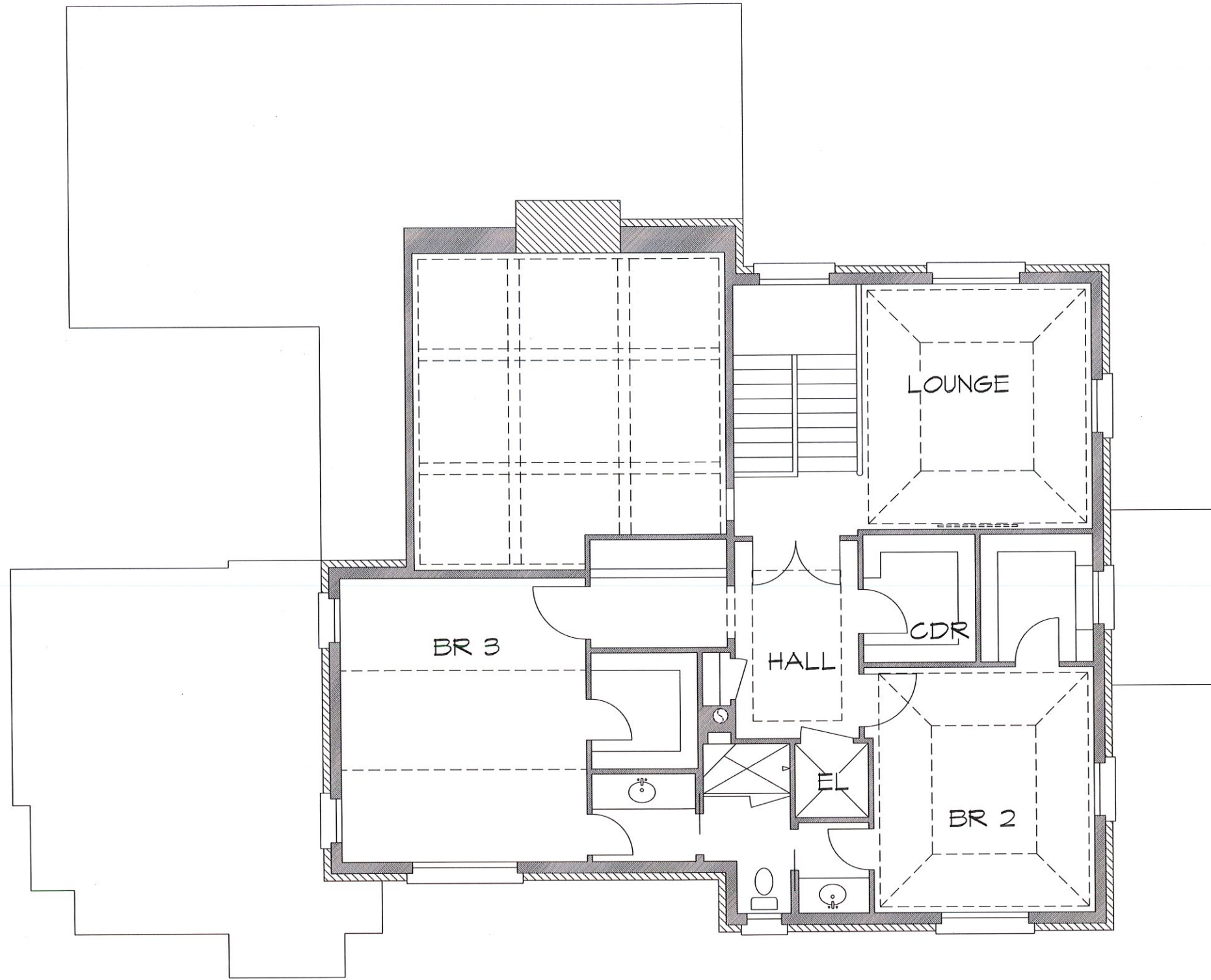


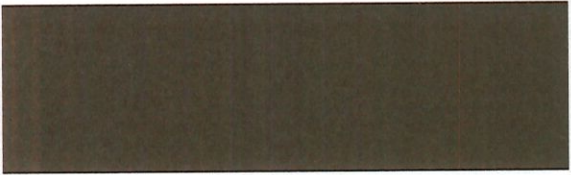
FIRST FLOOR PLAN

2642 S.F. 1ST FLOOR (2543 W/O BRICK) + 544 S.F. GARAGE

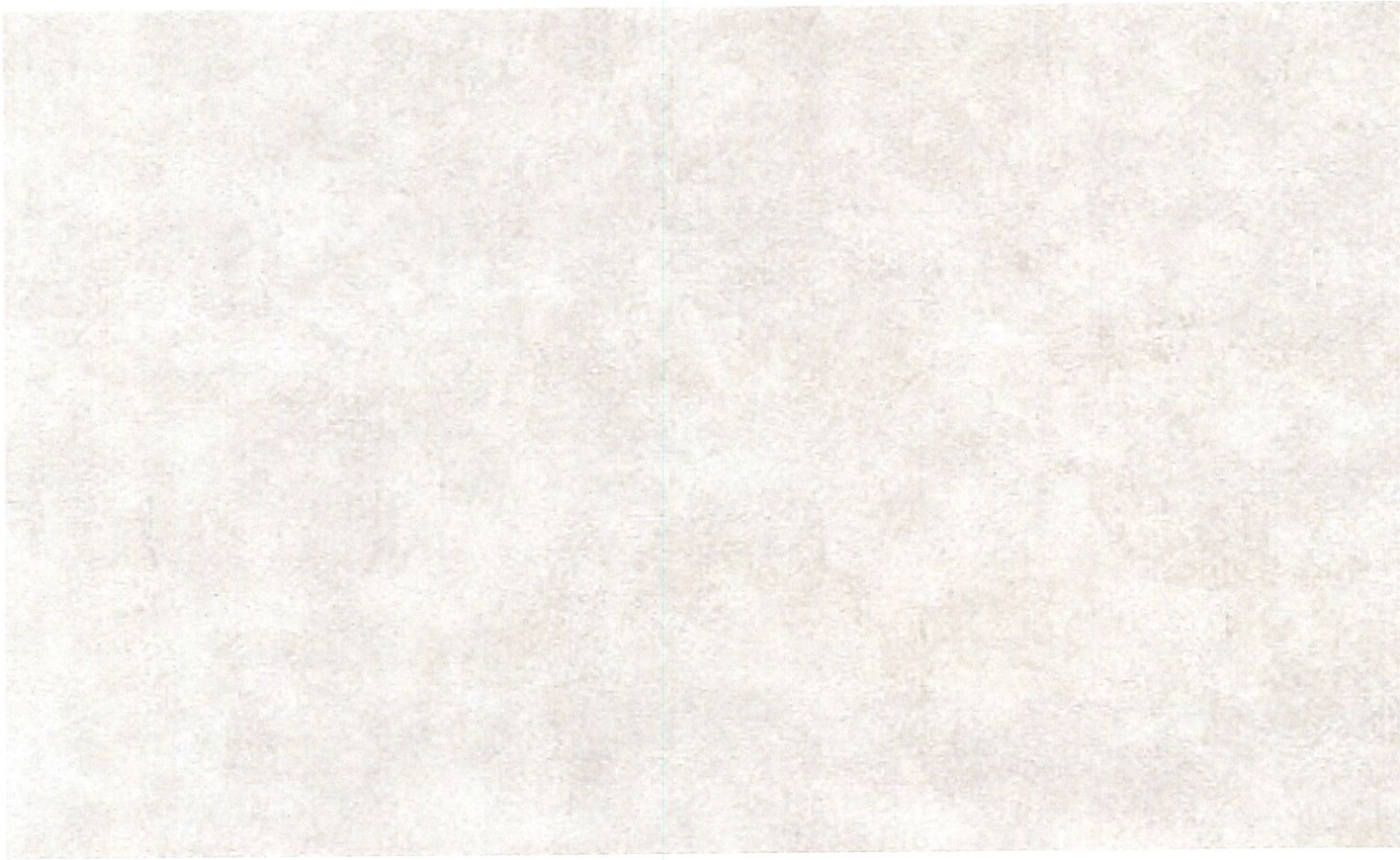
© 2022 WILLIAM D. COVER ARCHITECT LLC

0 1 2 3 4





Shutters



Plaster Facade

341 East Jefferson Avenue



im



341 East Jefferson Avenue



William D. Cover
Architect LLC



Kirkwood Landmarks Commission

Application for Certificate of Appropriateness

Please submit the application with supporting documentation by the first Wednesday of the month to the Building Department. Failure to supply sufficient information may result in the application being denied or postponed. It is recommended that you or your representative be present at the Landmarks Commission meeting on the second Wednesday of the month at 6:30 p.m. in City Hall.

1. Property Address 562 NORTH TAYLOR

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

3. Name of Applicant DARRYL LABRUYERE

Mailing Address 10135 MANCHESTER RD. SUITE 201

City/State WARSON WOODS, MO. Zip Code 63122

Office Phone (314) 462-9001 Cell Phone ()

Home Phone () E-Mail dlabruyere@d1design.com

4. Relationship of Applicant to Property _____

- Owner
- Contractor
- Architect
- Lawyer
- Other - Please specify DESIGNER / PRESIDENT OF LICENSED ARCHITECTURAL FIRM

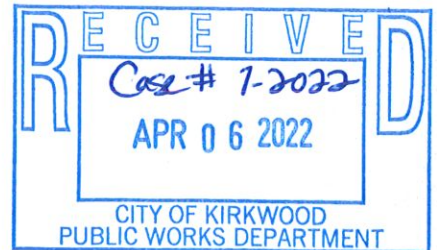
5. Existing Building Use _____

6. Proposed Building Use SINGLE FAMILY 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 NEW CONSTRUCTION OF

2 STORY S.F. RESIDENCE W/ 1/4 CAR GARAGE &

GOLF CART STORAGE

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

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

PRELIMINARY FRONT ELEV. SKETCH

11. **Existing Materials/Construction**

- Stucco
- Other

- Wood Frame
- Brick
- Stone
- Block

12. **Proposed Materials/Construction**

- Stucco
- Other


- Wood Frame
- Brick
- Stone
- Block

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 04-07-2022

Please print name DARRYL A. LABREUYERE

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____



FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

The Coleman Residence
562 North Taylor Avenue
Kirkwood, MO 63122

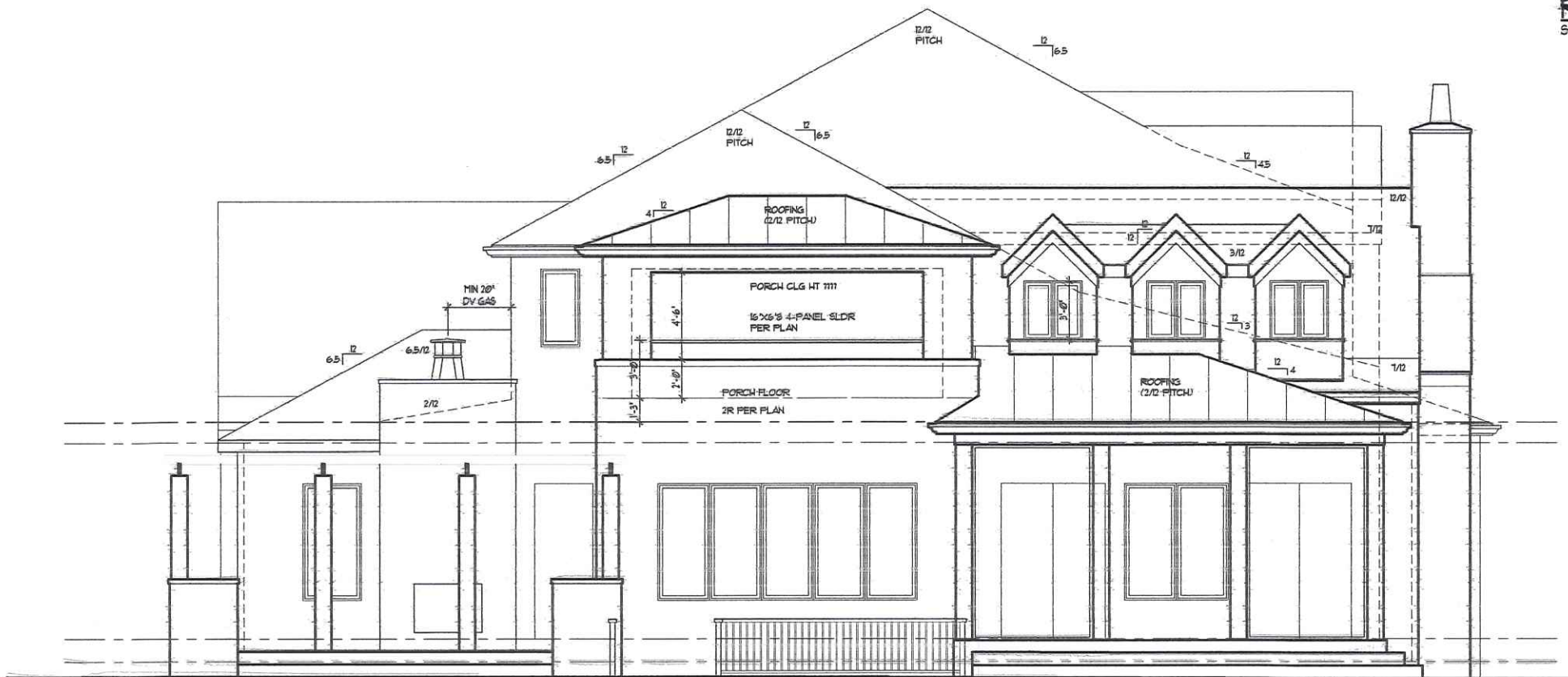
Herring
DESIGN DEVELOPMENT

307 CENTRAL PLACE
KIRKWOOD, MO 63122
314.276.3781

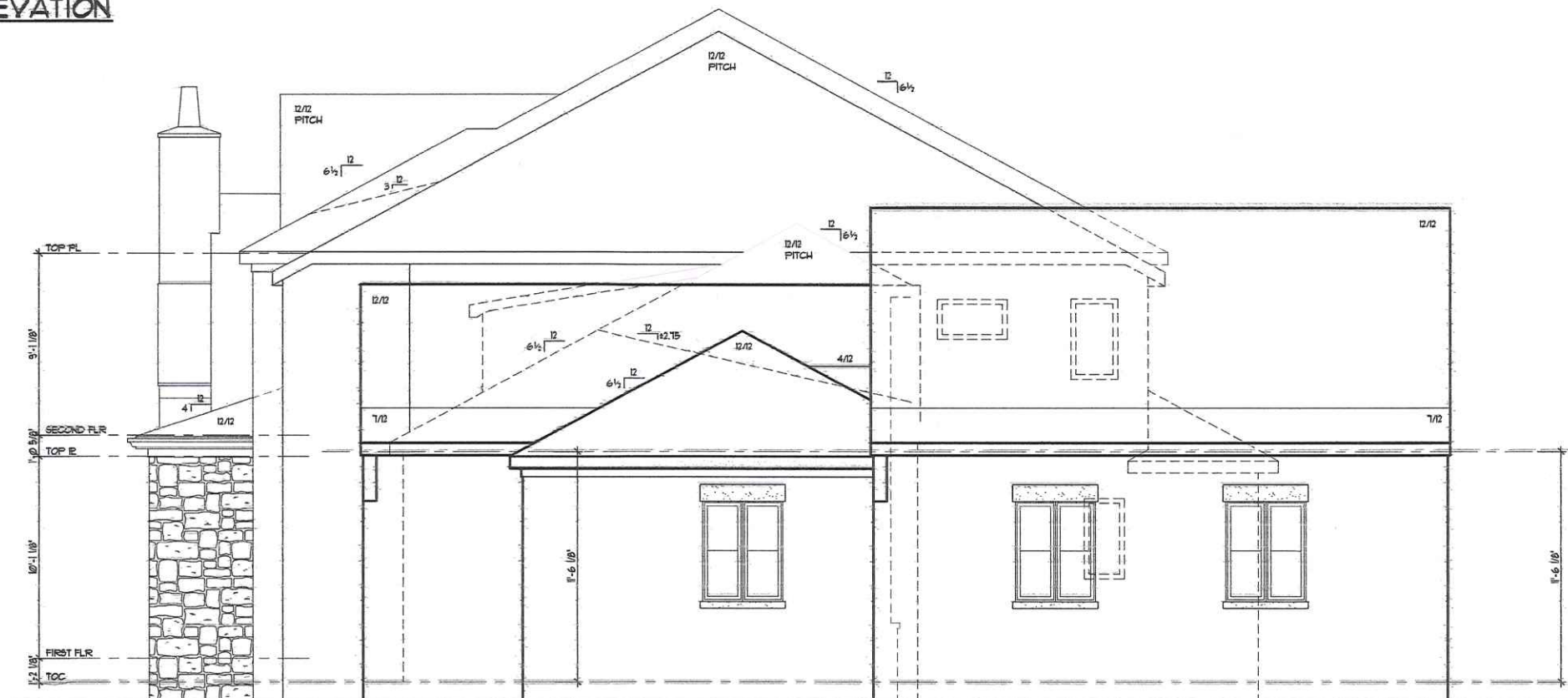
DL DESIGN
10135 MANCHESTER RD, STE 201
WARSON WOODS, MO 63122
314.462.9001



REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



LEFT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

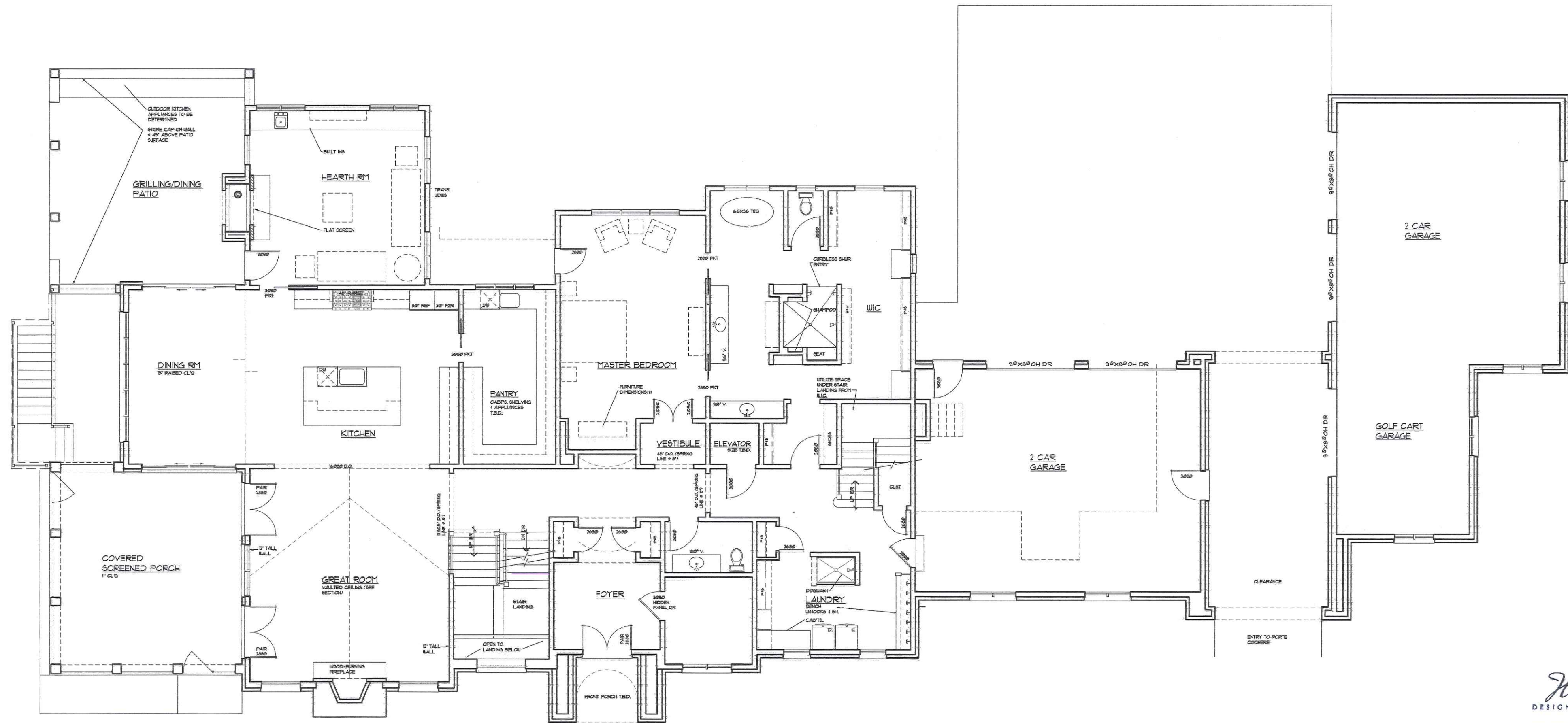


RIGHT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

The Coleman Residence
562 North Taylor Avenue
Kirkwood, MO 63122

Herring
DESIGN & DEVELOPMENT
307 CENTRAL PLACE
KIRKWOOD, MO 63122
314.276.3781

DL DESIGN 
10135 MANCHESTER RD, STE 201
WARSON WOODS, MO 63122
314.462.9001



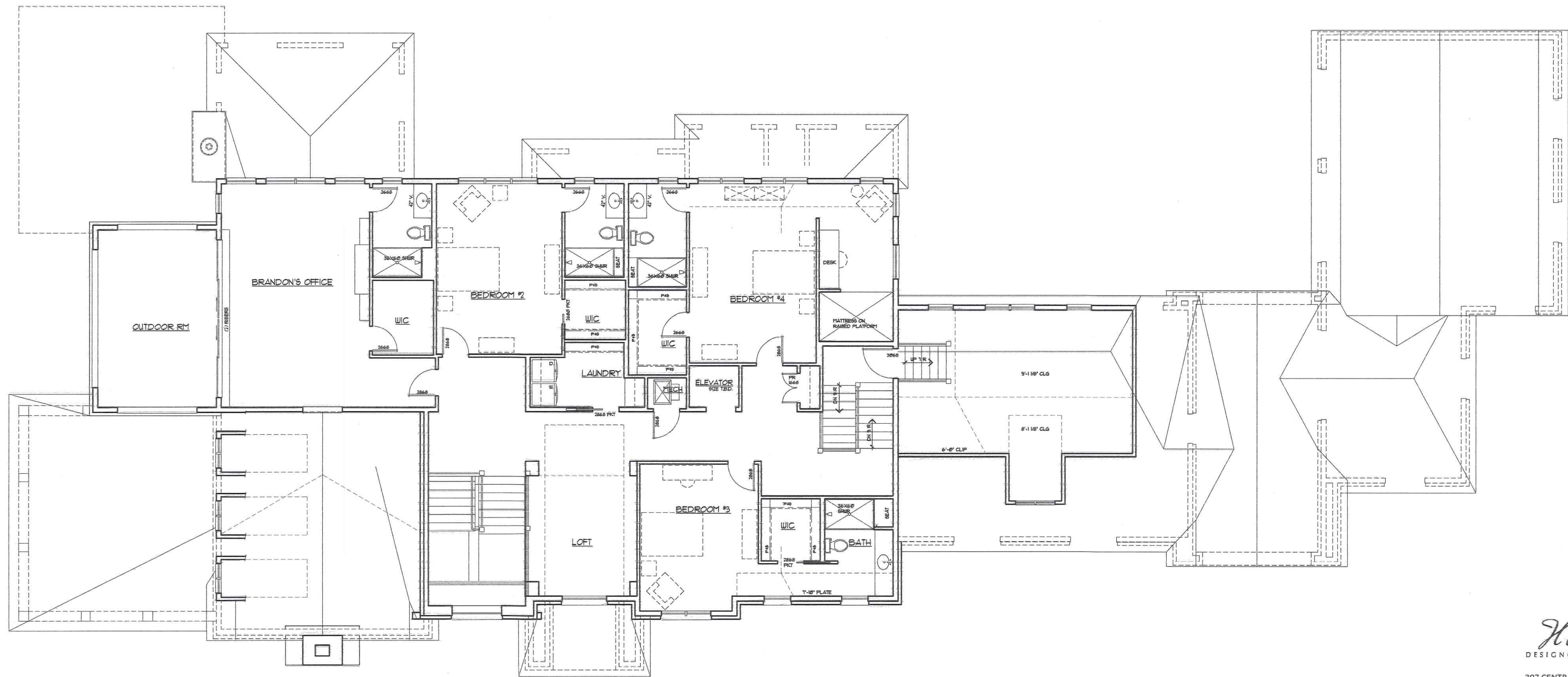
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 3664 SQ. FT.

The Coleman Residence
 562 North Taylor Avenue
 Kirkwood, MO 63122

Herring
 DESIGN DEVELOPMENT

307 CENTRAL PLACE
 KIRKWOOD, MO 63122
 314.276.3781

DL DESIGN
 10135 MANCHESTER RD, STE 201
 WARSON WOODS, MO 63122
 314.462.9001



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
 FINISHED INTERIOR FLOOR SPACE = 2382 SQ. FT.
 OUTDOOR ROOM = 238 SQ. FT.
 SPACE ABOVE GARAGE = 395 SQ. FT.

The Coleman Residence
 562 North Taylor Avenue
 Kirkwood, MO 63122

Herring
 DESIGN + DEVELOPMENT

307 CENTRAL PLACE
 KIRKWOOD, MO 63122
 314.276.3781

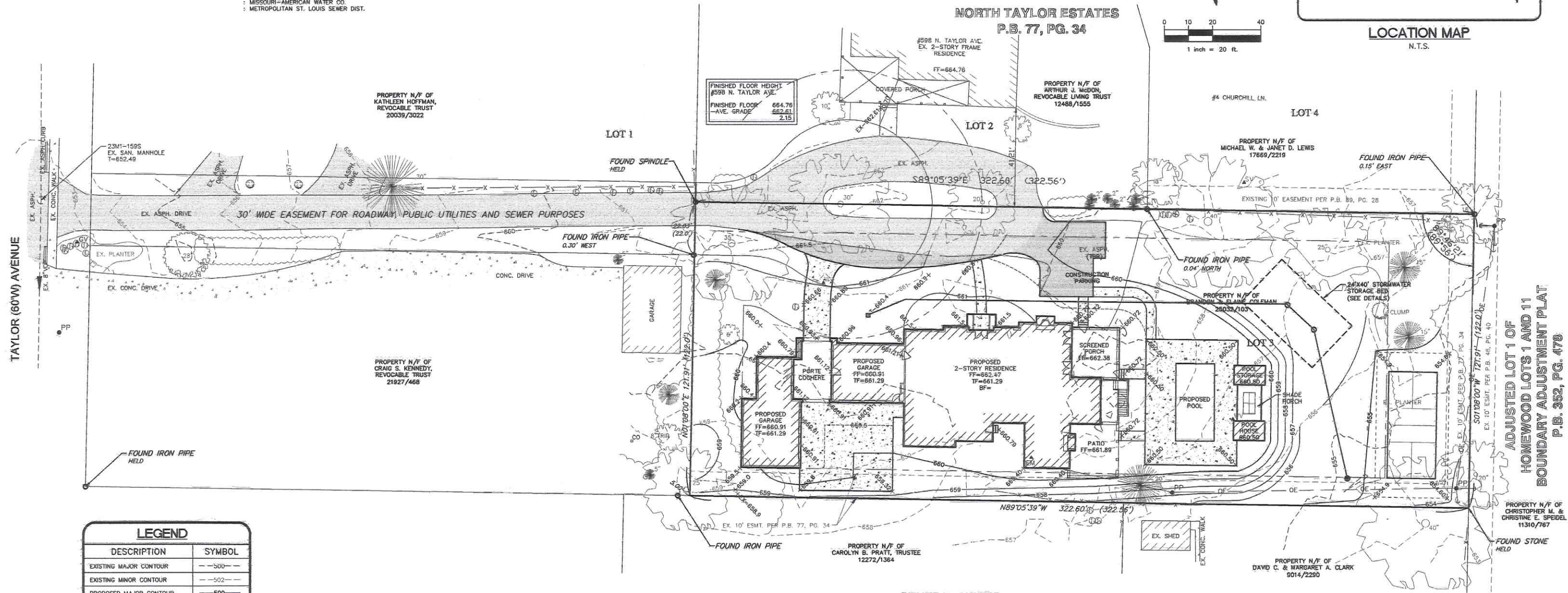
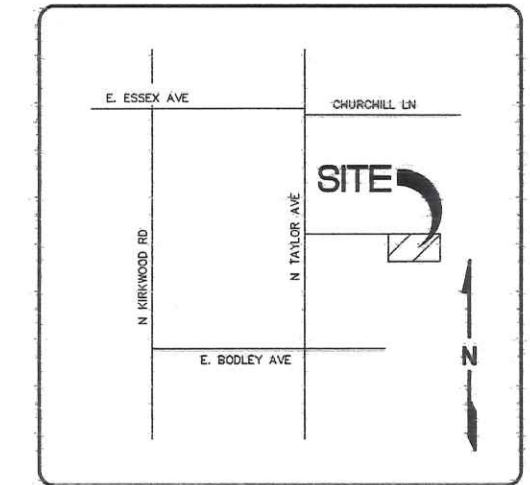
DL DESIGN
 10135 MANCHESTER RD, STE 201
 WARSON WOODS, MO 63122
 314.462.9001

562 N. TAYLOR AVENUE

A TRACT OF LAND BEING LOT 3 OF NORTH TAYLOR ESTATES, A SUBDIVISION
RECORDED IN P.B. 77, PG. 34 OF THE ST. LOUIS COUNTY RECORDS
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

PROJECT DATA

LOCATOR NO. : 24MS10243
OWNER : BRANDON & ELAINE COLEMAN
SITE ADDRESS : 562 N. TAYLOR AVE.
KIRKWOOD, MO 63122
ACREAGE OF TRACT : 39,325 S.F. (0.90 AC±)
PRESENT ZONING : R-3
PROPOSED USAGE : SINGLE FAMILY RESIDENTIAL
SCHOOL DISTRICT : KIRKWOOD
ZIP CODE : 63122
WATERSHED(S) : RIVER DES PERES
FIRE DISTRICT : KIRKWOOD
FIRM PANEL : 291800300K, ZONE X
UTILITIES : AMEREN UE
SPIRE - GAS COMPANY
AT&T TELEPHONE COMPANY
MISSOURI-AMERICAN WATER CO.
METROPOLITAN ST. LOUIS SEWER DIST.



LEGEND	
DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---500---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED STORM SEWER	---
EXISTING WATERLINE	---
EXISTING FIRE HYDRANT	---
EXISTING GAS LINE	---
EXISTING OVERHEAD UTILITY	---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION
TF = TOP OF FOUNDATION
BF = BASEMENT FLOOR ELEVATION
TW = FINISHED GRADE AT TOP OF WALL
BW = FINISHED GRADE AT BOTTOM OF WALL
CO = CLEAN OUT
DS = DOWNSPOUT
WW = WINDOW WELL
+570.0 (PROPOSED SPOT ELEVATION)
+EX-570.0 (EXISTING SPOT ELEVATION)
* PER SURVEY BY JAMES SURVEYING 1/5/22
** PER ARCHITECT

STORM WATER CALCULATIONS

LOT AREA = 39,325 S.F.
EXISTING IMPERVIOUS AREA = 6,771 S.F. (17.2%)
PROPOSED IMPERVIOUS AREA = 15,816 S.F. (39.7%)
NET INCREASE IN IMPERVIOUS AREA = 9,045 S.F.
AMOUNT OF IMPERVIOUS AREA THAT EXCEEDS 25% OF THE LOT AREA
15,816 - (39,325 X 25%) = 5,785 S.F.
STORM WATER MANAGEMENT TO BE PROVIDED FOR THE AMOUNT OF IMPERVIOUS AREA THAT EXCEEDS 25% OF THE LOT AREA OR THE NET INCREASE IN IMPERVIOUS AREA, WHICHEVER IS GREATER.
STORMWATER MANAGEMENT SHALL BE PROVIDED FOR 8,845 S.F.
AMOUNT OF STORMWATER DETENTION REQUIRED: 8,845 S.F. X 1.14" = 840 C.F.
UNKNOWN INFILTRATION RATE (4.00) = 84 C.F.
TOTAL = 924 C.F.

PROPOSED METHOD OF STORM WATER MANAGEMENT: FLO-WELL WITH AGGREGATE INFILTRATION BED.
AREA DESIGNATION AND SUPPORTING CALCULATIONS PROVIDED ON SITE PLAN.
VOLUME OF WATER DETAINED:
(24'x40') = 960 S.F.
960 S.F. X 2.5' X 40" = 960 C.F.

GENERAL NOTES

- BOUNDARY INFORMATION PROVIDED BY JAMES SURVEYING AND TOPOGRAPHIC INFORMATION PROVIDED BY AVAILABLE INFORMATION.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF KIRKWOOD, MISSOURI, AND M.S.D.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF KIRKWOOD AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF KIRKWOOD STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.
- NDS DOWNSPOUT DEFENDER OR GUTTER LEAF GUARDS TO BE INSTALLED ON ALL OUTLETS OR DOWNSPOUTS TRIBUTARY TO THE STORMWATER STORAGE BED. COORDINATE WITH ARCHITECT.
- ALL DOWNSPOUT PIPING TO BE SMOOTH WALL PIPE.
- CONTRACTOR/ARCHITECT SHALL BE RESPONSIBLE FOR ALL PROPOSED GRADES.

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE, THAT ARE NOT SHOWN. TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

BEFORE YOU DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

BASEMAP 23M
ZIP CODE: 63122

Brandon & Elaine Cloeman
562 N. Taylor Ave.
Kirkwood, MO 63122
P: 314

Vance Engineering, Inc.
10537 Lockland Road
St. Louis, MO 63114
P: 314.427.1800
vanceengineering.com

VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 200302294

562 N. TAYLOR AVE
KIRKWOOD, MO 63122
SITE / GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

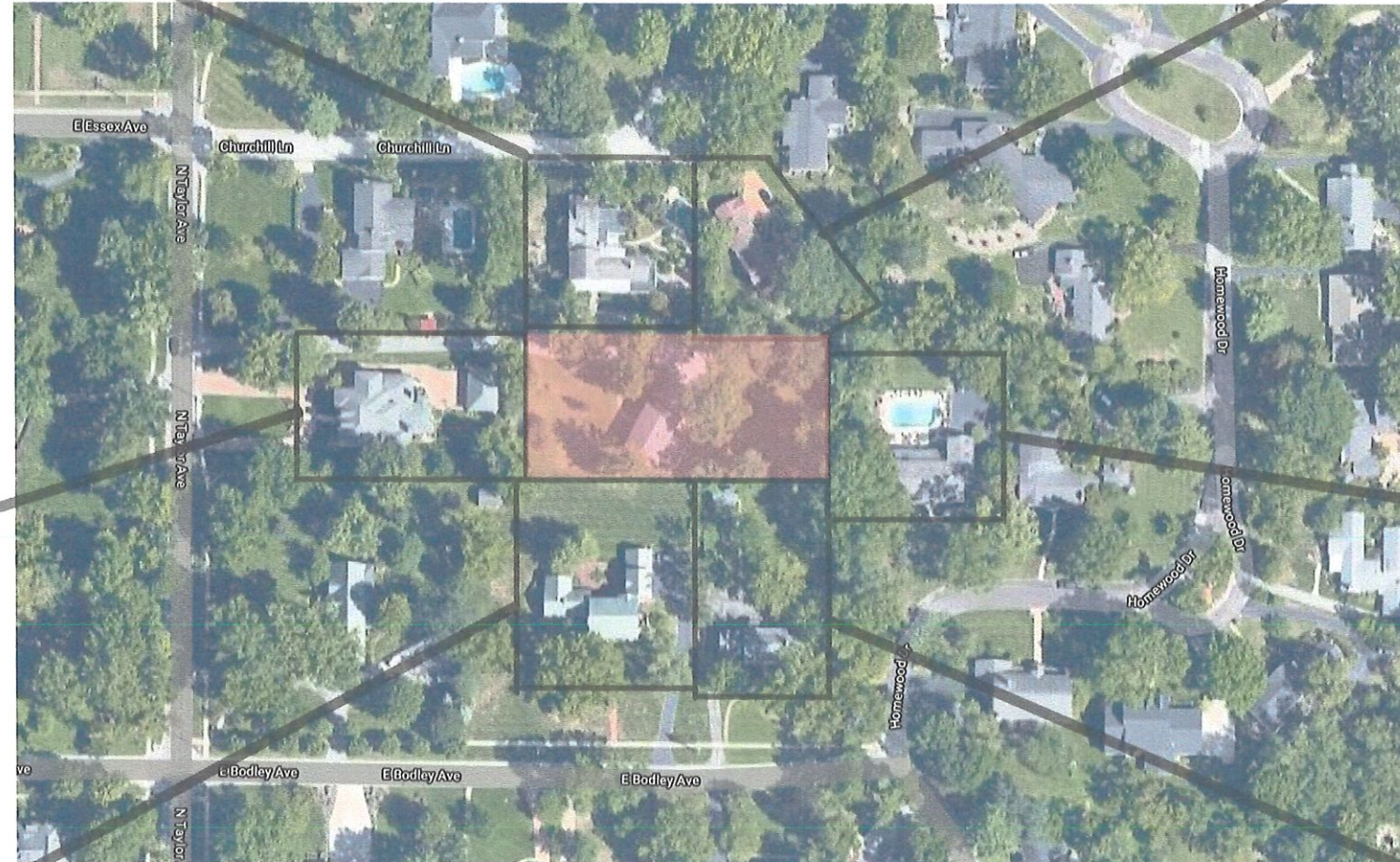
21110
4/7/22
1/2
COPYRIGHT 2022



598 North Taylor Avenue



4 Churchill Lane



520 North Taylor Avenue



1 Homewood Drive



215 East Bodley Avenue



221 East Bodley Avenue

The Coleman Residence
562 North Taylor Avenue
Kirkwood, MO 63122

Herring
DESIGN + DEVELOPMENT

307 CENTRAL PLACE
KIRKWOOD, MO 63122
314.276.3781

DL DESIGN 
10135 MANCHESTER RD, STE 201
WARSON WOODS, MO 63122
314.462.9001

519 North Taylor Avenue



520 North Taylor Avenue

Neighborhood Context Photos

The Coleman Residence
562 North Taylor Avenue
Kirkwood, MO 63122

Herring
DESIGN + DEVELOPMENT

307 CENTRAL PLACE
KIRKWOOD, MO 63122
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