



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 102 N. Taylor Ave

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

3. Name of Applicant Maryann LoPiccolo Reese

Mailing Address 121 E Monroe Ave Unit 300

City/State Kirkwood, MO Zip Code 63122

Office Phone () Cell Phone (618) 920-9361

Home Phone () E-Mail marcese60@gmail.com

4. Relationship of Applicant to Property
 Owner Contractor Architect Lawyer
 Other - Please specify

5. Existing Building Use Vacant - residential

6. Proposed Building Use residential - plan to build new home

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 After demolition plan to bring proposed improvements / new construction plans + work with committee on approval / ideas, working with architect and have preliminarily chosen a builder.

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

- Site Plan
- Structural Report for Demolitions
- Elevations
- Landscape Plan
- Floor/Building Plans
- Photos

Other – Please Specify Have builder + architect chosen (preliminary)

11. **Existing Materials/Construction**

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

12. **Proposed Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other plan to work w/ landmark commission for new home exterior.

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 Maryann J. Reese Date 6/14/22

Please print name _____

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____



DEMOLITION PERMIT APPLICATION
 139 S. Kirkwood Rd., Kirkwood, MO 63122 | (314) 822-5823

If work does not begin within 30 days and completed within 60 days of issuance date, the permit shall become null and void. The structure and property shall be maintained in a proper state of maintenance until the demolition occurs.

PROJECT ADDRESS: 102 N. Taylor

***Demolition Plans must be submitted to Landmarks Commission and utilities may not be disconnected.*

Type of Structure: Single or Two-Family Multi-Family Apt/ Condo Commercial
 Landmark** Structure in Historic District**

Permit Fees and Deposits

Single Family Permit/Admin Fee = \$220 Single Family Deposit = \$2000 All Others (Multi-Family & Commercial) = \$240

- For Single Family Demolitions ONLY**
- Failure to obtain a building permit, or complete the demolition and restoration of the site—including the grading, seeding/straw or sodding—and the abatement of any code violations thereon within 60 days, shall result in the forfeiture of the deposit to the City of Kirkwood and referral to our legal department.
 - The City, after receiving a written request from the Applicant/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.
 - The City will return the demolition deposit after the boundary survey for the foundation has been approved (for new residence under construction) or complete restoration of the site has been approved and the ground cover has been established. *Restoration shall be completed within 60 days of permit issuance.*
 - Deposit is not required for demolitions in an approved subdivision or project that has been reviewed by the Planning and Zoning Department and there is a valid performance guarantee on file with the City for the subdivision.

Contractor Information:

Name Baker Excavating KWD LIC. NO. 22-5272
 Address P.O. Box 220953 City/State/Zip Kirkwood, MO, 63122
 E-mail bakerexcavatingllc@gmail.com Phone 314-965-3532

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 the 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.

Applicant Information: Owner General Contractor

Name Maryann Reese
 Address 1277 Timbercreek Dr. City/State/Zip Cape Girardeau, MO 63701
 E-mail mareese60@gmail.com Phone 618-920-9361
 Applicant's Signature Maryann Reese Date 3E 24 2022

City Use Only 22-4544

Site Approved _____
 Permit #: _____
 Zoning District: _____
 Approved to Issue _____

Deposit Paid By: _____

RECEIVED
 Date Stamp
MAR 28 2022
 CITY OF KIRKWOOD
 PUBLIC WORKS DEPARTMENT

Refund Check #: _____
 Called for Pick-up
 Mailed

Historic Inventory

1. No. 2056		4. Present Name(s) Schopp, Jacob, House; ca. 1880	
2. County St. Louis County		5. Other Name(s) 102 N. Taylor	
3. Location of Negatives Linda Stockman			
6. Specific Location 23M210314		16. Thematic Category	28. No. Of Stories: 2 1/2
			29. Basement: Full Yes (X) No ()
7. City or Town If Rural, Township & Vicinity Kirkwood		17. Date(s) or Period CA 1880	30. Foundation Material: Stoned/Dressed
		18. Style or Design Victorian/Queen Anne	31. Wall Construction: Frame
		19. Architect or Engineer	32. Roof Type: High hip with gable asphalt shingles
		20. Contractor or Builder	33. No. of Bays: Front: 3 Back: Side: 2
		21. Original Use, if apparent Single family residence	34. Wall Treatment: wood shakes & wood horizontal lap siding
		22. Present Use Single family residence	35. Plan Shape: square
		23. Ownership: Public () Private (x)	36. Changes: Additions (x) Altered (x) Moved () (Explain in #42)
		24. Owner's Name & Address	37. Condition: Interior: Exterior: good
		9. Coordinates UTM Latitude Longitude	
10. Site () Building (x)	Structure () Object ()	25. Open to Public? Yes () No (x)	38. Preservation Underway? Yes () No (x)
11. On National Register? Yes () No ()	12. Is it Eligible? Yes () No ()	26. Local Contact Person or Organization	39. Endangered: Yes () No (x) By What?
13. Part of Estab. Yes () Hist. District? No (x)	14. District Potential Yes () No. (x)		
15. Name of Established District		27. Other Surveys in Which Included	40. Visible from Public Road? Yes (x) No ()
42. Further Description of Important Features: This is a large home. Its prominent features include: a complex roofline with its hipped roof, its gable atop a bracketed projecting second and attic story bay, and its bayed gabled dormer; its deeply projecting boxed cornice; its façade porch; and its varied siding materials. The façade entrance is recessed and off-center and contains a single-leaf wood door with a single light. The open-frame projecting façade porch has a gabled roof and wood posts. The first level façade windows are wood with wood sash, double-hung, two over two, with flat wood lintels and wood sills and shutters. The stair/hall window is fixed, contains one large light and is topped by a transom. The second level façade windows are wood with wood sash, double-hung, six over two, flat-topped, with wood lintels and sills. A wood panel is in place above the window on the projecting second story bay. Above this is a small wood gable window, which features a round arch. It is one over one with arched wood molding and sill. The façade dormer contains a double casement window which is wood with wood mullion, three over three, flat-topped, with wood sill. All windows are covered by aluminum storm sash. The first level has wood horizontal lap siding, and the second level is covered with wooden shakes. There is a new one story enclosed porch and frame garage at the rear of the buildings. This house matches 108 N. Taylor in its plan and design.		41. Distance From and Frontage on Road:	
2004: A two and a half story Queen Anne Victorian House. The house has a stone foundation, a hipped roof and wood shingle and early or original weatherboard walls. The six-over-six windows are early or original. Atlas map show that this property was owned by Jacob Schopp in 1895, and that in 1909, ER. Hough owned this and two houses north of it. [c]		8. Site Plan with North Arrow:	
2007: Windows are 2/2 on first floor, 6/2 on second, note attached garage			

<p>43. History and Significance: One of three buildings on property owned by E. R. Hough.</p>	
<p>44. Description of Environment and Outbuildings:</p>	
<p>45. Sources of Information: Plat book of St. Louis County, Missouri. Des Moines, Iowa: Northwest Publishing Company, 1909 – Map of Kirkwood, Missouri Sections 1 and 2 – 44 – 5 and Section 6 - 44 -6.</p>	<p>46. Prepared by: 773-2746 Linda S. Stockman</p> <p>47. Organization: Kirkwood Landmarks Commission</p> <p>48. Date: 6/86</p> <p>49. Revision:</p>

20070922



attached garage



March 18, 2022

Dr. Maryann L. Reese
121 East Monroe Avenue, # 300
Kirkwood, Missouri 63122

Subject: Residential Property - 102 North Taylor Avenue, Kirkwood, Missouri 63122
Structural Observation

Dear Ms. Reese:

A structural observation of the above-referenced property was performed on March 14, 2022. The weather conditions were clear and sunny with little wind and no rain or snow, and the temperature was in the 60-70 degree Fahrenheit range.

The property was sold to Dr. Maryann L. Reese on December 10, 2021. Summary property description information is available at the St. Louis County website for Real Estate Data and was utilized in the preparation of this report. The property is located at the northeast corner of North Taylor Avenue and East Argonne Drive in Kirkwood, Missouri. The lot slopes from east to west and from north to south. It was reported that all utilities have been turned off including water, natural gas, electrical power (de-energized), telephone service, cable television service.

Structure Description

The original residence was built in 1884 and faces west to North Taylor Avenue. The lot is approximately 85 feet wide in the north-south direction and 140 feet deep in the east-west direction. The main structure is approximately 31 feet wide in the north-south direction and 25 feet deep in the east-west direction. An entry porch structure is located at the southwest corner of the residence which is approximately 13 feet wide in the north-south direction and 10 feet deep in the east-west direction. In later years, a wood-frame structure was added at the east side of the main structure. Overall, it is 19 feet deep in the north-south direction and 32 feet wide in the east-west direction. That structure consists of a 12-foot wide western entry space to the residence and a two-car eastern garage space with two 10-foot wide stalls separated by a drywall partition wall. The garage floor is of concrete construction and has a concrete driveway that leads into it from East Argonne Drive. The main structure can be entered at the east at grade level and at the west by ascending steps at the public sidewalk area and steps at the main porch entrance.

A brick paver stoop area is present on the north side of the east entry area and begins at the northeast corner of the home. The stoop is 12 feet wide in the north-south direction and 26 feet deep in the east-west direction. The stoop area has two post-type gas-barbecue grills and an in-ground spa with a cover. A small swimming pool with a diving board, slide and spring-secured pool cover is located adjacent to the east garage space in the back yard area. The air-conditioner for the main structure and the mechanical equipment for the pool and spa are located on the north side of the main structure near the northwest corner.

The main structure is the two-story residence with an upper level crowned and sloping (hip roof) attic structure with perimeter stone basement walls consisting of cut pieces of limestone mortared together. Two fireplaces are present in the residence which has usable fireplaces at the first and second floor levels. The fireplaces are founded inside the basement and extend the full-height of the structure and through the roof. The fireplaces are not usable in the basement area or attic area.

The cut-piece limestone basement walls are likely 10" or 12" thick but could not be measured. It was reported due to water leakage and intrusion from the surrounding exterior subgrade that the basement walls were coated with approximately a 1-inch thick sand-cement mixture to waterproof the interior faces of the walls. The basement walls were painted white.

The first-floor framing could be observed in the basement area. It consists of sawn wood members measuring 1-3/4" wide by 9-1/2" deep (i.e., 2 x 10) at 16" on center spanning in the east-west direction. The floor joists support 3-1/4" wide floor planks which are likely 3/4" thick, and may also be tongue-and-groove, and spanning perpendicular to the floor joists or in the north-south direction. The wood floor planks are overlain at the first floor and second floor by newer wood laminate which spans perpendicular to the wood floor planks or in the east-west direction. The floor system very likely is the same at the second floor and attic level as it is at the first floor. At the attic level, the floor sheathing consists of 3/4" thick by 9-1/2" wide wood planks spanning in the north-south direction but are not tongue-and-groove. The attic structure consists of 2" wide by 6" deep rough-sawn sloping roof joists at 24" on center. Collar ties for the sloping roof members are present in the east-west direction. The roof sheathing consists 1" thick by 5-3/4" wide roof planks spaced apart with a 3" gap. At some later date, those planks were overlain by 4 foot by 8 foot plywood sheets to make the roof membrane into a monolithic diaphragm. Knob-And-Tube electrical wiring systems were observed in the attic level.

The first floor and second floor walls consist of vertical wood framing members with horizontal wood lath attached to interior faces and are covered with plaster. The first floor exterior walls consist of painted wood siding. The second floor and attic level exterior walls consist of wood shakes. The entry and garage structure is of wood frame construction. All roofs consist of asphalt shingles.

The main structure is divided at the first floor and second floor into quadrants. The overall plan dimensions are 31 feet by 25 feet. So each room on each floor is roughly 15 feet by 12 feet in plan, which are small room sizes. The ground floor is slightly smaller actually as the front porch structure is inset into the southwest quadrant. The first floor consists of a combined entry space and living room area at the south. A small dining room or parlor area with a full fireplace is located in the northwest quadrant and a small kitchen space is located in the northeast quadrant. The second floor consists of three small quadrant bedrooms, each with limited closet space. A bathroom is located at the northeast quadrant with an old sink, an old claw-foot tub, and an old toilet with the water reservoir attached to the wall above. The attic level is completely unfinished and uninsulated, and appears to have been used very little by all previous residents. It has one room at the northwest corner and the rest of the space is open.

Structure Condition

Overall, both the main structure and the entry/garage structure are in poor condition.

The basement area of the main structure is in poor condition. It is damp and cold, and has serviceable or usable but low ceiling heights. It is not much of a usable space except to house the furnace equipment and perhaps for work-bench areas. The first floor of the home lacks any bathroom facilities, so a spartan, unaesthetic second bathroom was added at a later date in the basement with a sink, toilet and combination shower and tub. The nearby proximity to the home of a number of huge and mature trees pose damage and deterioration concerns from tree roots growing into cracks or voids in the stone basement walls or mortar joints, as well as to the underground sanitary waste piping. There is a drain or sump area near the base of the stairs and basement bathroom entrance that needs to be repaired. On the main structure exterior, the mortar in the perimeter foundation walls in some locations was either cracking or absent. The front porch foundation is cleanly cracking at the corner joints and at a midpoint which may also indicate settlement is occurring.

The first and second floor levels of the main structure are in poor condition, and were reported to have been damaged from water from freezing pipes rupturing. The plaster work throughout most of the home is cracked and damaged and in poor condition, and likely will need complete replacement. The perimeter home walls are likely not insulated, unless a previous owner somehow had insulation blown in, such as isocyanate or cellulose. Visual observations of damaged or unfinished wall areas indicated that the walls were not insulated. The windows for the home are also very large and appear almost original in regard to vintage. But they are not as energy efficient as modern windows. All more recently installed wood laminate and vinyl flooring will need to be replaced. The original hardwood floors may need to be completely refinished and/or new wood laminate placed.

The entry porch is in fair condition as is the first floor exterior wood siding. The porch may need architectural refinishing and the first floor siding also may need to be refinished, if it is not replaced. The wood shakes on the second floor and attic levels appear in poor condition and appear to be near the end of their useful lives. The first floor level wood siding and upper level wood shakes visually appear to be a hodgepodge in regard to construction, service, maintenance and architectural conflict. The asphalt roof shingles on the main structure and entry/garage structure appear in fair condition. But they may be nearing the end of their remaining useful lives. Roof core-samples of the roof shingles or past records, if available, of the last time the structures were reroofed would be useful to have.

The pool area needs some repairs and renovations. The cover on the pool is sagging due to the presence of water which needs to be pumped or siphoned off. Organic detritus such as leaves, twigs and branches also need to be removed from the pool cover.

Overall, the main structure would need some very costly and possibly cost-prohibitive repairs, renovations and upgrades to bring it into a pleasantly serviceable condition. Besides the physical structural and architectural repairs, it will also need all new plumbing, electrical service including wiring, and heating and cooling including ducting. And then it will also need proper insulation and all new windows for basic and modern energy efficiency.

Based on its construction date of 1884, the main structure was not designed for modern building or residential code considerations. Structurally that would include proper wind and seismic design. The basement walls consist of unreinforced stone masonry which could be damaged by an earthquake or tree roots or water intrusion. The upper wood frame structure likely is not adequately constructed with positive metal connections for good and safe performance under code-specified lateral wind and seismic forces. Additionally, the two fireplaces are constructed of unreinforced brick masonry which might not perform well in an earthquake. They also tower almost a full story above the lowest second floor roof level. If those fireplaces were damaged in an earthquake, they could greatly damage or even collapse the structure as well as injure or kill the residents of the home.

Site Conditions

It has been many years ago that the structure was built and the landscaping was installed. The house is surrounded by a number of very tall, mature and large diameter trees, many of which are in close proximity to the main structure and tower above it, with large branches that overhang the structure.

A 32" diameter tree is located 12 feet south from the southeast corner of the south wall.

A 24" diameter tree is located 18 feet south from the southwest corner of the south wall.

A 16" diameter tree is located 21 feet west from the southwest corner of the west wall.

A tree with two trunks is located 13 feet north from the northwest corner of the north wall.

Each trunk is 22" in diameter.

A tree with two trunks is located 13 feet north from the north wall, in the neighbor's yard near the common property line of the two properties. Each trunk is 14" in diameter.

A 12" diameter tree is located 2 feet west of the back yard fence at the east, near the pool.

In recent years throughout the St. Louis area, including in Kirkwood, large, mature trees have snapped and fell, or completely toppled as the root-balls simply rotated 90 degrees downward during severe rain, thunder and lightning storms. Due to their close proximity, any one of a number of trees could topple onto the house. The branches of the trees most adjacent to the main structure also pose damage and safety concerns. Large falling limbs could damage or crush the attic structure, and potentially could also injure second floor occupants. Trees and their branches can also act as lightning rods and draw lightning strikes to the trees themselves and/or the main structure below them. Additionally, the roots of the large trees adjacent to the main structure could damage the foundation walls and underground plumbing due to creeping root intrusion over many years seeking natural or underground plumbing sources of moisture in the soil.

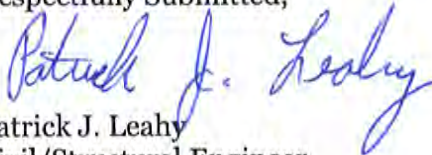
Safer construction practices in regard to structure design and landscaping as well have also greatly evolved since 1884 through 2022, due to forensic experience as well code regulations and input from the insurance industry. The property as it currently exists today likely would not have trees so close to the main structure and elsewhere due to input from agronomists and arborists to landscape architects. It may be prudent to develop a plan for managing the trees on the property which may necessitate their removal and replacement at some point in the near future. At the east property line, the previous owner in the past cut down one large tree as evidenced by the remaining stump. At the north property line, the neighbor cut down three large trees on their property as evidenced by the remaining stumps.

Summary

Overall, the structures on the property are in generally poor condition, mainly due to their age but also largely due to a lack of maintenance and typical renovations and upgrades normally made over time but not by previous owners. The cumulative lack of upgrades, maintenance, repair and inspection over time will be very costly now to repair or upgrade due to current code violations and/or required upgrades identified and/or triggered by the property sale, repair, renovation and change in occupancy. It would be very expensive, if not cost prohibitive, to bring the existing structures up to modern maintenance and performance standards for residences. The rooms are quite small by modern standards. Replacement with a new residence would be much more cost effective as well as structurally, mechanically and electrically safer and efficient for human use and energy consumption. For reference, a new architecturally aesthetic and community-harmonious home, appropriate for and conforming to various existing nearby residential residence motifs, is currently being constructed and near completion at 324 North Taylor Avenue in architecturally diverse Kirkwood.

Please reference the 63 digital pictures which were taken on May 14, 2022.
This report was prepared for the exclusive use of Dr. Maryann L. Reese.

Respectfully Submitted,



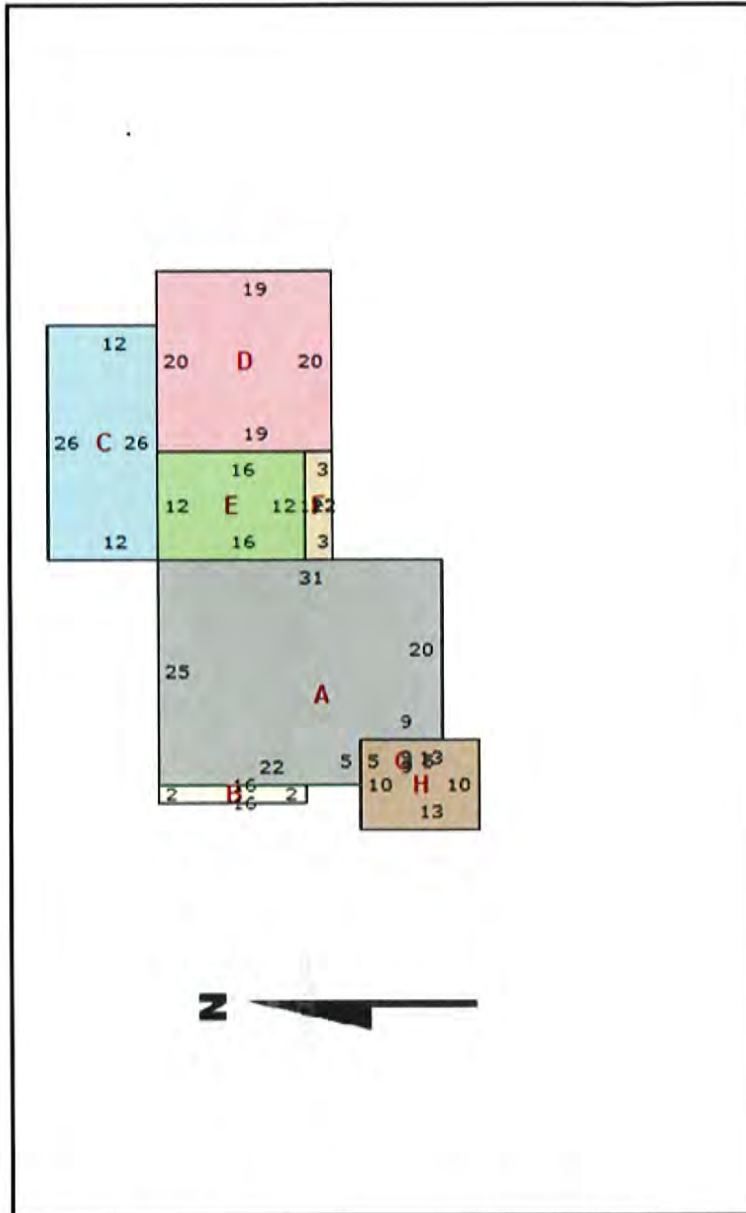
Patrick J. Leahy
Civil/Structural Engineer

7104 Whaley Place
St. Louis, Missouri 63116

(314) 352-9345



MAY 19 2022



East Argonne Drive (~140 Feet)

North Taylor Avenue (~85 Feet)

**102 North Taylor Avenue
Kirkwood, Missouri 63122**

**Property Sketch Image (Not To Scale)
(Copyright - St. Louis County, Missouri)**



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** 549 East Argonne Drive

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

3. **Name of Applicant** Bill & Phyllis Ravensberg

Mailing Address 549 East Argonne Drive

City/State Kirkwood/MO Zip Code 63122

Office Phone (314) 968-4020 Cell Phone (314) 630-9292

Home Phone () E-Mail praven549@gmail.com

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

- Owner Contractor Architect Lawyer
- Other – Please specify _____

5. **Existing Building Use** side yard of home

6. **Proposed Building Use** covered patio, pool

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** Installation of a pool and covered patio. Change of existing window to exterior door and steps.

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

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

11. **Existing Materials/Construction**

Stucco Other _____

Wood Frame Brick Stone Block

12. **Proposed Materials/Construction**

Stucco Other _____

Wood Frame Brick Stone Block

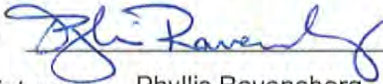
13. **If materials differ from existing, explain reasons** _____

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

Site Location of Materials photographs of materials will be available

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

Signature



Date 06/30/22

Please print name Phyllis Ravensberg

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____

Date _____

Conditions _____

Comments/Recommendations _____

Historic Inventory

1. Kirkwood Landmark No. 2		4. Present Name(s) McLagan-Black House	
2. County St. Louis		5. Other Name(s) History House 549 Argonne Dr.	
3. Location of Negatives St. Louis Co. Parks Dept.			
6. Specific Location 23M311374 Phil Rau Kirkwood Subdivision Lot 2 Pt. 1		16. Thematic Category	28. No. of Stories: 2 1/2
7. City or Town If Rural, Township & Vicinity Kirkwood		17. Date(s) or Period Constructed 1863, per NR nomination	29. Basement: Yes (x) No () Full
		18. Style or Design Italianate; Italian Villa (2004)	30. Foundation Material: Rubble
		19. Architect or Engineer	31. Wall Construction: Frame
		20. Contractor or Builder	32. Roof Type: Cross hip, shingle
		21. Original Use, if apparent Residence	33. No. of Bays: Front: 4 Side: 5
		22. Present Use Residence	34. Wall Treatment: clapboard
		23. Ownership: Public () Private (x)	35. Plan Shape: Irregular
		24. Owner's Name & Address Ravensburg 549 Argonne Dr. Kirkwood, MO 63122	36. Changes: Additions () Altered () Moved () (Explain in #42)
		9. Coordinates UTM	37. Condition: Interior: Excellent
		Latitude Longitude	Exterior: Excellent
		10. Site () Building (x) Structure () Object ()	25. Open to Public? Yes () No (x)
11. On National Register? 20021003 1C; 2C	12.	26. Local Contact Person or Organization	
13. Part of Estab. Yes (x) Hist. District? No ()	14. District Potential Yes (x) No. ()	39. Endangered: Yes () No (x) By What?	
15. Name of Established District Jefferson-Argonne	27. Other Surveys in Which Included HABS	40. Visible from Public Road? Yes (x) No ()	
42. Further Description of Important Features: The McLagan-Black House is one of the frame Italian Villa style houses, with the wood siding cut and beveled to look like stone, of which Kirkwood has several. The house is painted gray with white trim which accentuates the architectural details: wooden quoins at the corners, dentils and pairs of fancy brackets under the eaves, fancy carved balustrades over the one story bay windows and front porch, pediment lintels over the windows and triangular pediment lintels in relief over the front door and over the double windows on the second.		41. Distance From and Frontage on Road: 132'	
The house is a very irregular shape with one or two gables, emphasized by broad returns, facing each side. The front of the house has one bay with a gable and a one-story bay window on the west. In the center of the front is a 3-story, square tower with a hip roof, pairs of arched windows on the third floor on each side, a regular 2-over-2 double hung window on the second floor, and the front door recessed into the first floor. On the east side of the front are two bays with a narrow, on-story, front porch supported by square, corniced, posts in front of them. These bays on the first floor contain glass doors onto the porch with transoms over them.		8. Site Plan with North Arrow:	
In the center of the west side of the house is a one-story bay window with a gable with broad returns over the second story. Behind this gable there is a lower two-story section with a hip roof that fills in an L angel on the back of the house. The back of the house has two gables with broad returns, facing off from the higher roof. There is a one-story L shaped addition with a cross gable roof on the back of the house that is the kitchen and a storage room.			
From 2004: A highly styled two and a half story Italianate House, of the Italian Villa subtype. The house has a stuccoed foundation, a gable roof and early or original wooden wall sheathing. The wall sheathing is cut to resemble dressed stone and the corners are accented with wooden quoins. The two-over-two windows are early or original, as is most of the exterior architectural detailing.			
2007: integrity unchanged			

<p>43. History and Significance: The house was probably built for the McLagan family in the 1860's. The property was owned by Lizzie McLagan in 1876, according to the <u>Atlas of St. Louis City and County</u> by Julius Pitzman. Two McLagan daughters graduated for the Kirkwood Seminary in the 1870's and one taught penmanship there in 1881. The McLagans sold the house to Charles Black in 1879. Black published the <u>Clayton Argus</u> beginning in 1887. It had a section called the "Kirkwood Argus" that was devoted to Kirkwood news. The Black family enlarged the house.</p> <p>The Ethan Allen Taussigs lived in the house from 1904 to 1924. Mr. Taussig had been a primo busso with the San Carlo Opera Company in London. He attended the Royal Academy where he met his prima donna wife who also sang with the San Carlos. The Taussigs had one son when they moved to Kirkwood and with the arrival of two more children they enlarged the house at the rear by adding an upstairs and a downstairs room. In 1924, the Phil Rau family bought the house from the Taussigs. Mr. Rau, orphaned at age nine and forced to leave school in the fourth grade, educated himself and became a successful dry-goods merchant. His avocation was entymology. He wrote two books on the subject, one of which was published by Princeton University. The residence served as the History House of the Kirkwood Historical Society.</p>	
<p>44. Description of Environment and Outbuildings: The yard is large and wooded around the edges with attractive plantings around the house. The back part is a gravel parking area and there is a small board and batten garage behind the house.</p> <p>From 2004: A newer frame garage sits behind the house, near the northwest corner of the lot. [nc]</p>	<p>46. Prepared by: Ann Morris</p> <p>47. Organization: <i>St. Louis Co. Parks</i></p>
<p>45. Sources of Information: <u>The Golden Age</u>, Elinor Coyle <u>Kirkwood Historical Review</u>, Volume IV, March 1965 <u>Atlas of St. Louis City and County</u>, Julius Pitzman, 1878</p>	<p>48. Date: 1981/04</p> <p>49. Revision: 200203; 2004 DS; 200709</p>

1981



20070922



SW



SE

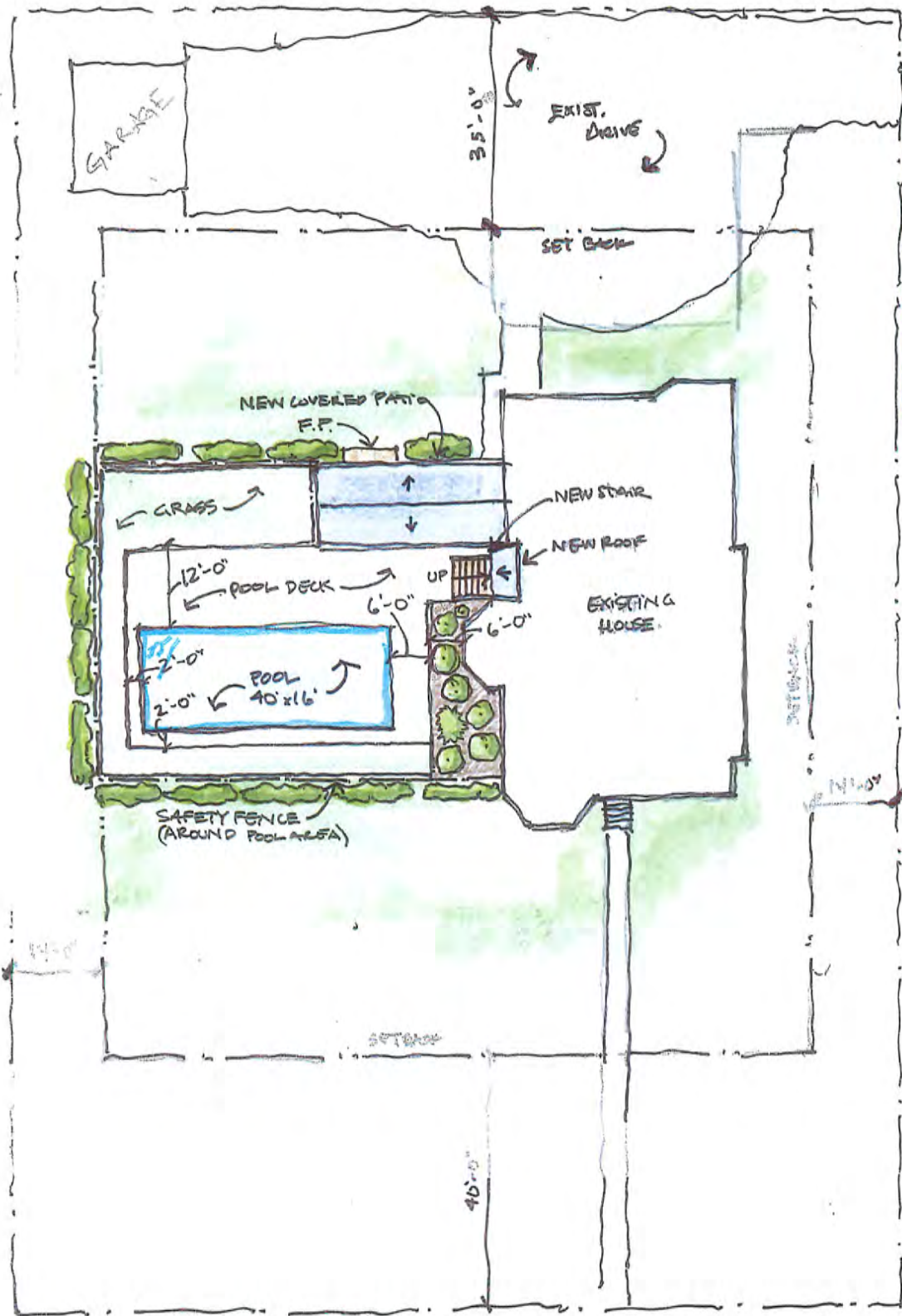
09/21/20



NE



Garage [nc]



SITE PLAN
 1" = 16'-0"

ARGONNE DRIVE

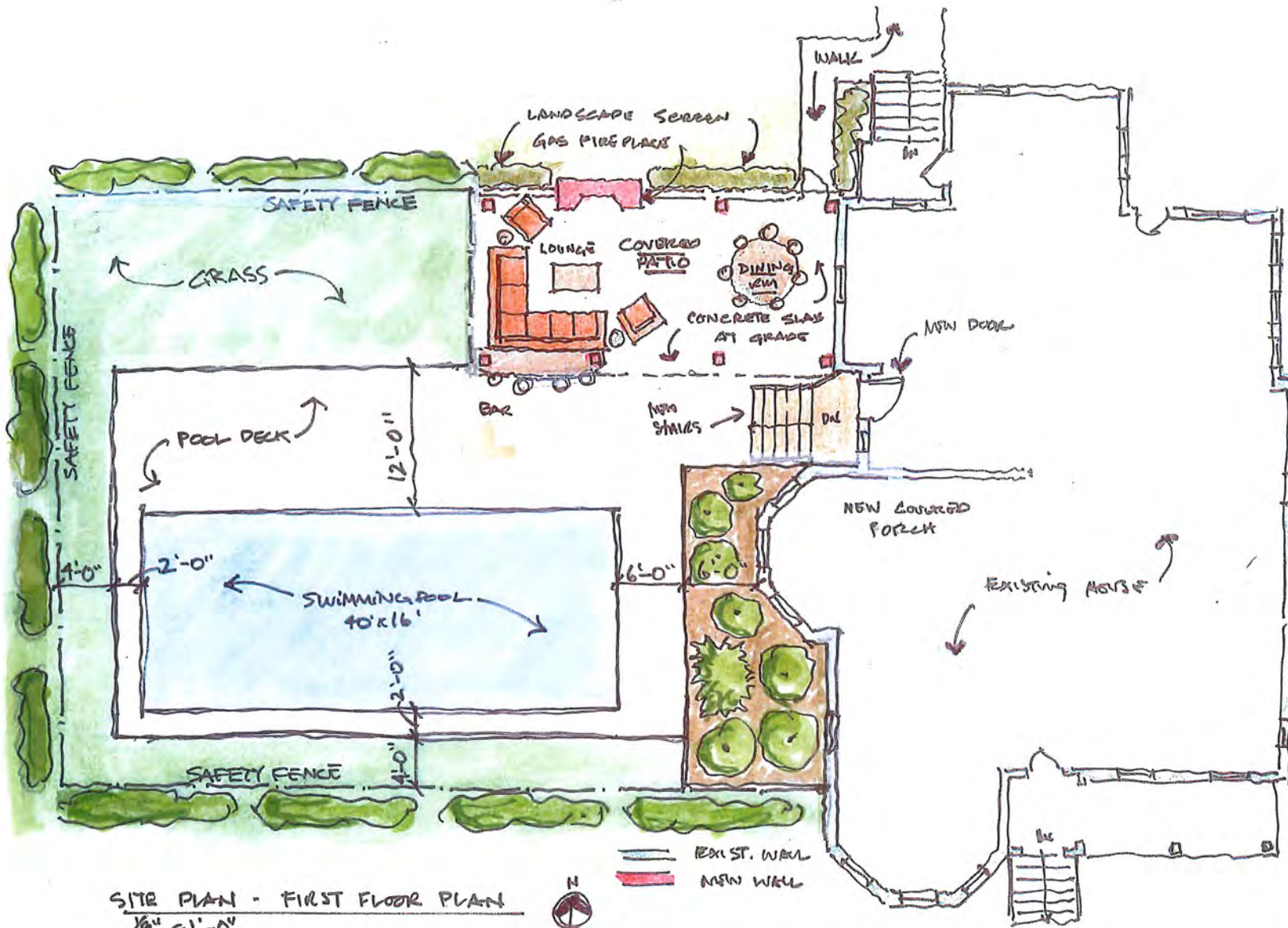
RECEIVED
 JUL 06 2022
 CITY OF KIRKWOOD
 PUBLIC WORKS DEPARTMENT

549 EAST ARGONNE DRIVE . RAVENSBURG RES.

KILLEN STUDIO
 ARCHITECTS
 3015 Salena St. St. Louis, MO 63118

6-28-22

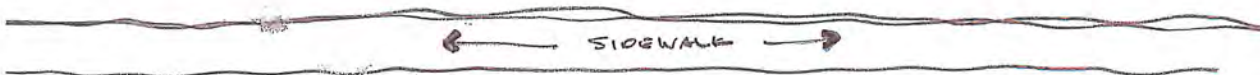
2



SITE PLAN - FIRST FLOOR PLAN
 1/8" = 1'-0"

549 EAST ARGONNE DRIVE · RAVENSBURG, ILL.

KILLEN STUDIO ARCHITECTS
 3015 Salena St. St. Louis, MO 63118
 6.28.22



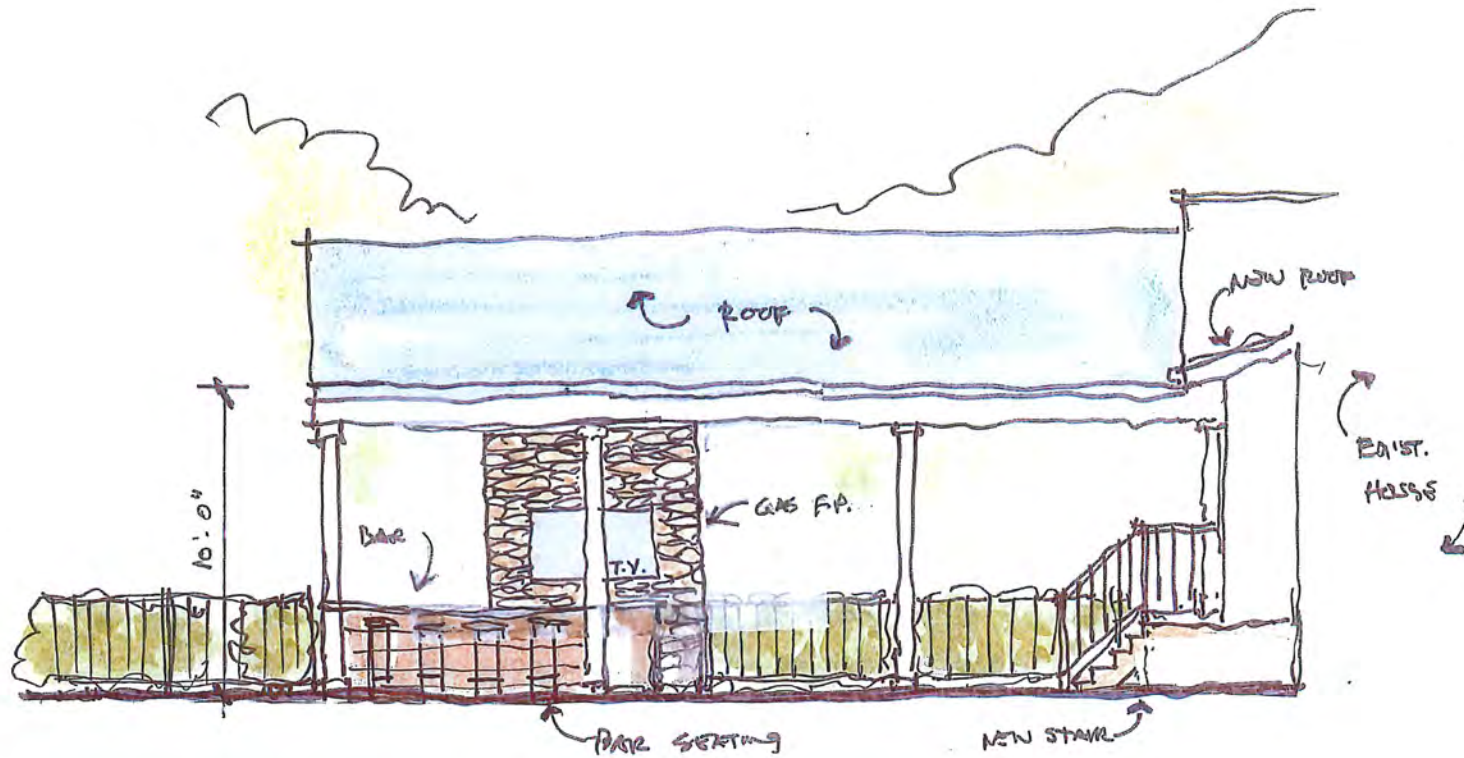
VIEW FROM ARGONNE

549 EAST ARGONNE DRIVE . RAVENSBURG RES.

KILLEN STUDIO
ARCHITECTS
3015 Salena St. St. Louis, MO 63118

6-28-22

③



SOUTH ELEVATION

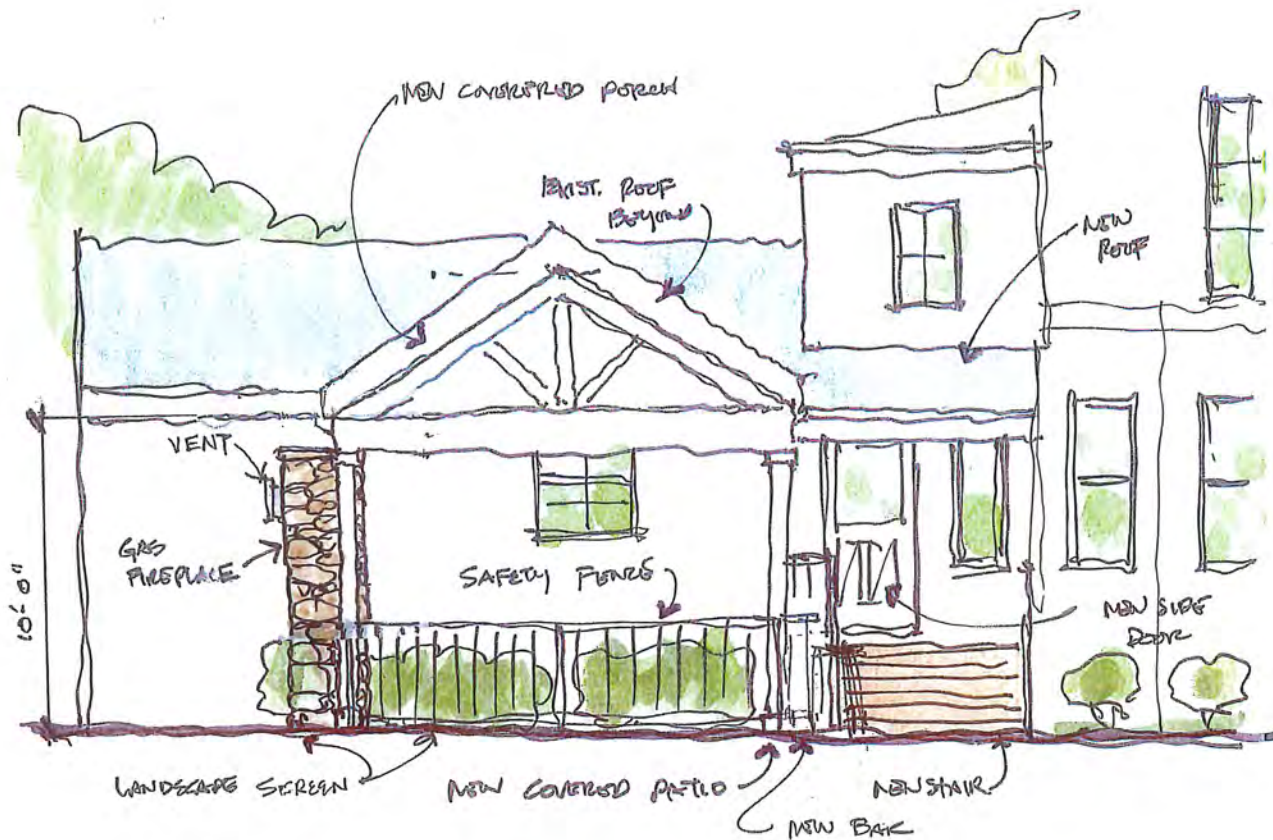
$\frac{1}{4}'' = 1'-0''$

549 EAST ARGONNE DRIVE - RAVENSBERG RES.

**KILLEEN STUDIO
ARCHITECTS**
3015 Salena St. St. Louis, MO 63118

6-28-22

3



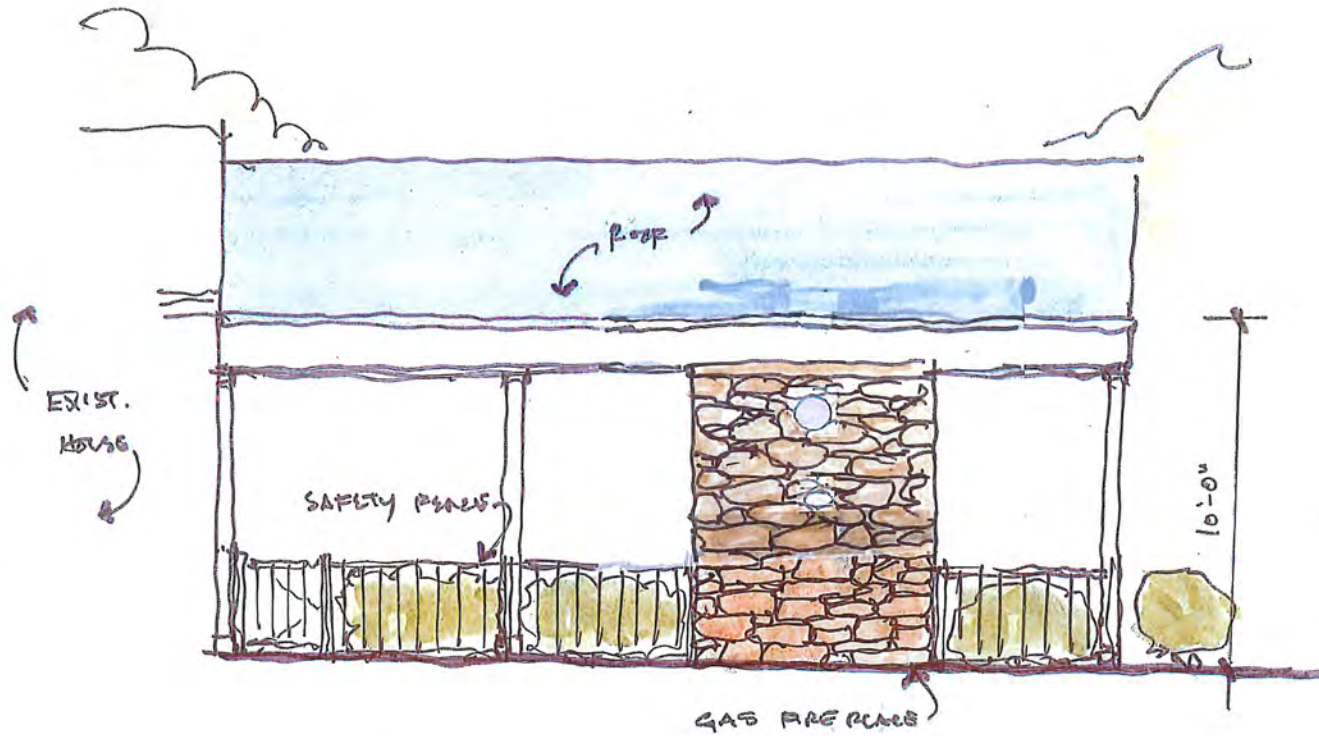
WEST ELEVATION
 1/4" = 1'-0"

549 EAST ARGONNE DRIVE - RAVENSBURG, RES.

KILLEN STUDIO
ARCHITECTS
 3015 Salena St. St. Louis, MO 63118

6-28-22

3



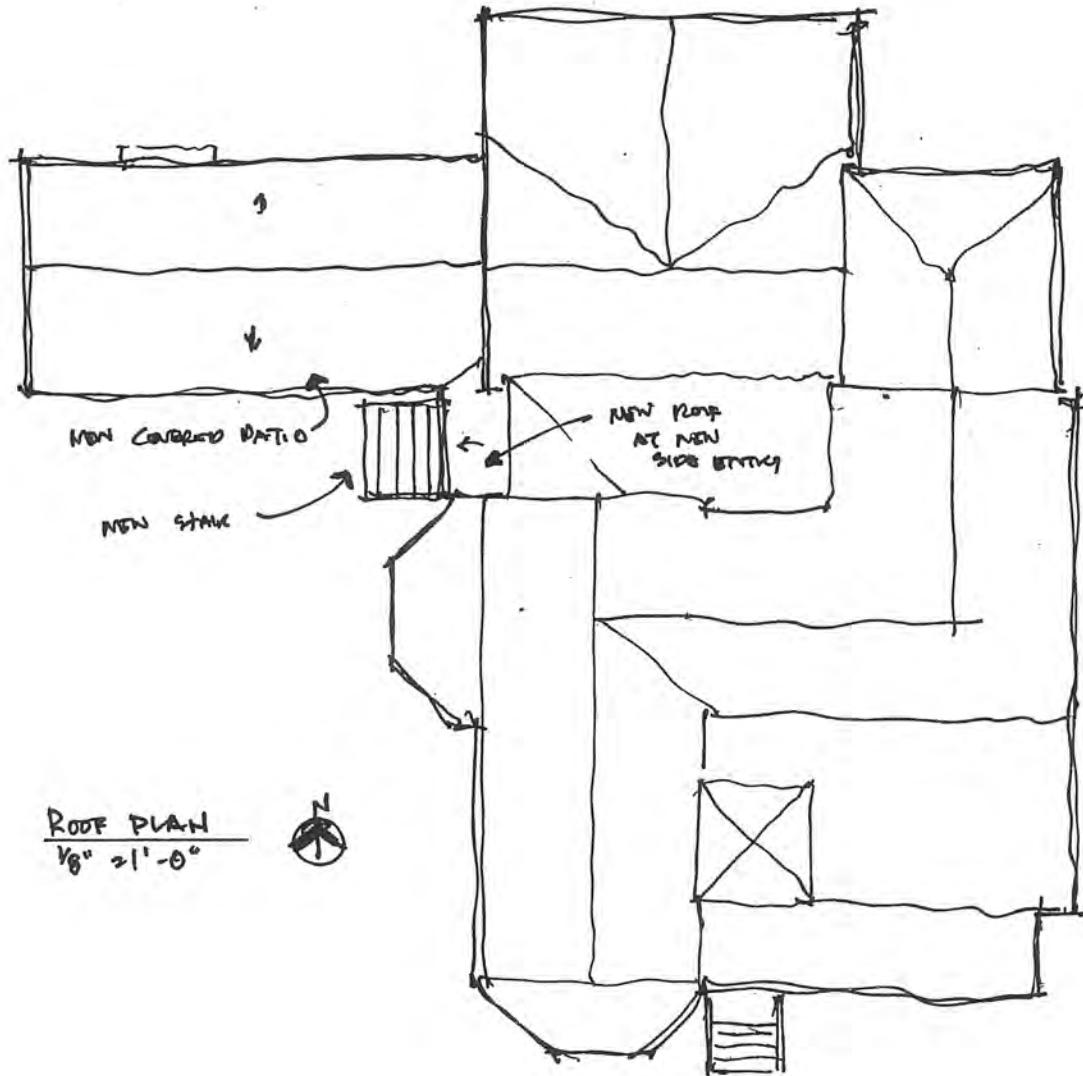
NORTH ELEVATION
 $\frac{1}{4}'' = 11'-0''$

549 EAST ARGONNE DRIVE - RAVENS BURG RES.

KILLEN STUDIO
ARCHITECTS
3015 Salena St. St. Louis, MO 63118

6-28-22

③



ROOF PLAN
 $\frac{1}{8}'' = 1'-0''$



549 EAST ARLINGTON DRIVE. RAVENSBURG. RES.

**KILLEEN STUDIO
 ARCHITECTS**
 3015 Salena St. St. Louis, MO 63118

6-28-22

41

GARAGE

DRIVEWAY

(EX) - existing sugar maple

GARDEN

(EX)

LANDSCAPE SCREEN
GAS FIRE PLACE

WALK

SAFETY FENCE

GRASS

LOUNGE

COVERED PATIO

DINING ROOM

CONCRETE SLAB AT GRADE

NEW DOOR

BAR

NEW STAIRS

DN.

NEW COVERED PORCH

EXISTING PORCH

POOL DECK

12'-0"

4'-0" 2'-0"

SWIMMING POOL 10'x16'

6'-0" 6'-0"

pool equipment

SAFETY FENCE

2'-0"

4'-0"

EXIST. WALL
NEW WALL



SITE PLAN - FIRST FLOOR PLAN
1/8" = 1'-0"

KILLEN STUDIO ARCHITECTS

3017 Salena St. St. Louis, MO 63118

6.28.22

549 EAST ARGONNIS DRIVE - RAVENSBERG, RES.



River birch (*Betula nigra*)

existing oakleaf hydrangea
existing boxwood

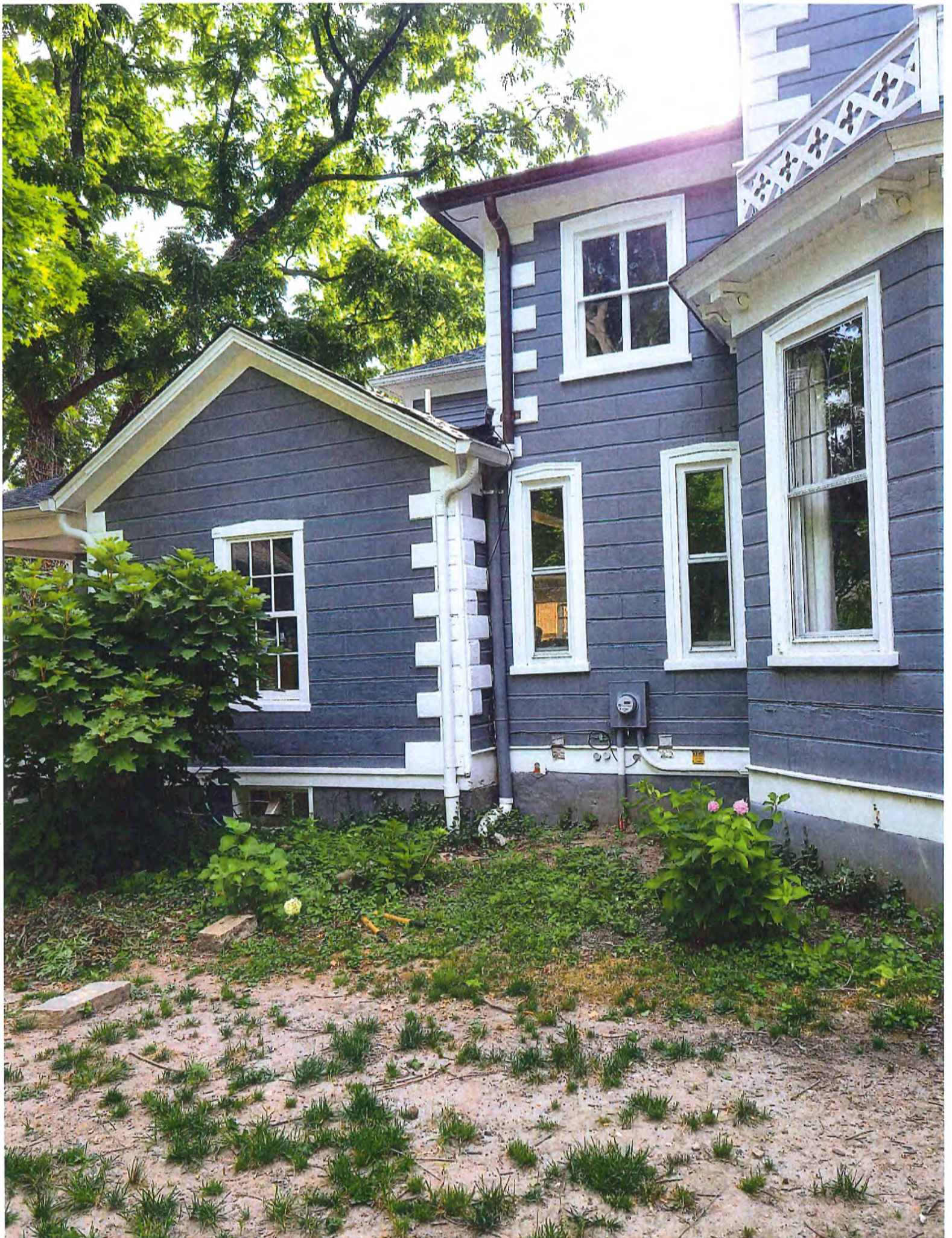
* Viburnum (*Viburnum prunifolium*)

⊕ Wild hydrangea (*Hydrangea arborescens*)

⊙ Buttonbush (*Cephalanthus occidentalis*)

(5)







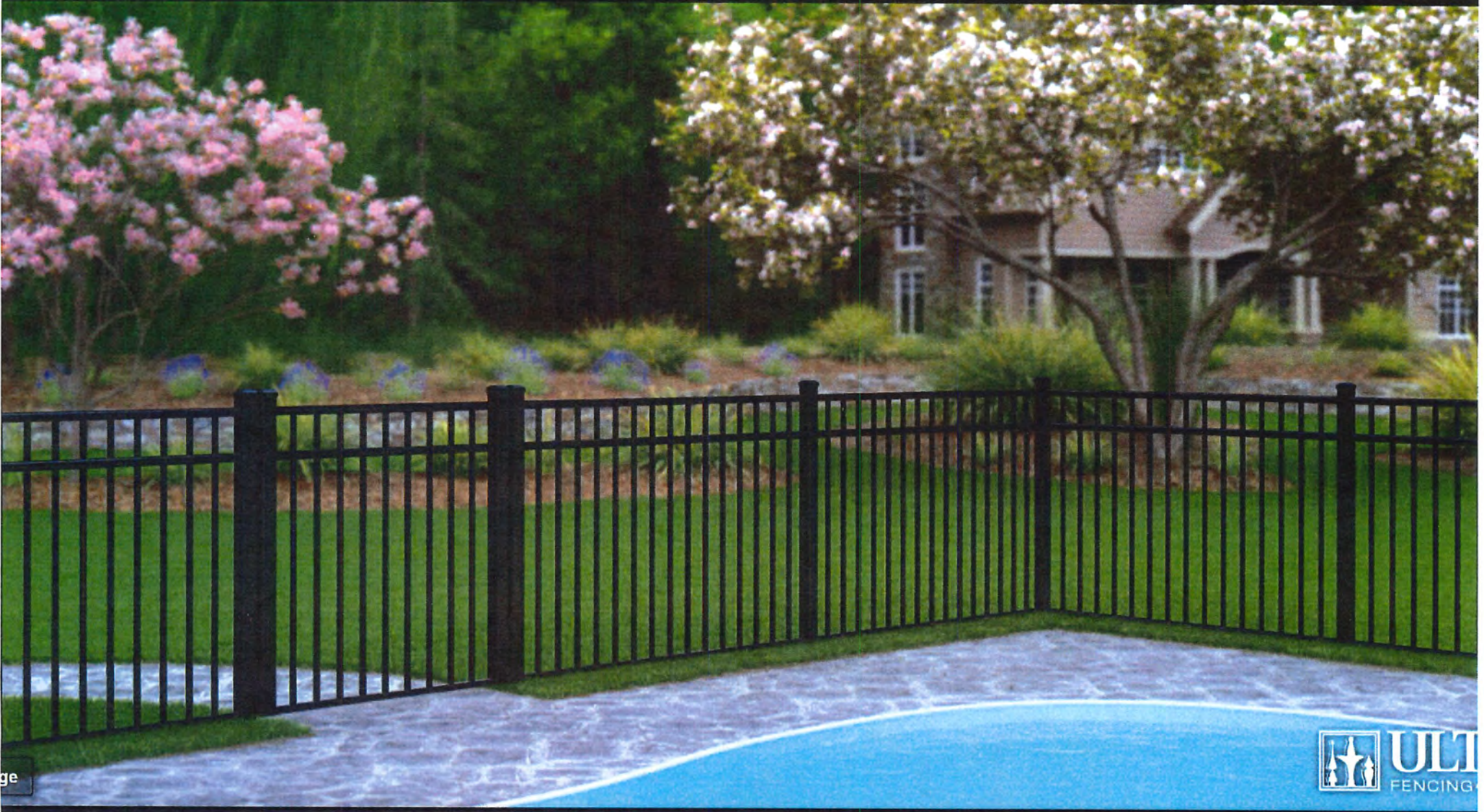


MATERIAL SELECTIONS – COVERED PATIO/POOL ADDITION 549 EAST ARGONNE DRIVE

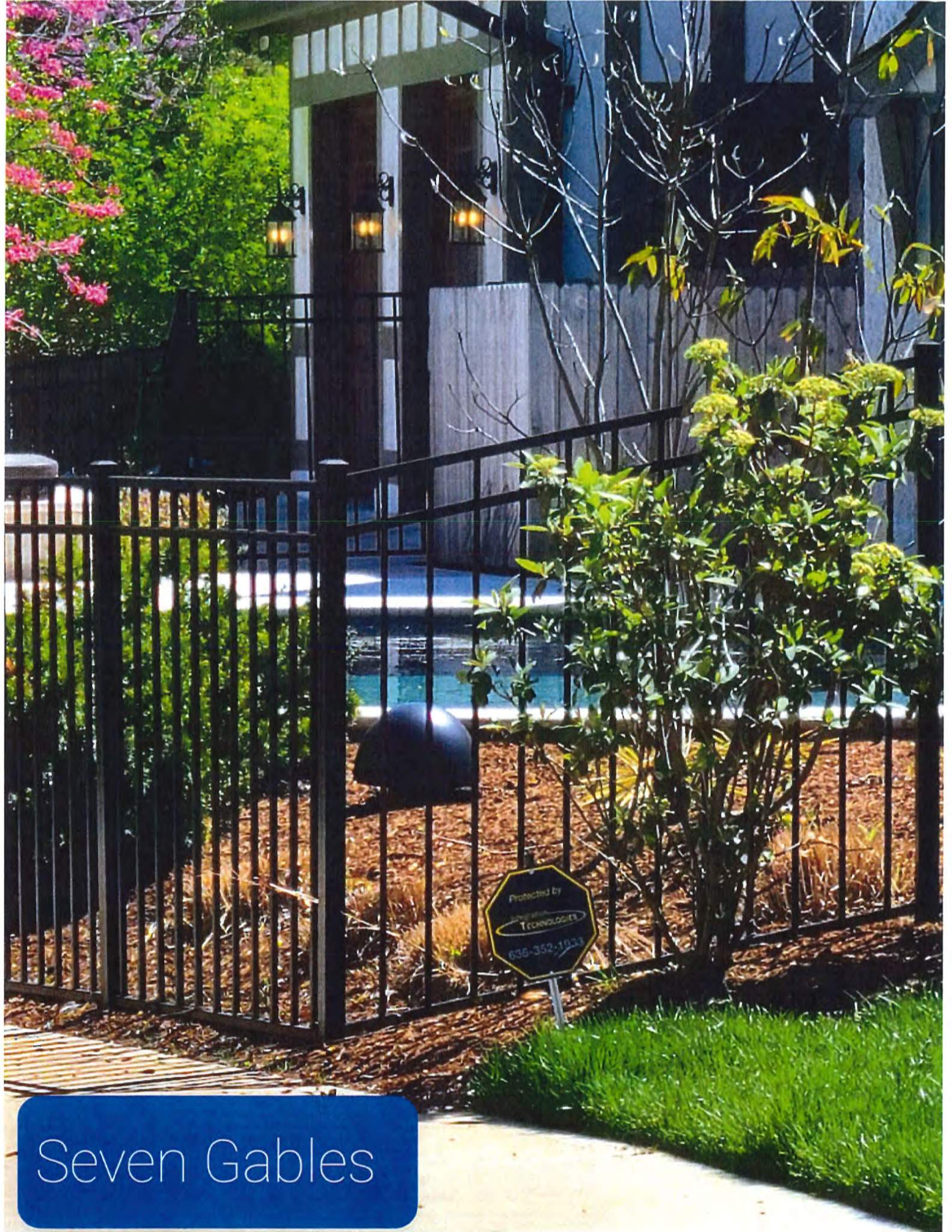
- Fence choice
 - Comparative fence – Seven Gables
 - Comparative fence – Unsell-Cabel
- Added back door selection – picture is of current back door
- Fireplace stone selection (source – KW Material)
- Patio floor selection (source – KW Material)
- Roof to match existing roof
- Supporting posts to be smooth cedar, painted white
- New steps to be wood painted gray to match all existing house steps



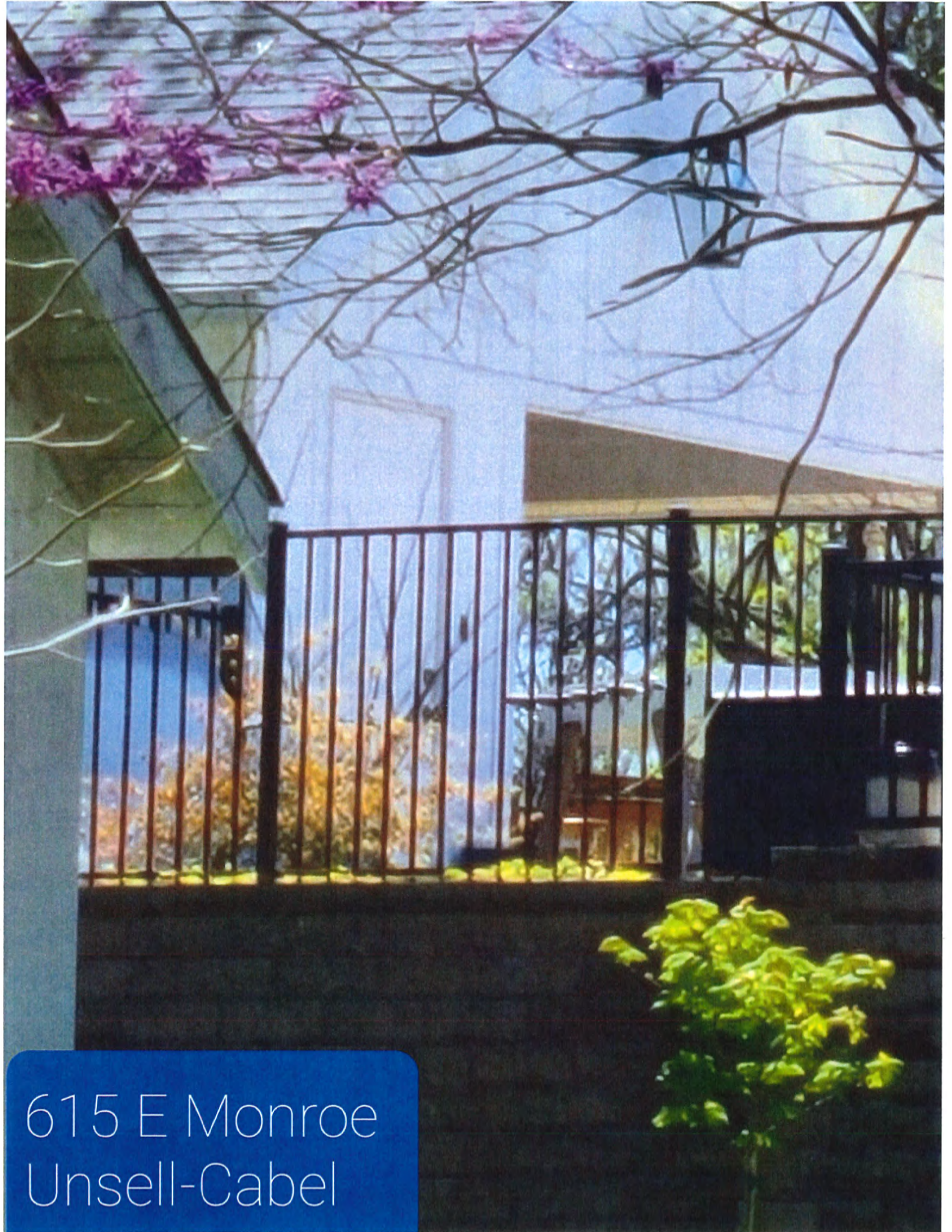
Fence Styles **Colors** **Options** **Accessories** **View Options**



ge



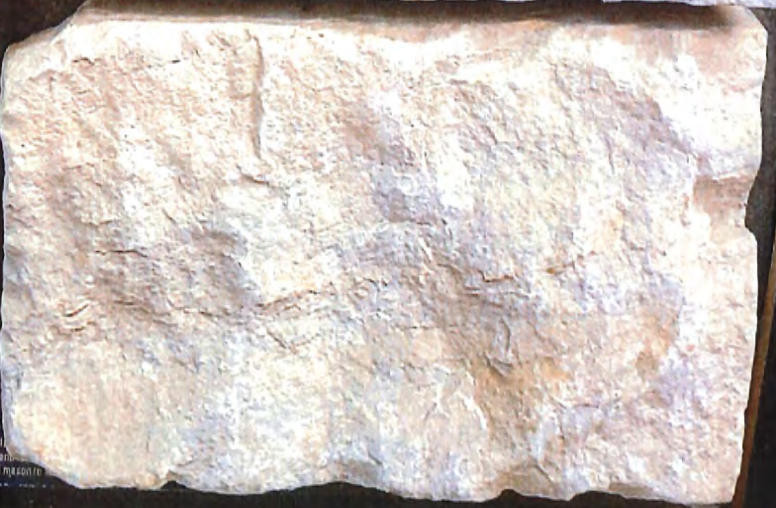
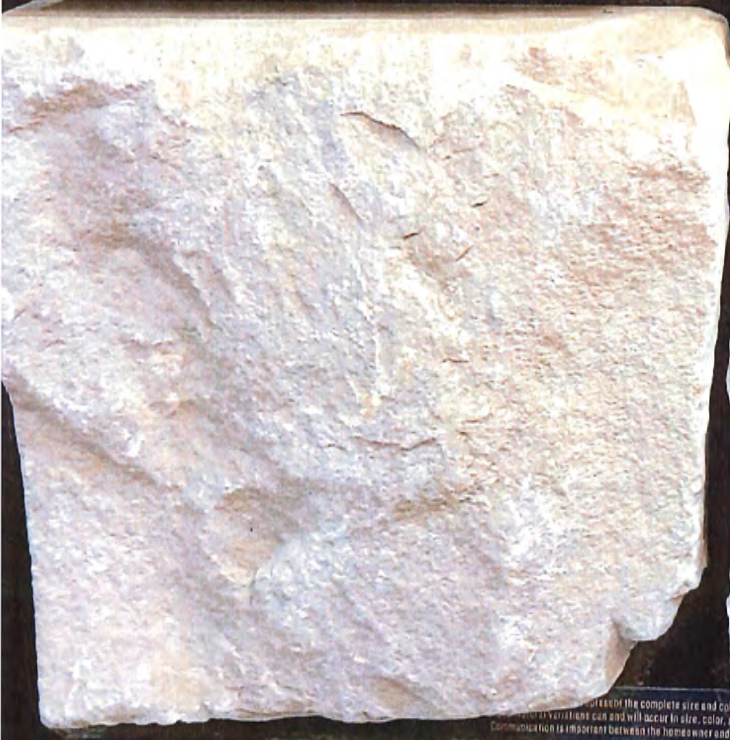
Seven Gables



615 E Monroe
Unsell-Cabel

SEMCO
Rockport Blend
Tumbled Dimensional

Want to see **MORE?** 
Looking for more inspiration?
Visit us online at semcostone.com 



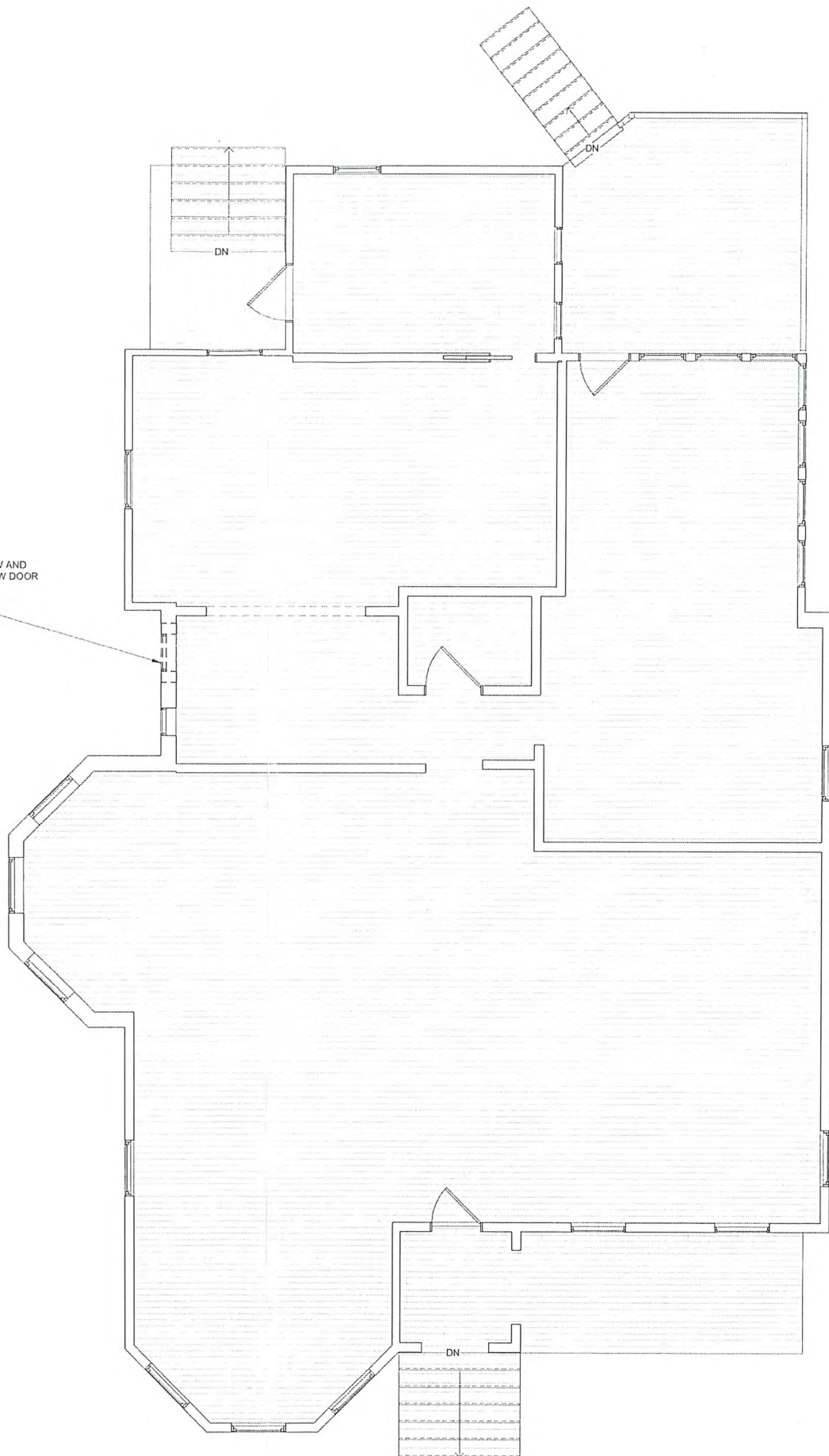
...the complete size and color
...variations can and will occur in size, color, and
...important between the homeowner and mason to

RAL STONE
FLAGSTONE

SEMCO

CLOUDY BLACK
PATTERN FLAGSTONE





① DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0"

- GENERAL DEMOLITION NOTES:**
- A. REFER TO "KEYED NOTES" ON THIS SHEET FOR EXCEPTIONS TO THESE "GENERAL DEMOLITION NOTES"
 - B. COORDINATE LIMITS OF DEMOLITION WITH NEW CONSTRUCTION.
 - C. G.C. SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE.
 - D. G.C. TO VERIFY EXISTING UTILITY CONNECTIONS TO BE RE-USED, INCLUDING WATER, GAS AND ELECTRIC SERVICE. UTILITY CONNECTIONS MUST BE CERTIFIED FOR RE-USE, IN WRITING, BY A QUALIFIED LICENSED SUB-CONTRACTOR. UN-USABLE UTILITY CONNECTIONS MUST BE REPLACED.
 - E. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL BUILDING MATERIALS AND WASTE FROM THIS JOB SITE DAILY. DEMOLITION CONTRACTOR SHALL LEAVE BUILDING AND SITE IN BROOM CLEAN CONDITION.
 - F. VERIFY RE-USE OR DISPOSAL OF INTERIOR TRIM (BASEBOARDS, DOOR TRIM, ETC.) BEFORE REMOVING. IF TRIM IS TO BE REUSED, REMOVE CAREFULLY AND STORE IN A SECURE LOCATION PER G.C. (TYPICAL ALL ROOMS).
 - G. COORDINATE AND VERIFY WITH OWNER FOR REMOVAL OF ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS, INCLUDING BUT NOT LIMITED TO WIRING, LIGHT FIXTURES, ELECTRICAL DEVICES, PLUMBING LINES AND FIXTURES, HVAC EQUIPMENT AND DUCTWORK. BUILDING MUST BE COMPLETELY SECURED AT THE END OF EACH WORK DAY. REMOVAL OF ENTRY DOORS SHALL BE SCHEDULED AS TO MINIMIZE SECURITY RISKS. SECURE BOARD WINDOW OPENINGS AFTER WINDOW REMOVAL.
 - H.

SYMBOL LEGEND

- ELEVATION
- FLOOR DRAIN
- HOSE BIB
- CODE-COMPLIANT EGRESS WINDOW
- TEMPERED GLASS
- KEYNOTE
- DOOR TAG
- WINDOW TAG
- PARTITION TYPE
- DETAIL NUMBER
- SHEET NUMBER
- ELEVATION
- BUILDING SECTION
- SECTION CALLOUT
- EXISTING DOOR
- NEW DOOR
- DOOR TO REMOVE
- EXISTING WINDOW
- NEW WINDOW
- WINDOW TO REMOVE
- EXISTING WALL
- NEW WALL
- WALL TO REMOVE

KILLEEN STUDIO ARCHITECTS

3015 SALENA STREET
ST. LOUIS, MO 63118
314-771-0883

SEAL #: A-7597



10/7/19

COVERED PATIO ADDITION TO:

RAVENSBURG RESIDENCE
549 ARGONNE DR., KIRKWOOD,
MO, 63122



MARK	DATE	DESCRIPTION
1	1/22/21	DESIGN SET

DRAWN BY: Author CHECKED BY: Cnc
SHEET NO.

A1.0

Demolition Plans

1.22.21



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 760 N Taylor Avenue
- Property Status
 - Local Landmark Designation
 - National Register of Historic Places
 - Within a Historic District Vacant lot (former 760 N-Taylor)
- Name of Applicant NJL Custom Homes
 Mailing Address 556 Leffingwell Avenue
 City/State Kirkwood, MO. Zip Code 63122
 Office Phone (314) 714-8828 Cell Phone (314) 343-7464
 Home Phone () E-Mail jodyc@NJLCustomHomes.com
- Relationship of Applicant to Property
 - Owner
 - Contractor
 - Architect
 - Lawyer
 - Other – Please specify _____
- Existing Building Use N/A
- Proposed Building Use Single Family Residence
- Proposed Change to
 - Primary Structure
 - Accessory Structure
 - Landscape Element
- Nature of Proposed Change

<input 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 type="checkbox"/> Landscape or Hardscape Element
<input type="checkbox"/> Other – Please Specify _____	
- Description of Proposed Improvements 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**

- Stucco
- Other N/A
- Wood Frame
- Brick
- Stone
- Block

12. **Proposed Materials/Construction**

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

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 _____

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

Signature _____

Jody Cash

Date _____

6/29/22

Please print name _____

Jody Cash

COMMISSION ACTION

Approved

Approved with Conditions

Disapproved

Signature _____

Date _____

Conditions _____

Comments/Recommendations _____



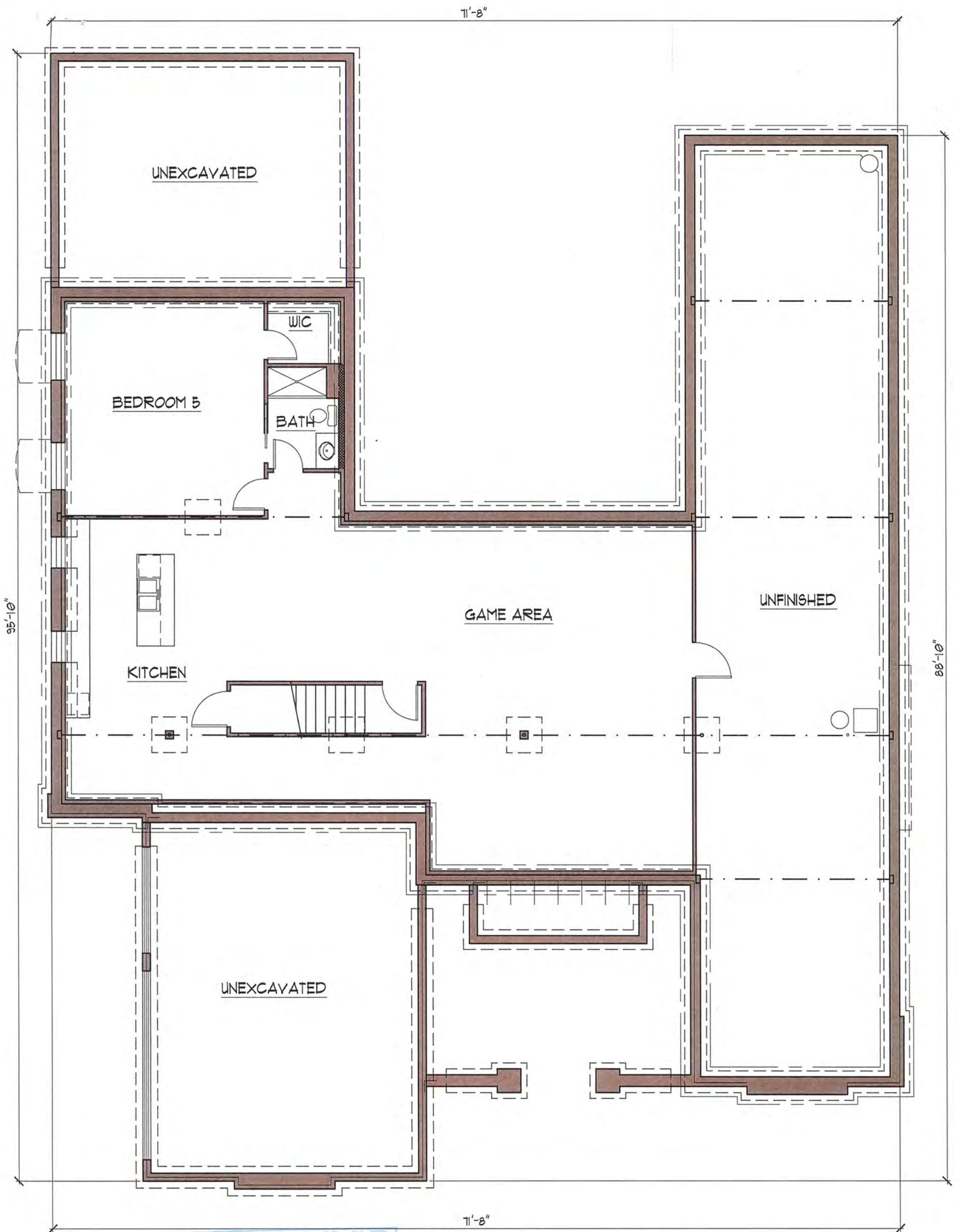












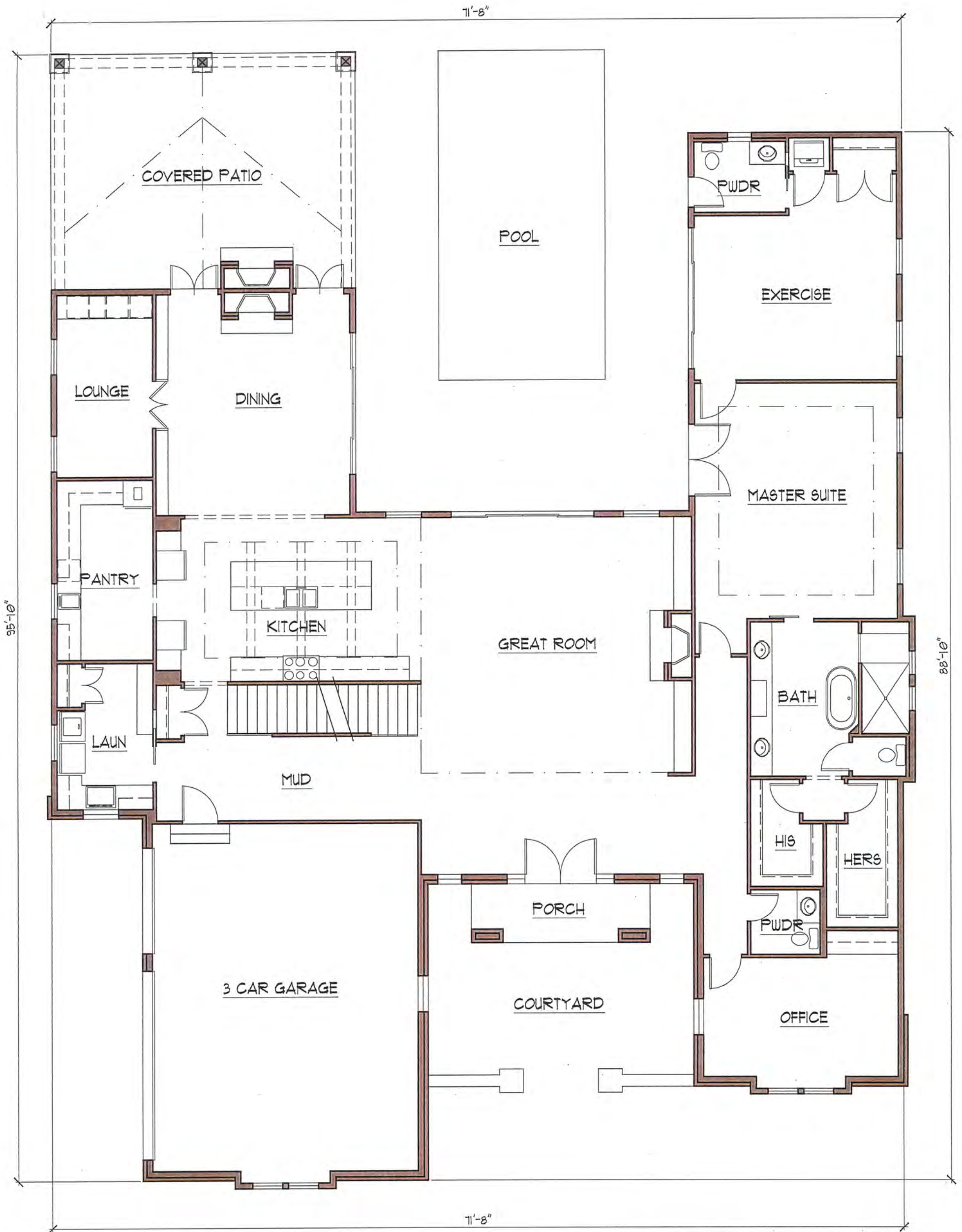
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 CITY OF KIRKWOOD
 PUBLIC WORKS DEPARTMENT

LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD
 760 TAYLOR AVE
 KIRKWOOD, MO 63122





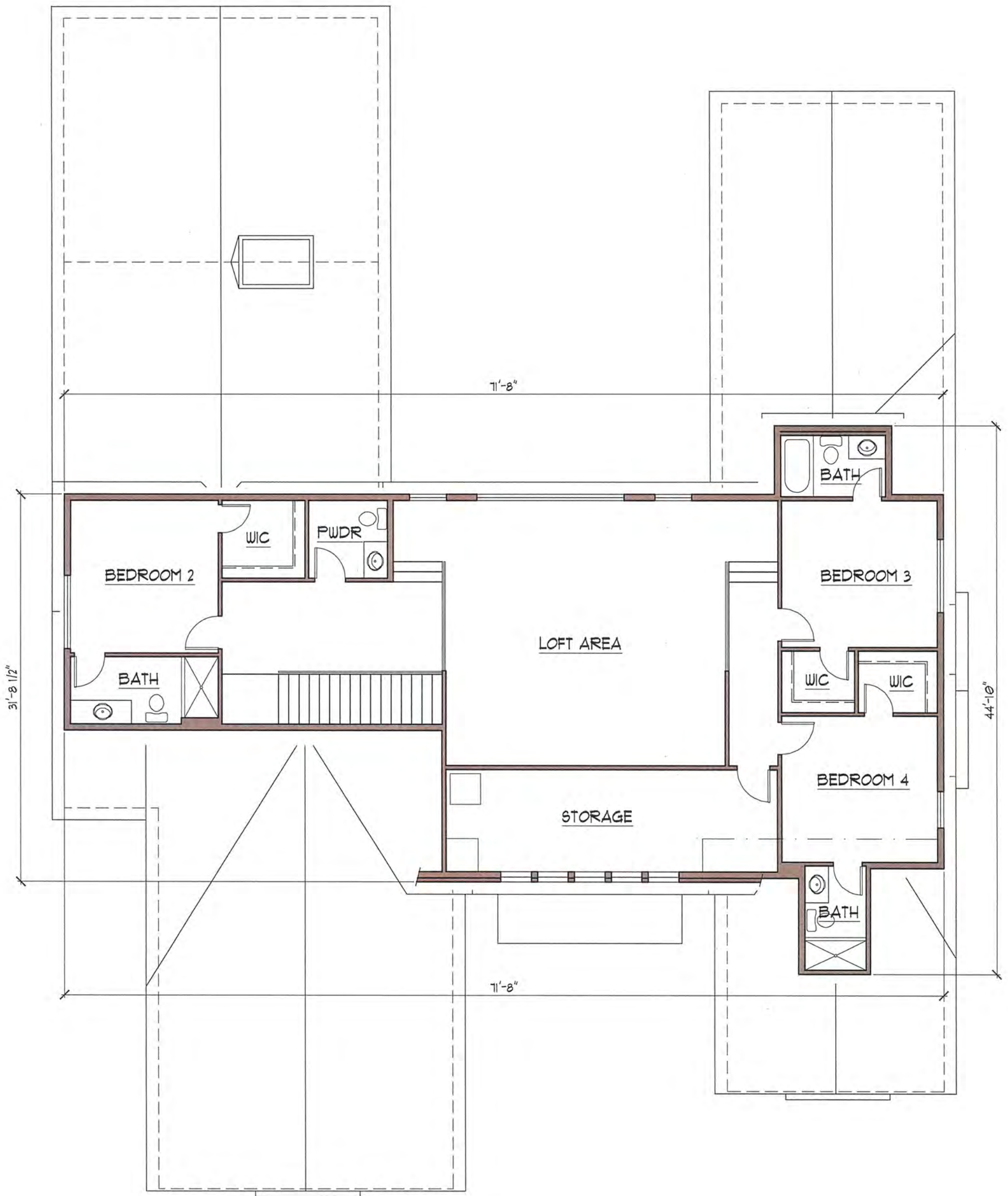
MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD
 760 TAYLOR AVE
 KIRKWOOD, MO 63122





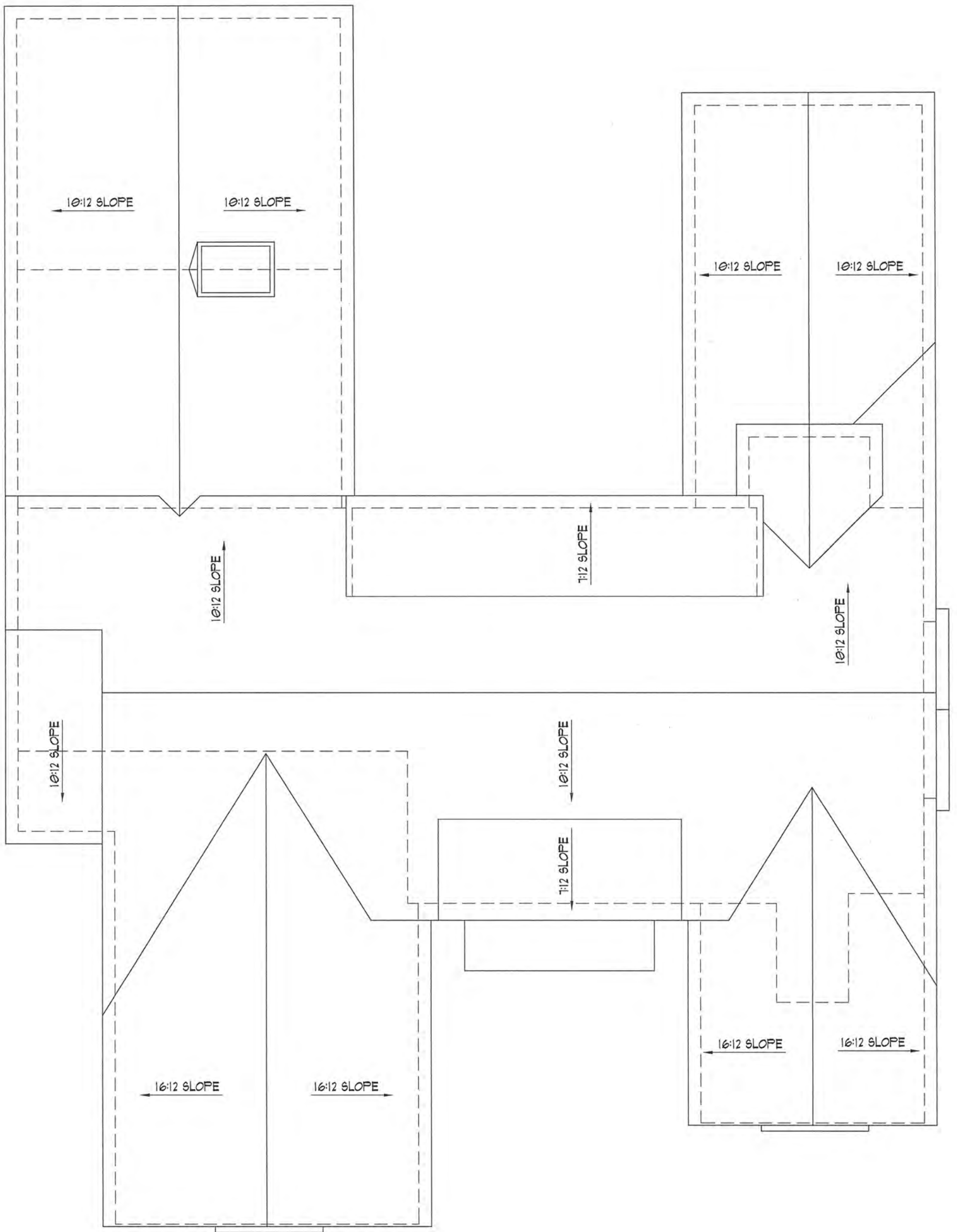
SECOND LEVEL PLAN

SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD
760 TAYLOR AVE
KIRKWOOD, MO 63122





ROOF PLAN

SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD
 760 TAYLOR AVE
 KIRKWOOD, MO 63122





FRONT ELEVATION

SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD
 760 TAYLOR AVE
 KIRKWOOD, MO 63122





RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD
 760 TAYLOR AVE
 KIRKWOOD, MO 63122





REAR ELEVATION

SCALE: 1/8" = 1'-0"

HISTORIC REVIEW BOARD
 760 TAYLOR AVE
 KIRKWOOD, MO 63122



TIM HOLLERBACH
 DESIGNS
 1548 JEFFCO BLVD
 ARNOLD, MO 63010
 314-578-9470
 www.timhollerbachdesigns.com



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

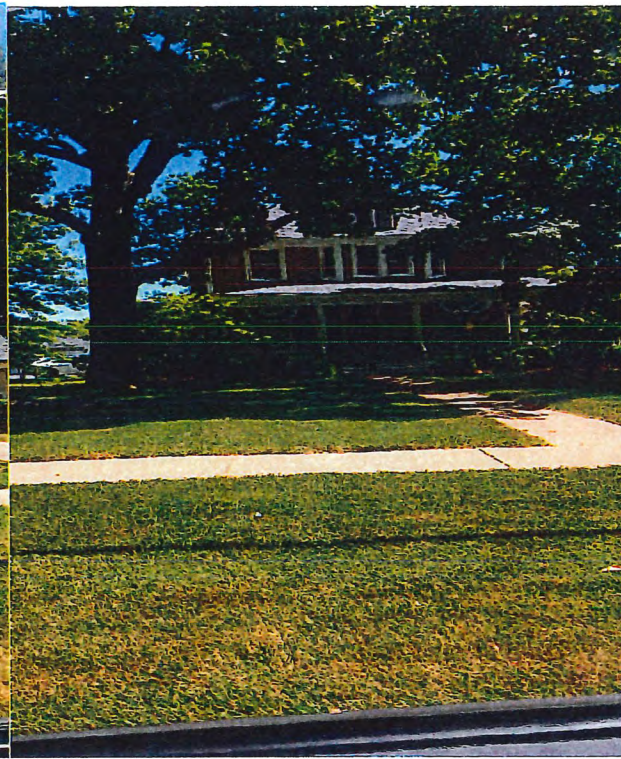


HISTORIC REVIEW BOARD
 760 TAYLOR AVE
 KIRKWOOD, MO 63122





814 NORTH TAYLOR



819 NORTH TAYLOR



806 NORTH TAYLOR



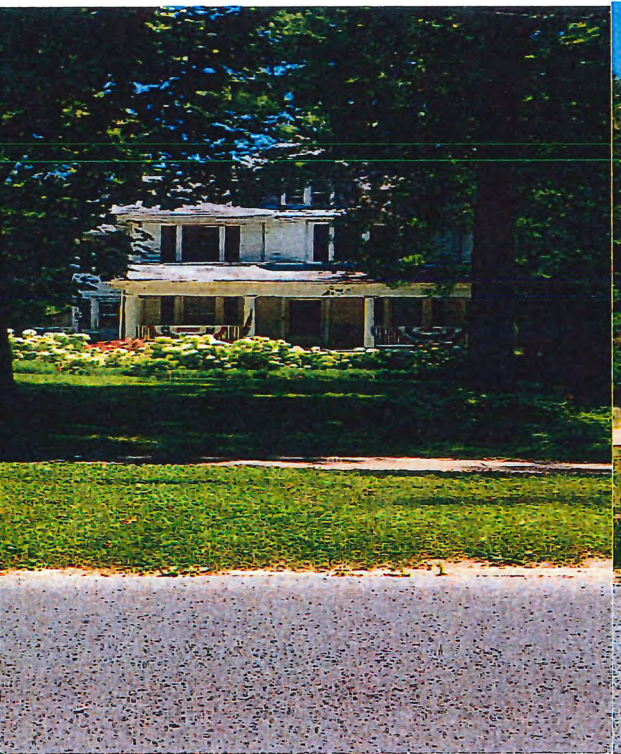
799 NORTH TAYLOR



760 NORTH TAYLOR (SUBJECT)



750 NORTH TAYLOR (IMMEDIATE RIGHT)



720 NORTH TAYLOR



640 NORTH TAYLOR



841 NORTH TAYLOR (ACROSS STREET)



8 SUNSET LANE (ACROSS STREET)



751 NORTH TAYLOR (ACROSS STREET)



747 NORTH TAYLOR (ACROSS STREET)



745 NORTH TAYLOR (ACROSS STREET)



741 NORTH TAYLOR (ACROSS STREET)



731 NORTH TAYLOR (ACROSS STREET)



725 NORTH TAYLOR (ACROSS STREET)



721 NORTH TAYLOR (ACROSS STREET)