



# 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 \_\_\_\_\_



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- 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

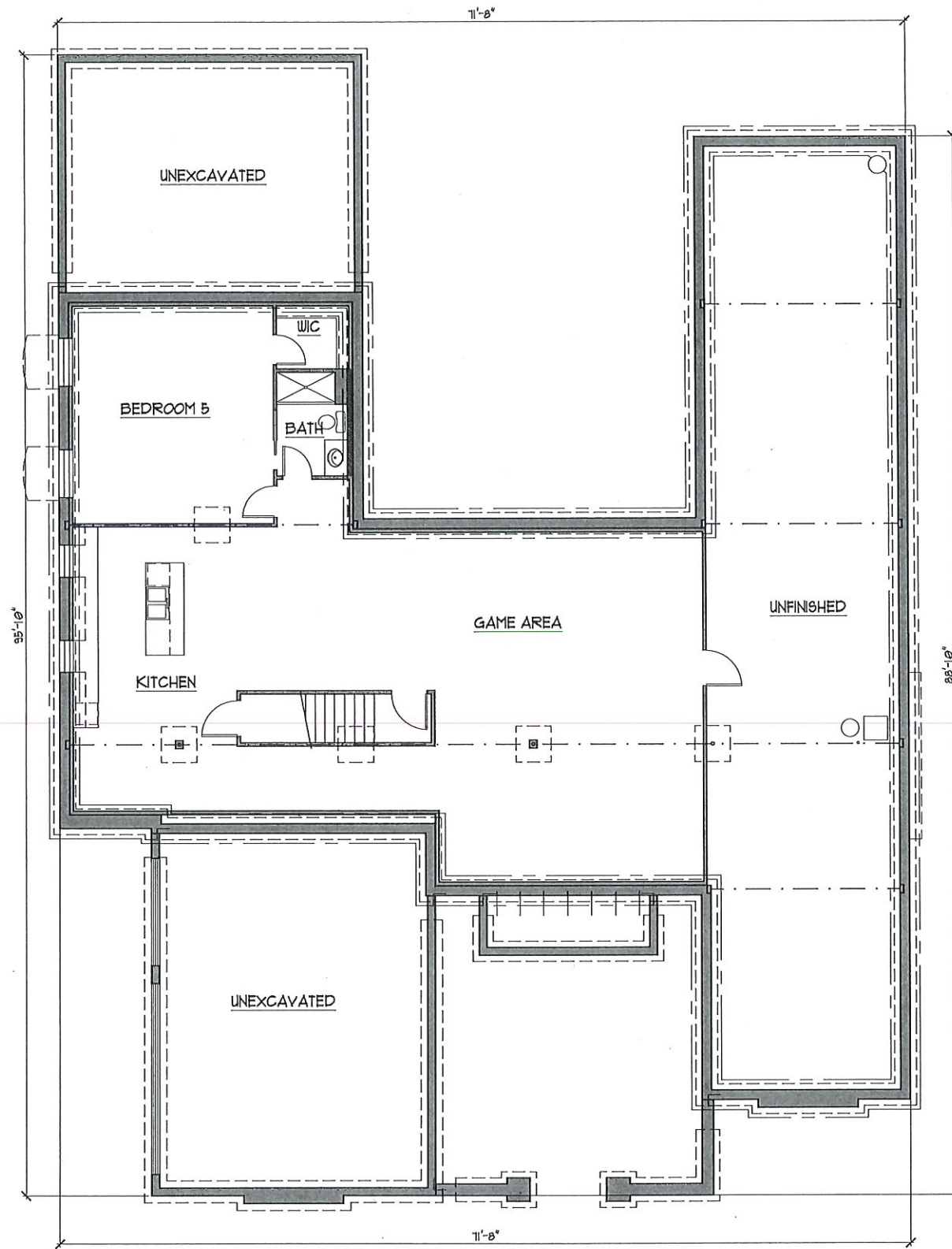
- Approved
- Approved with Conditions
- Disapproved

Signature \_\_\_\_\_

Date \_\_\_\_\_

Conditions \_\_\_\_\_

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



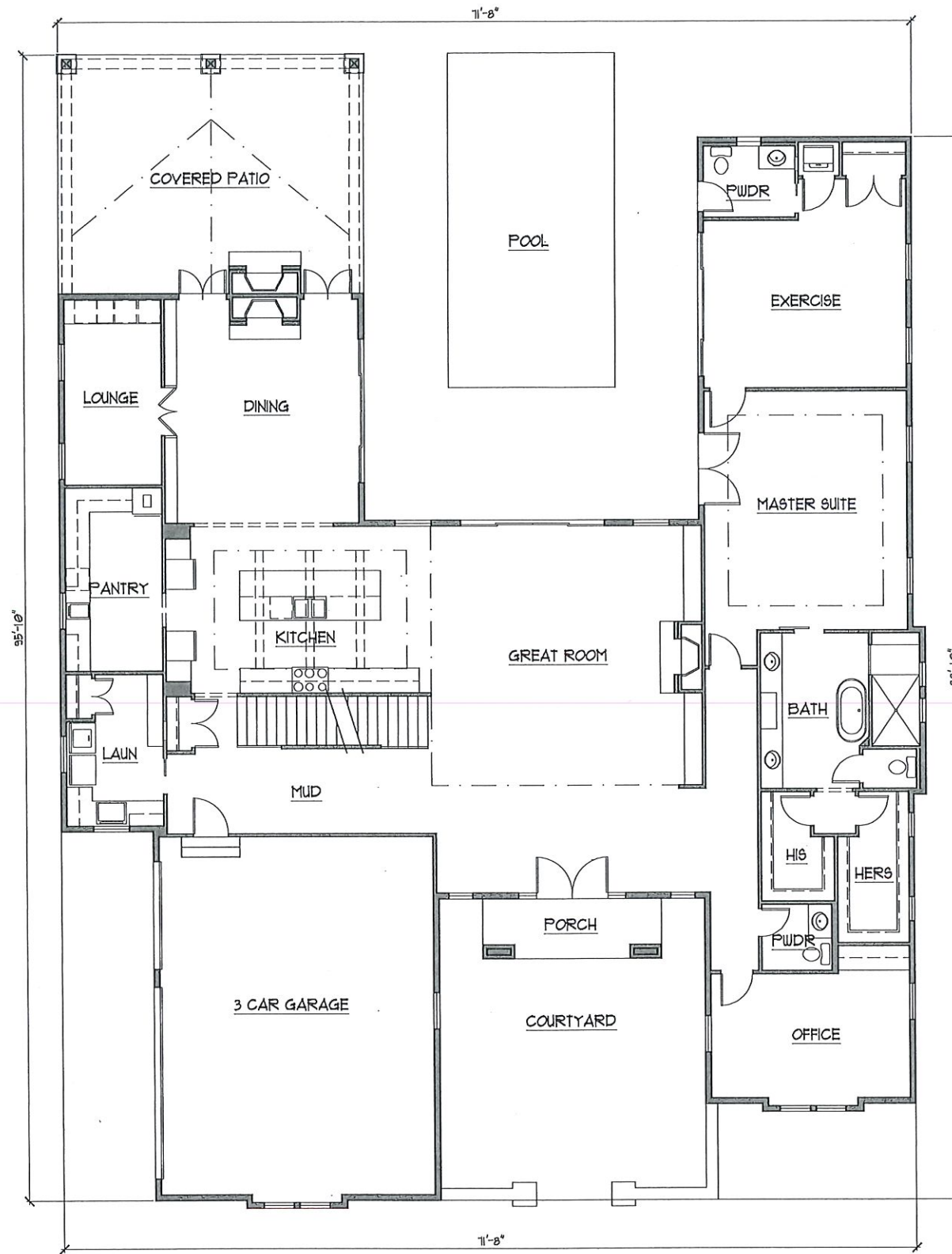
RECEIVED  
 AUG 03 2022  
 CITY OF KIRKWOOD  
 PUBLIC WORKS DEPARTMENT

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



HISTORIC REVIEW BOARD  
 760 TAYLOR AVE  
 KIRKWOOD, MO 63122



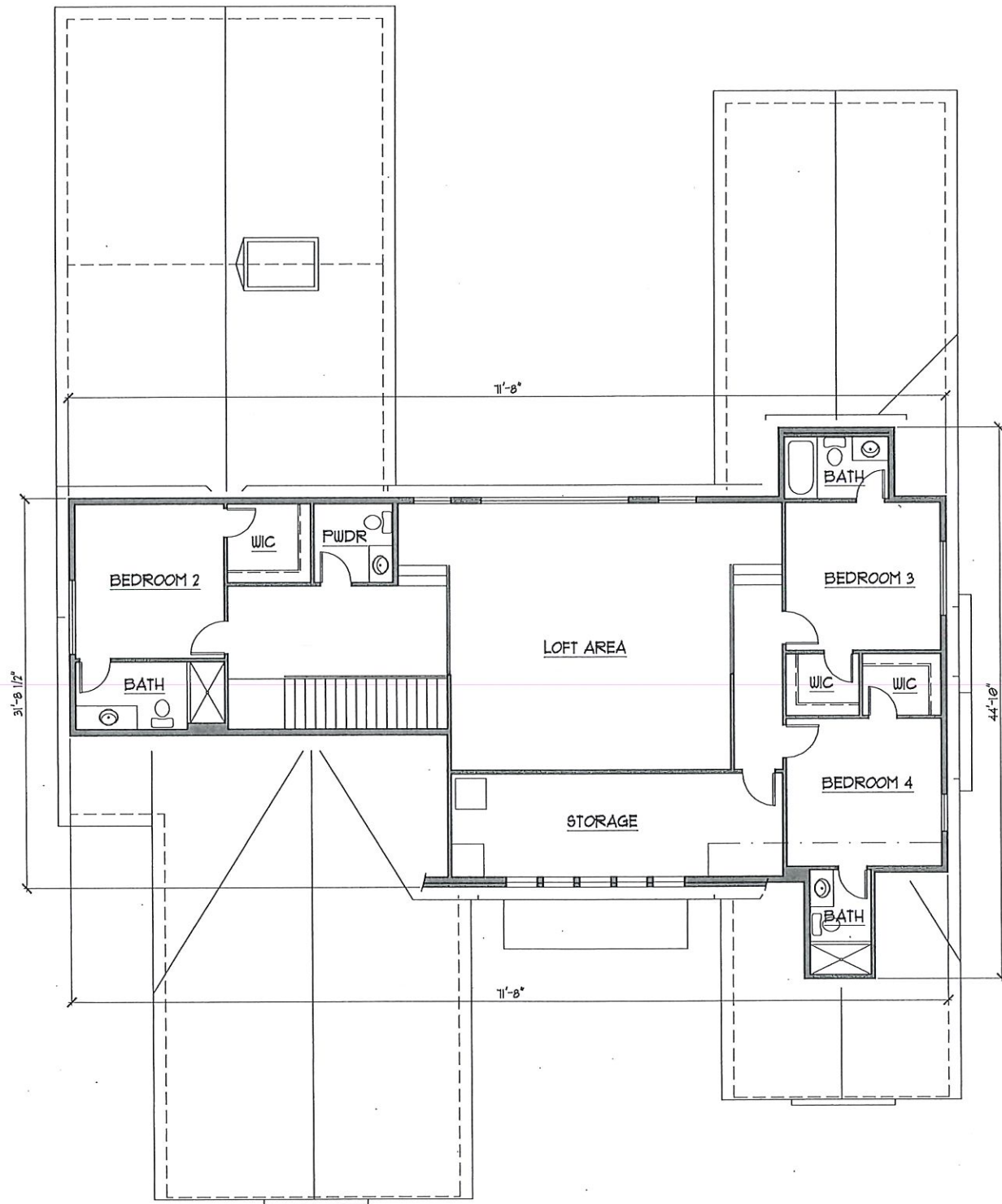


**MAIN LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD  
760 TAYLOR AVE  
KIRKWOOD, MO 63122





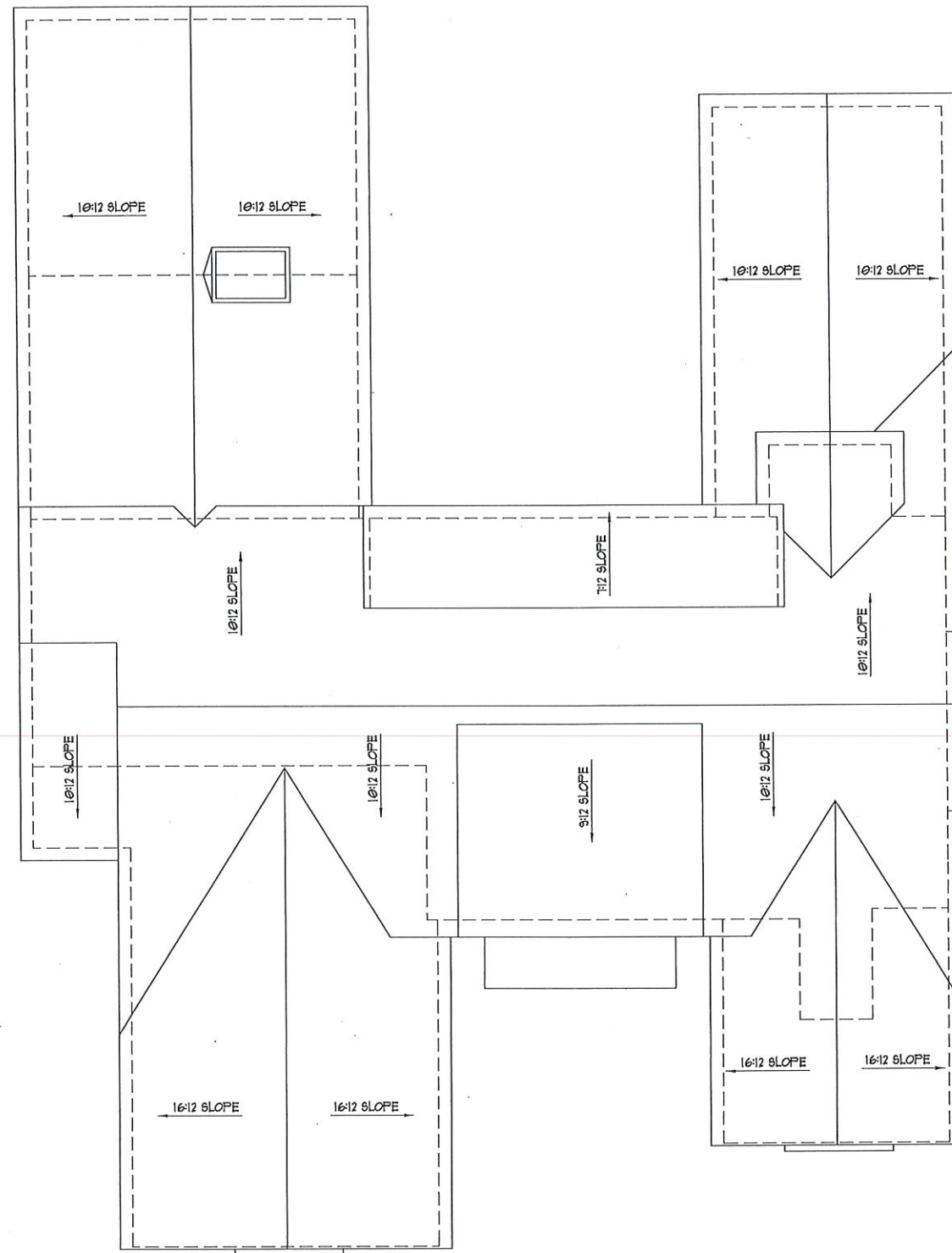
**SECOND LEVEL PLAN**

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



HISTORIC REVIEW BOARD  
 760 TAYLOR AVE  
 KIRKWOOD, MO 63122





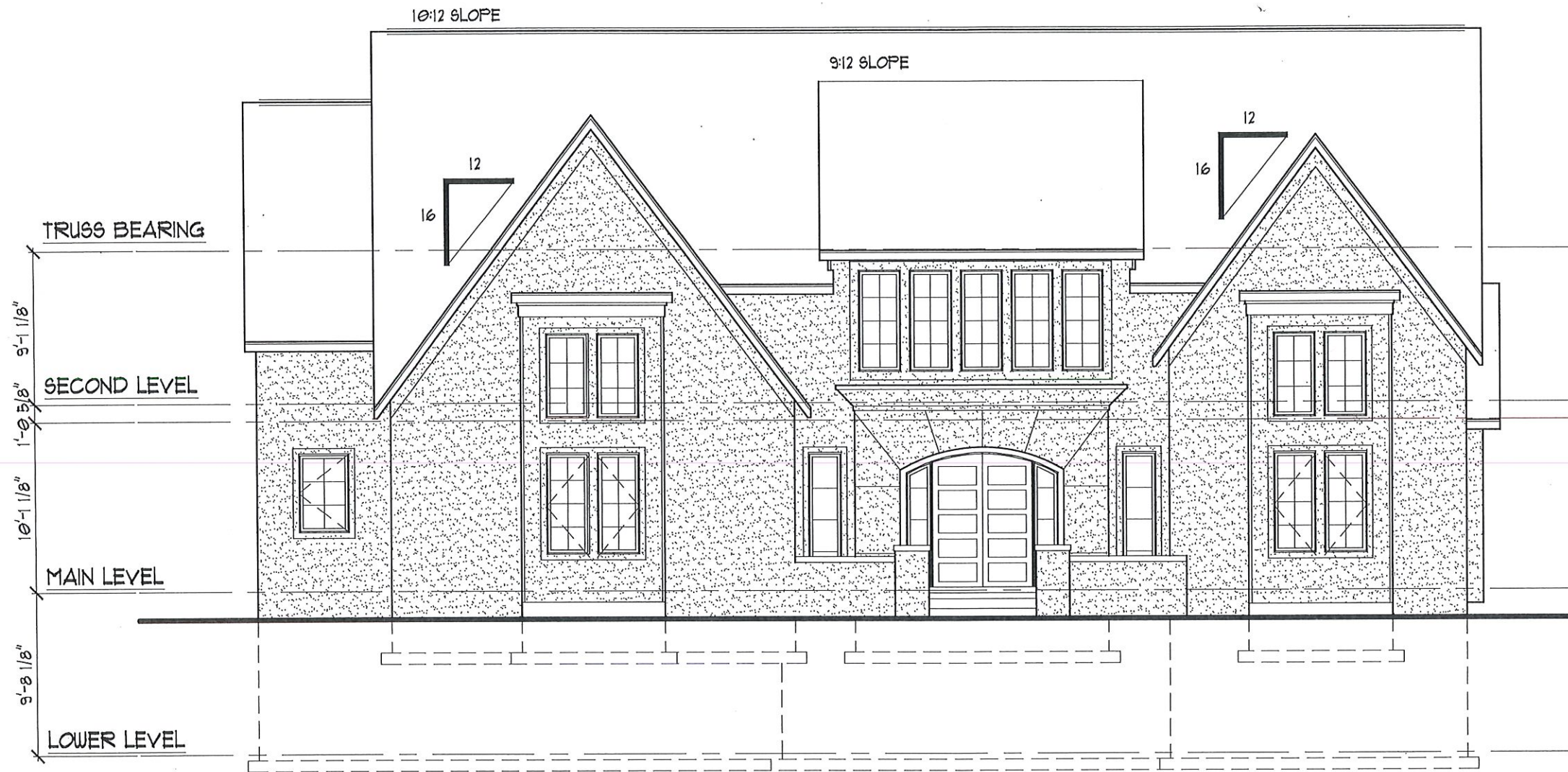
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD  
760 TAYLOR AVE  
KIRKWOOD, MO 63122







**FRONT ELEVATION**

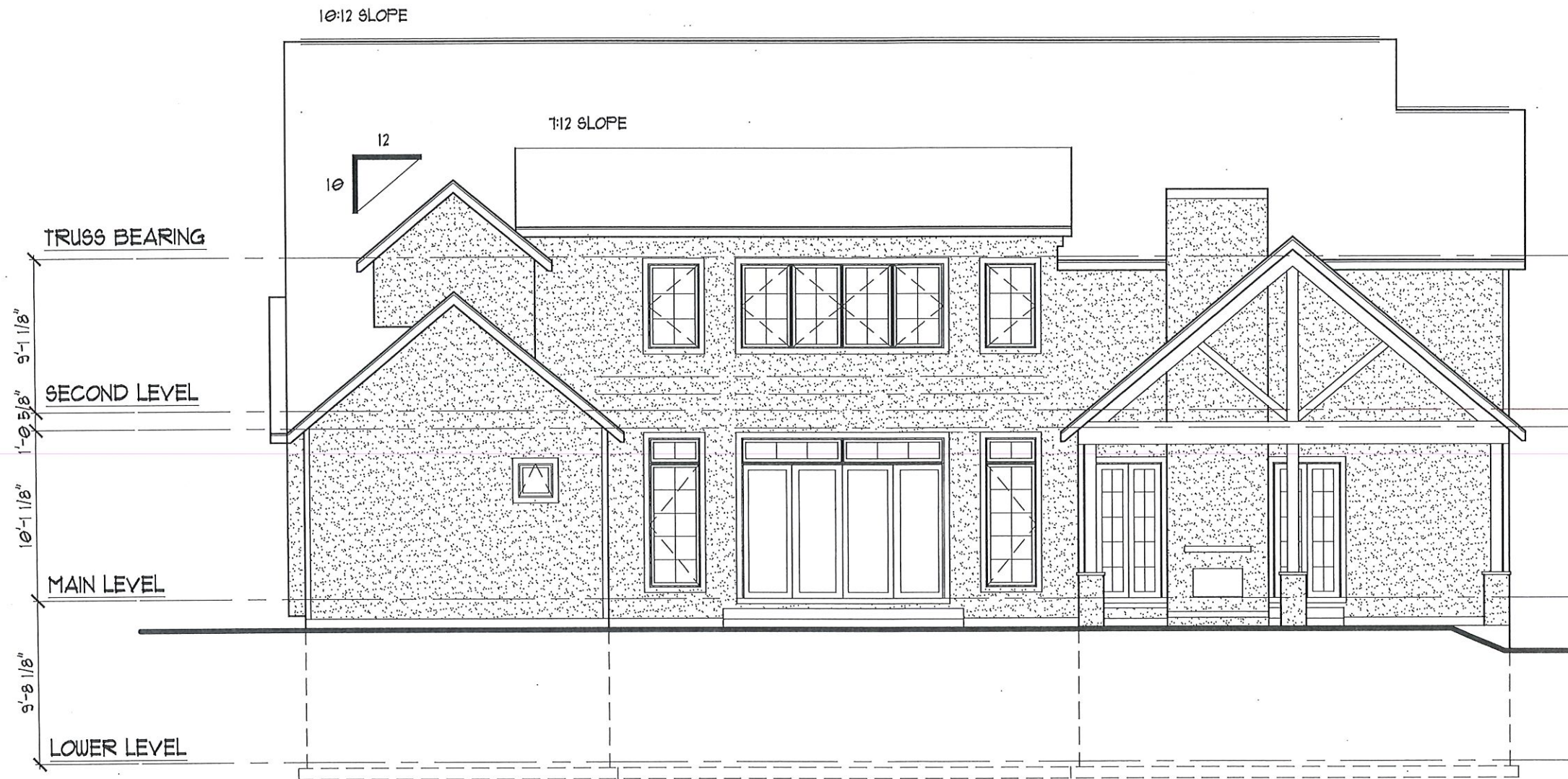
SCALE: 1/8" = 1'-0"



HISTORIC REVIEW BOARD  
 760 TAYLOR AVE  
 KIRKWOOD, MO 63122







**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  
 314-578-8470  
 www.timhollerbachdesigns.com



**LEFT SIDE ELEVATION**

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

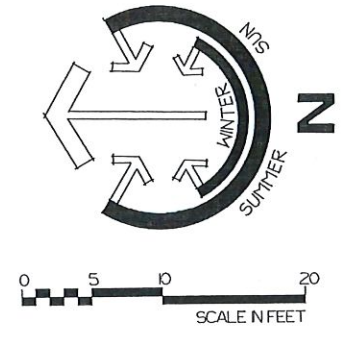
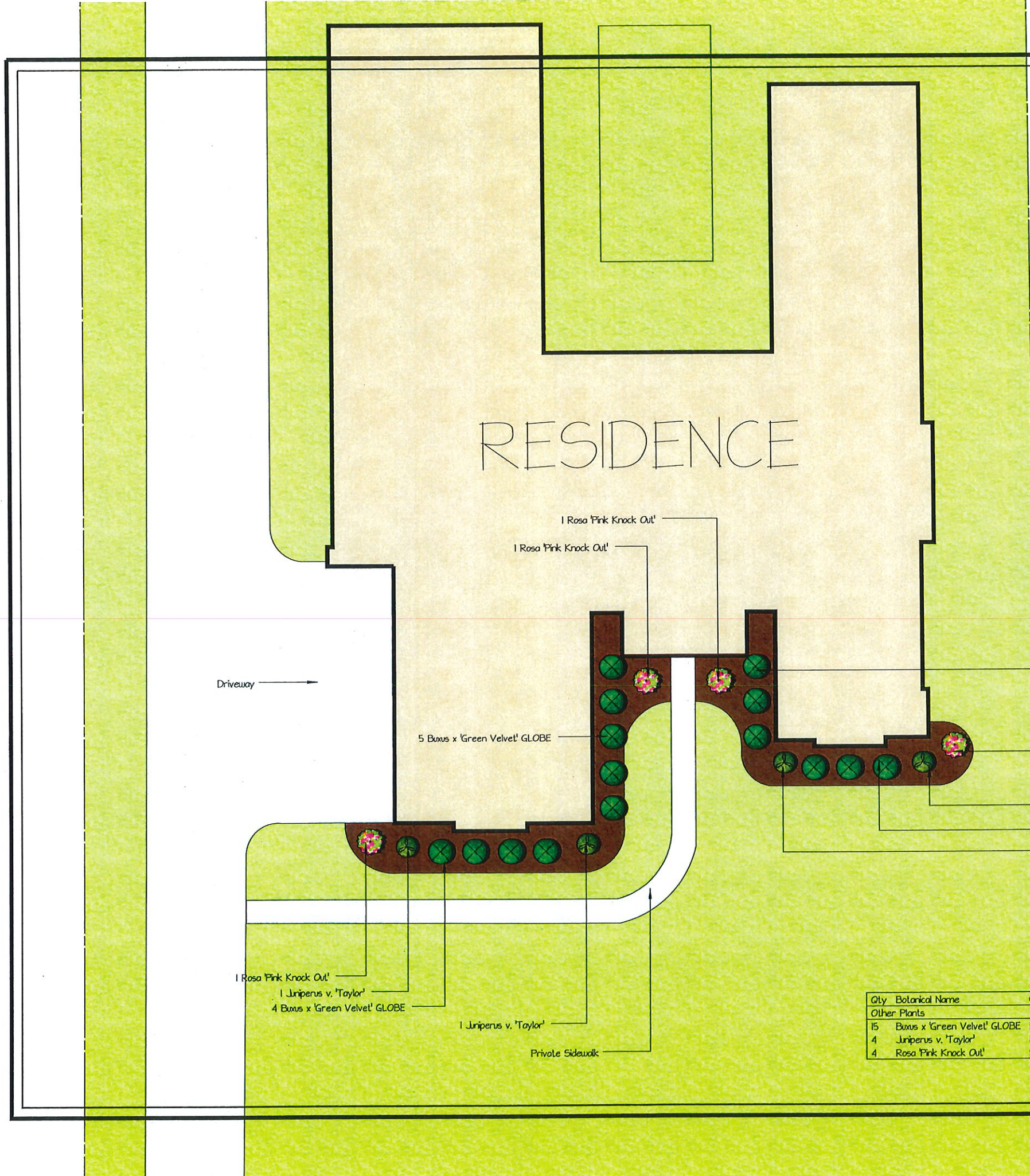


HISTORIC REVIEW BOARD  
 760 TAYLOR AVE  
 KIRKWOOD, MO 63122





7  
6  
0



RESIDENCE

Driveway

1 Rosa 'Pink Knock Out'

5 Buxus x 'Green Velvet' GLOBE

1 Rosa 'Pink Knock Out'

1 Juniperus v. 'Taylor'

4 Buxus x 'Green Velvet' GLOBE

1 Juniperus v. 'Taylor'

Private Sidewalk

Property Line

3 Buxus x 'Green Velvet' GLOBE

1 Rosa 'Pink Knock Out'

1 Juniperus v. 'Taylor'

3 Buxus x 'Green Velvet' GLOBE

1 Juniperus v. 'Taylor'

Qty	Botanical Name	Common Name	Size/Condition
Other Plants			
15	Buxus x 'Green Velvet' GLOBE	Buxwood, Common/ English Hybrid Dwarf	21-24" B4B
4	Juniperus v. 'Taylor'	Redcedar, Eastern Columnar	6-7' B4B
4	Rosa 'Pink Knock Out'	Shrub Rose	#5

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Scale: 1" = 8'

Date: 8/1/22

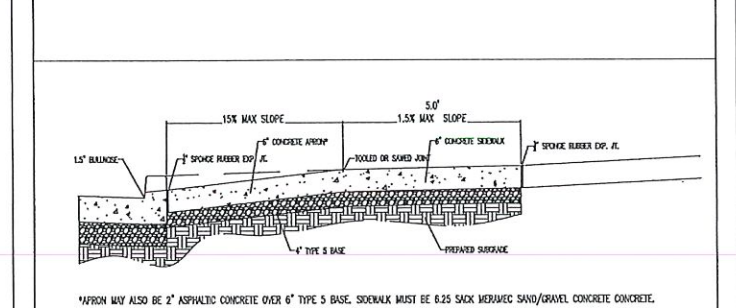
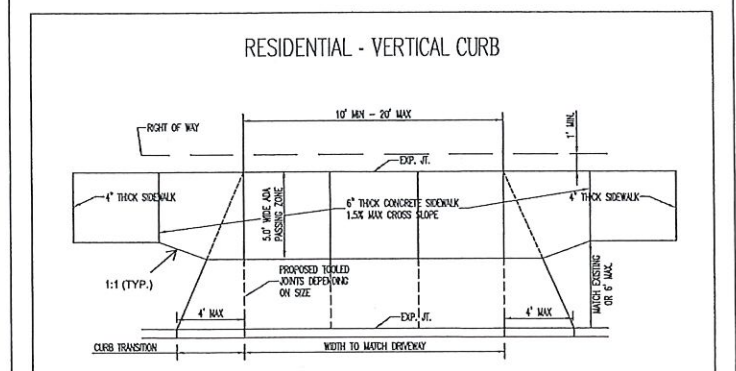
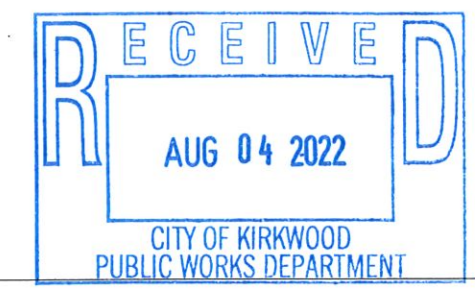
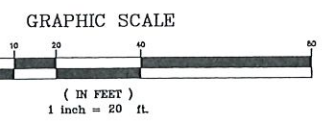
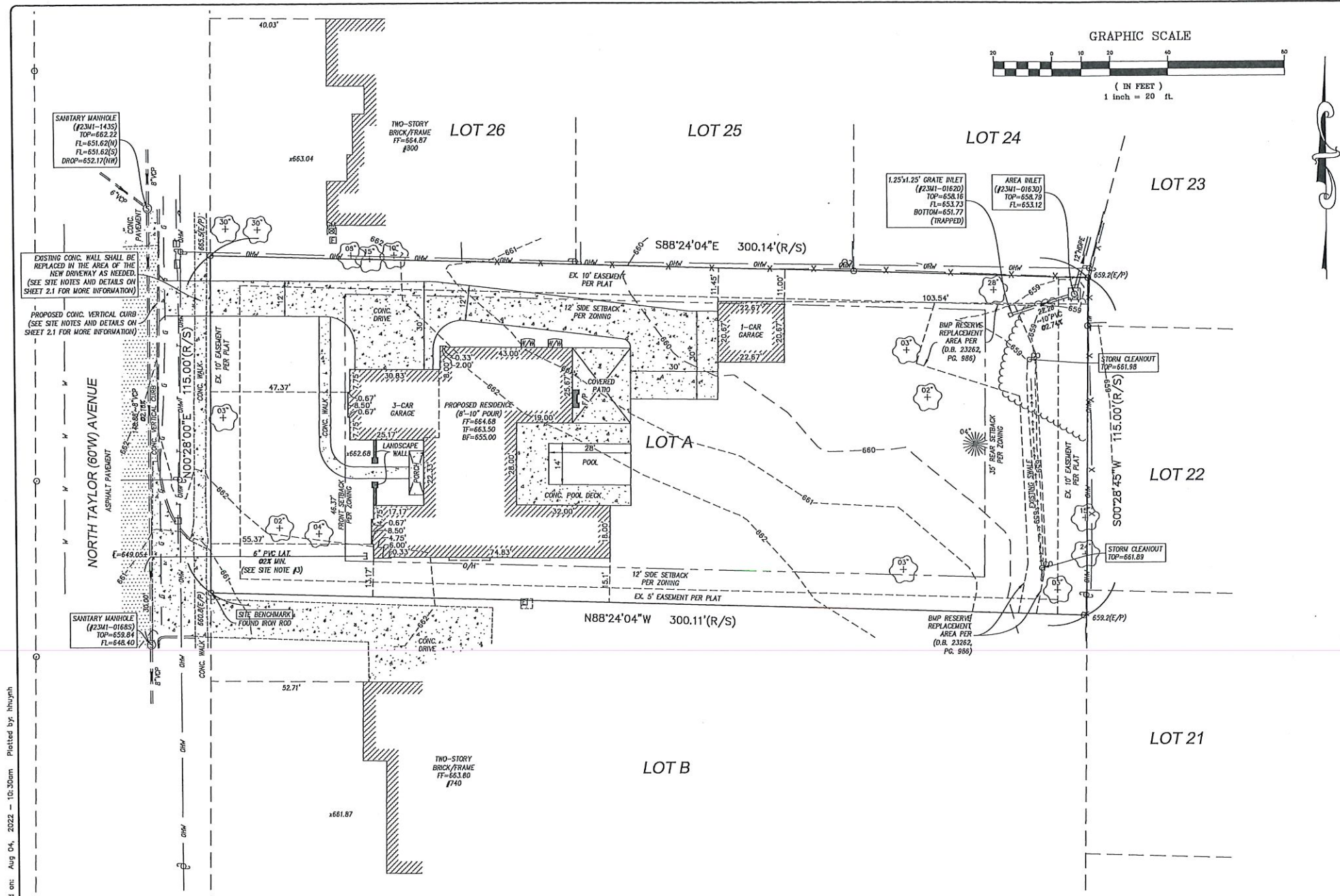
Revision:

Sheet No. 1

PRELIMINARY LANDSCAPE PLAN FOR:  
BAYES RESIDENCE  
760 TAYLOR AVENUE  
KIRKWOOD, MO 63122

Design Firm:  
INSPIRED LANDSCAPES LLC  
inspiredlandscapes.biz | 314-455-7155

Designer:  
CHRISTINE KNOBERSCHILD, CCP



\*PFRON WAY ALSO BE 2" ASPHALT CONCRETE OVER 6" TYPE 5 BASE. SIDEWALK MUST BE 6.25 SACK MERAMEC SAND/GRAVEL CONCRETE CONCRETE.

1) COMMERCIAL ENTRANCES AND ENTRANCES TO MULTIFAMILY UNITS (OVER TWO UNITS) SHALL BE CONSTRUCTED OF 6.25 SACK CONCRETE WITH MERAMEC SAND AND GRAVEL, WITH A MINIMUM THICKNESS OF SEVEN INCHES.

2) COMMERCIAL ENTRANCES SHALL NOT BE MORE THAN 31 FEET WIDE OR LESS THAN 12 FEET WIDE FOR ONE-WAY TRAFFIC. THE OPENING AT THE CURB OR PAVED/POST EDGE SHALL NOT BE LESS THAN A RADIUS OF 10 FEET FOR MORE THAN 20 FEET.

DATE: 8	PROJECT: CITY OF KIRKWOOD DRIVEWAY CURB - VERTICAL CURB 138 S. WOODWARD ROAD KIRKWOOD, MISSOURI 63122	SCALE: AS SHOWN	DATE: 8/2/2022
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- DRIVEWAY/SIDEWALK NOTES:**  
(PER THE KIRKWOOD REQUIREMENTS)
- THE CONTRACTORS NEED TO CONSTRUCT A 5-FOOT WIDE CONCRETE SIDEWALK ACROSS THE DRIVEWAY (INCLUDING TRANSITIONS) IN ACCORDANCE WITH THE APPLICABLE DETAIL FOR SIDEWALK CROSSING DRIVEWAY VERTICAL CURB ON SHEET 2.1.
  - SIDEWALKS SHALL BE CONSTRUCTED ON A FOUR (4)-INCH THICK TYPE 5 AGGREGATE STONE BASE. CONCRETE MATERIAL SHALL CONSIST OF 6.25 SACK (588 POUNDS) TYPE 1/1 PORTLAND CEMENT PER CUBIC YARD; 3/4-INCH MERAMEC GRAVEL COARSE AGGREGATE; AND CLASS A MERAMEC SAND. AT THE TIME OF PLACEMENT, THE SLUMP SHALL BE NO MORE THAN FOUR INCHES AND THE ENTRAINED AIR SHALL BE BETWEEN 4% AND 6% NO CALCIUM CHLORIDE ACCELERATING AD MIXTURE SHALL BE ADDED TO THE CONCRETE. THE MINIMUM TWENTY-EIGHT-DAY COMPRESSIVE STRENGTH SHALL BE 3,500 PSI. ALL SIDEWALKS SHALL BE CONSTRUCTED TO BE ACCESSIBLE ACCORDING TO THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT.
  - FOR DRIVEWAY INSPECTION AND CONSTRUCTION REQUIREMENTS, PLEASE SEE DRIVEWAY PERMIT LINK AT: [HTTPS://WWW.KIRKWOODMO.ORG/HOME/SHOWPUBLISHEDDOCUMENT/8075/637565938381700000](https://www.kirkwoodmo.org/home/showpublisheddocument/8075/637565938381700000)
  - THE STREET CURB SHALL BE SAWCUT, REMOVED AND REPLACED WITHIN THE LIMITS BELOW (DRIVEWAY WIDTH + WIDTH OF WINGS) AND BE RECONSTRUCTED ON COMPACTED FOUR (4) INCHES OF TYPE 5 AGGREGATE BASE TO A MINIMUM PAVEMENT THICKNESS OF SIX (6) INCHES (WITH SAME CONCRETE MIX SPECIFIED ABOVE) AND TO MATCH THE CURB STYLE BEING REPLACED.
  - SIDEWALK THROUGH DRIVEWAY SHALL BE CONSTRUCTED 6-INCHES THICK ON 4-INCH OF COMPACTED TYPE 5 AGGREGATE BASE TO DETAILS FOR SIDEWALK CROSSING DRIVEWAY VERTICAL CURB ON SHEET 2.1.

**CITY OF KIRKWOOD PLUMBING NOTE:**  
BUILDING SEWER PIPE MATERIAL SHALL BE A MINIMUM OF SCHEDULE 40 PVC OR GREATER IN ALL CATEGORIES OF PIPE (SDR35 PIPE IS NOT ACCEPTABLE.)

FINISH FLOOR CALCULATIONS	
FF @ #740 = 663.80	SPOT GRADE AT CENTER OF HOUSE = 662.68
FF @ #800 = 664.87	AVERAGE = 664.34
#740: 663.80 - 661.87 = 1.93	
#800: 664.87 - 663.04 = 1.83	
1.93 + 1.83 = 3.76 / 2 = 1.88	
THE FINISH FLOOR IS SET USING THE EXISTING SPOT GRADE AND ADDING 24" TO THE ELEVATION.	
MAXIMUM FF IS 664.68 (EX SPOT GRADE + 24")	

- SITE NOTES:**
- PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
  - CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION.
  - THE LATERAL SANITARY CONNECTION PLAN SHALL BE REQUIRED SINCE THIS LOT DOES NOT HAVE THE EXISTING LATERAL SANITARY CONNECTION.
  - THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - A 5-FOOT WIDE CONCRETE SIDEWALK ACROSS THE PROPOSED DRIVEWAY (INCLUDING TRANSITIONS) IN ACCORDANCE WITH THE APPLICABLE DETAIL AS SHOWN ON SHEET 2.1.
  - SIDEWALKS SHALL BE CONSTRUCTED ON A FOUR (4)-INCH THICK TYPE 5 AGGREGATE STONE BASE. CONCRETE MATERIAL SHALL CONSIST OF 6.25 SACK (588 POUNDS) TYPE 1/1 PORTLAND CEMENT PER CUBIC YARD; 3/4-INCH MERAMEC GRAVEL COARSE AGGREGATE; AND CLASS A MERAMEC SAND. AT THE TIME OF PLACEMENT, THE SLUMP SHALL BE NO MORE THAN FOUR INCHES AND THE ENTRAINED AIR SHALL BE BETWEEN 4% AND 6% NO CALCIUM CHLORIDE ACCELERATING AD MIXTURE SHALL BE ADDED TO THE CONCRETE. THE MINIMUM TWENTY-EIGHT-DAY COMPRESSIVE STRENGTH SHALL BE 3,500 PSI. ALL SIDEWALKS SHALL BE CONSTRUCTED TO BE ACCESSIBLE ACCORDING TO THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT.
  - THE STREET CURB SHALL BE SAWCUT, REMOVED AND REPLACED WITHIN THE LIMITS BELOW (DRIVEWAY WIDTH + WIDTH OF WINGS) AND BE RECONSTRUCTED ON COMPACTED FOUR (4) INCHES OF TYPE 5 AGGREGATE BASE TO A MINIMUM PAVEMENT THICKNESS OF SIX (6) INCHES (WITH SAME CONCRETE MIX SPECIFIED ABOVE) AND TO MATCH THE CURB STYLE BEING REPLACED.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

THE STERLING COMPANY  
MO. REG. 307-D



JAMBY A. HENSON, P.L.S.  
MO. REG. I.S. #2007017963

DATE

ISSUE	REMARKS/DATE
1	ORIGINAL ISSUE
2	

PREPARED FOR:  
**NIL Custom Homes**  
#556 Leffingwell Ave.  
Kirkwood, MO 63122  
(314) 575-7481

PREPARED BY:  
**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63114  
TEL: 314-297-8824  
E-Mail: Sterling@sterling-eng.com

PROJECT: 760 N. TAYLOR AVE.  
SHEET TITLE: SITE PLAN

NO. 22	05	187
M.S.D. PH	SHEET 1 OF 1	
DIGITAL FILE LOCATION: C:\WORK\2022\760 N TAYLOR AVE\760 N TAYLOR AVE_SITELAND.PLT		