



**Landmarks Commission
Minutes
Wednesday, July 12, 2023, 7:00 p.m.
City Council Chambers
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

Pursuant to notice of meeting duly given, the Landmarks Commission met in the City Council Chambers. Present: Chair Ryan Molen, Commissioners Michael Karpowicz, Michael Kleckner, Kristy Piasecki, Aaron Senne, Jessica Worley, and Planner II Amy Lowry. The meeting was called to order at 7:00 p.m.

I. Approval of Minutes – Motion to approve the June 14, 2023 meeting minutes as submitted by Comr. Worley, seconded by Comr. Karpowicz, and unanimously approved.

II. Certificates of Appropriateness – Unfinished Business

- a. **Case #6-2022 Amended, 341 E. Jefferson Avenue** (Jefferson-Argonne Historic District) – With regard to the request for a revision of materials for the house that was continued from the June 14 meeting, Chair Molen thanked the applicant for the neighborhood study on the use of masonry (stone, brick) in the entire historic district. Builder Bruce Korn said that the homeowner is interested in using techniques that have been in historic use and instead of the previously approved stucco cladding wants to use either (1) the plaster-fired brick brought as a sample or (2) a limestone wash over brick. The homeowner prefers the first option and believes it is similar in appearance to stucco. The Commission discussed the lack of masonry finishes in the immediate area. Comr. Worley stated that the plaster-fired brick might be the happy medium solution. Comr. Kleckner made a motion to approve the plans with the exterior material change of plaster-fired brick. Comr. Karpowicz seconded the motion and it passed by vote of 5-1, with Chair Molen voting not in favor.
- b. **Case #1-2023, 102 N. Taylor Avenue** (Jefferson-Argonne Historic District) – Owner Mary Ann Reese and architect Nick Adams presented plans for the new house in a case continued from the June 14 meeting. The design plans have not changed, but the exterior materials have been chosen. The house will be mainly stucco with stone and brick accents and a slate roof. The Commission discussed whether the use of wood in the rear house wall would add too many materials. Both the deck and the wall are planned to be ipe wood. Ms. Reese said that the materials would all be in the same color palette, but different textures, so that the materials would not seem too disparate. In response to the Commission's question, Mr. Adams admitted that the brick sills are missing from the north elevation, but would be there in the construction plans. Comr. Karpowicz made a motion to approve the plans as submitted. Chair Molen seconded the motion and it passed unanimously.
- c. **Case #6-2023, 141 Horseshoe Drive** (Sugar Creek Ranch Historic District) – Owner Beste Shireman detailed the changes to the plans from the last meeting, including fixing the windowsills, expanding the awning, and bringing the stone up on the facade. Because the side of the house will not be visible from the street,

she said that they did not want to add a wall on the left, but the wing wall would remain on the right side. She also said that they preferred to keep the ornamental beams in the gable as there is no good way to build actual beams anymore. After discussion of the changes as being in accordance with the Commissioners' requests, Comr. Worley made a motion to approve the plans as submitted. Chair Molen seconded the motion and it passed unanimously.

III. Certificates of Appropriateness – New Business

- a. **Case #7-2023, 418 E. Argonne Drive** (Jefferson-Argonne Historic District) – Rex Pearl presented plans for a new detached garage on the property. Mr. Pearl decided not to demolish the house; instead, he is keeping the two-story original house and removing additions to the east. He will be adding a new addition and building a new detached garage. Under the Landmarks Ordinance, the Commission does not review additions, but only new construction (which would include the detached garage). Comr. Karpowicz suggested reducing the three lights on the front of the garage down to two or just one. Mr. Pearl said that the garage would be clad in Hardie Board as will the house. Comr. Senne made a motion to approve the plans as submitted. Comr. Worley seconded the motion and it passed unanimously.

IV. New Business

- a. Citizens Comments/Seeking Advice to preserve their historic properties. Ms. Lowry presented a question regarding appropriate deck railing materials in the Craig Woods Historic District. The Commission suggested the use of long-lasting wood products – such as cedar, redwood or ipe.
- b. Election of Officers – Comr. Senne made a motion to approve the slate of officers of Ryan Molen as Chair, Jessica Worley as Vice Chair, and Michael Kleckner as Secretary. Comr. Piasecki seconded the motion and it passed unanimously.

- V. Meeting Adjournment** – Motion to at 7:38 p.m. by Comr. Worley, seconded by Comr. Senne, and unanimously approved.

Ryan Molen, Chair



**Landmarks Commission
Work Session Minutes
Wednesday, July 12, 2023, 6:30 p.m.
Main Level Conference Room
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

Pursuant to notice of meeting duly given, the Landmarks Commission met in the Main Level Conference Room for a work session. Present: Chair Ryan Molen, Commissioners Michael Karpowicz, Michael Kleckner, Kristy Piasecki, Aaron Senne, Jessica Worley, and Planner II Amy Lowry. The meeting was called to order at 6:35 p.m.

I. Discussion

The Landmarks Commission discussed business relating to the following cases to be considered on July 12, 2023 at 7:00 p.m. in the Council Chambers:

Certificates of Appropriateness – Unfinished Business

- a. **Case #6-2022 Amended, 341 E. Jefferson Avenue** (Jefferson-Argonne Historic District) – Regarding the request for revision of exterior materials for the house, the Commission discussed questioning the applicant on the neighborhood context and on whether the plaster-fired brick or a limestone wash over brick is preferred.
- b. **Case #1-2023, 102 N. Taylor Avenue** (Jefferson-Argonne Historic District) – The Commission discussed the form of the house as being approved and only the materials to be selected.
- c. **Case #6-2023, 141 Horseshoe Drive** (Sugar Creek Ranch Historic District) – The Commission discussed the completion of the requested items from the previous meeting.

Certificates of Appropriateness – New Business

- a. **Case #7-2023, 418 E. Argonne Drive** (Jefferson-Argonne Historic District) – The Commission discussed that the new detached garage matches the house additions (which the Commission does not review) in style and materials.

- II. Meeting Adjournment** – There being no other business, the meeting was adjourned at 6:55 p.m.

Ryan Molen, Chair



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 13 Taylor Woods Drive

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

3. Name of Applicant Arbour Ridge Builders, LLC
Mailing Address 4678 Ashley Court
City/State St. Louis, MO Zip Code 63128
Office Phone (314) 892-4470 Cell Phone (314) 280-4727
Home Phone () E-Mail mikes@schmeerbauch.com

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

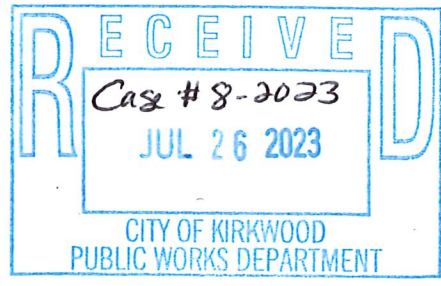
5. Existing Building Use single family residence

6. Proposed Building Use single family residence

7. Proposed Change to Primary Structure Accessory Structure Landscape Element

8. 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 type="checkbox"/> New Construction	<input type="checkbox"/> Landscape or Hardscape Element
<input type="checkbox"/> Other – Please Specify _____	



9. Description of Proposed Improvements ~~Demolish existing home~~
Construct new single family residence

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 type="checkbox"/> Landscape Plan |
| <input checked="" type="checkbox"/> Floor/Building Plans | <input 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 _____

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

Signature _____

Date 1-12-23

Please print name _____

Randy W. Schmeerbawch

COMMISSION ACTION

Approved

Approved with Conditions

Disapproved

Signature _____

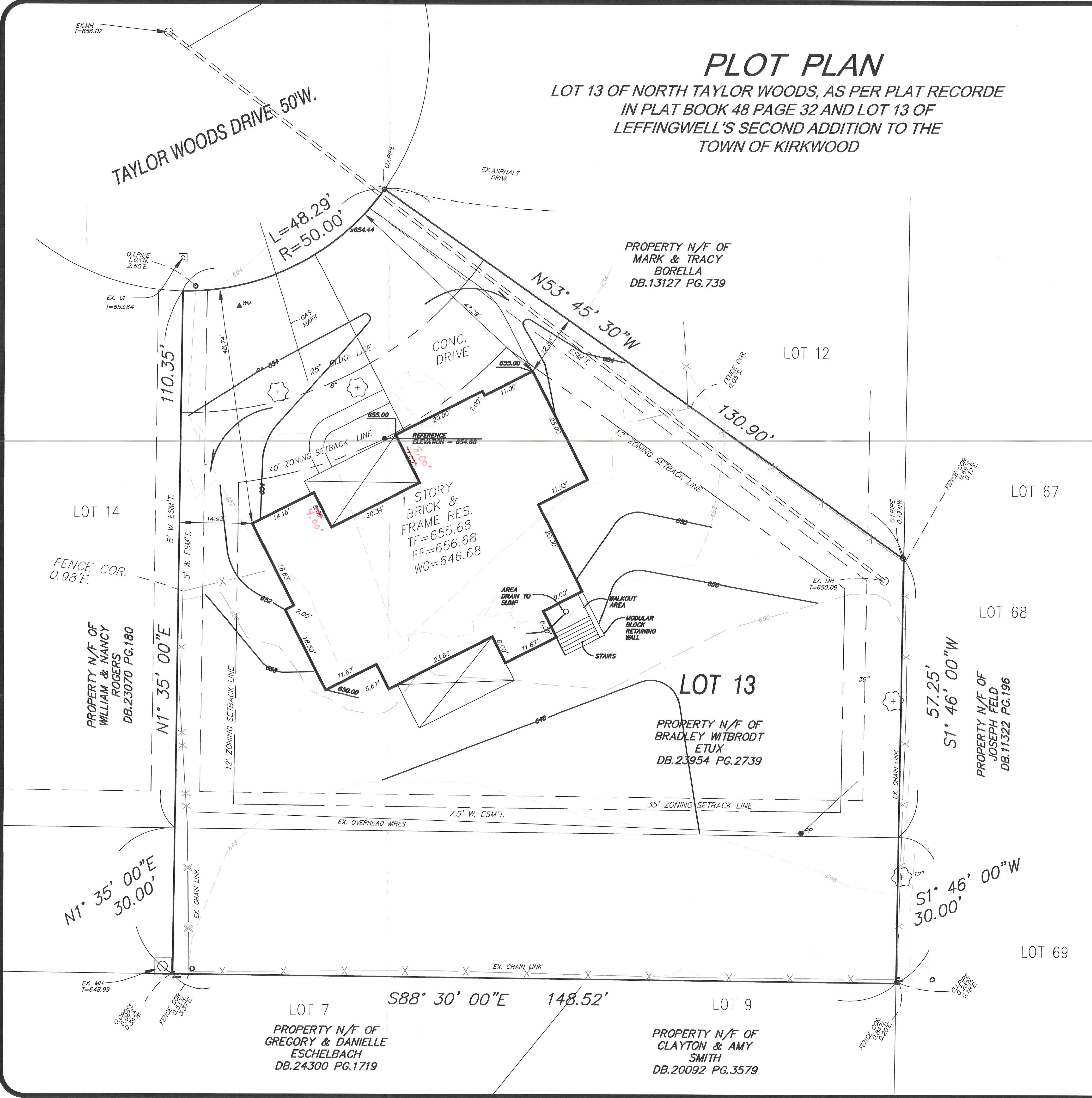
Date _____

Conditions _____

Comments/Recommendations _____

PLOT PLAN

LOT 13 OF NORTH TAYLOR WOODS, AS PER PLAT RECORDE
IN PLAT BOOK 48 PAGE 32 AND LOT 13 OF
LEFFINGWELL'S SECOND ADDITION TO THE
TOWN OF KIRKWOOD



LOC. # 23M530524

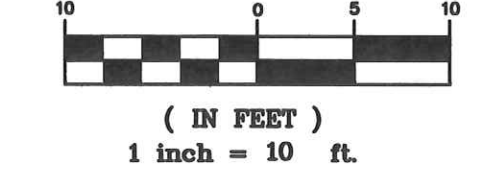
LOCATION MAP
(NOT TO SCALE)



LEGEND

- GM GAS METER
- GV GAS VALVE
- GD GAS DRIP
- YH YARD HYDRANT
- WMH WATER MANHOLE
- WV WATER VALVE
- DF DRINKING FOUNTAIN
- CO CLEAN OUT
- SP SUMP PUMP
- FD FLOOR DRAIN
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- CLF CHAIN LINK FENCE
- SLN SIGN
- LT LIGHT

GRAPHIC SCALE



BASIS OF BEARINGS PLAT OF NORTH TAYLOR WOODS.
THIS TRACT CONTAINS 19,434 SQUARE FEET

BENCHMARK

ELEVATIONS WERE DETERMINED USING THE
MODOT VRS NETWORK OF CONTINUOUSLY
OPERATING REFERENCE STATIONS FOR 1983
EAST ZONE.
SITE BENCHMARK O.I.PIPE NORTHEAST CORNER
OF SITE ELEV: 654.64
NO TITLE WORK WAS SUPPLIED FOR THIS
PROJECT.

Revised	Comment
5/23/2023	ADJ. TOP OF FOUND AND GRADES
6/6/2023	ADJUST GRADE PER CITY'S REQUIREMENTS

Missouri Office
4880 Lemay Ferry Rd
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 643-1718
MODERING@DOERINGENG.COM

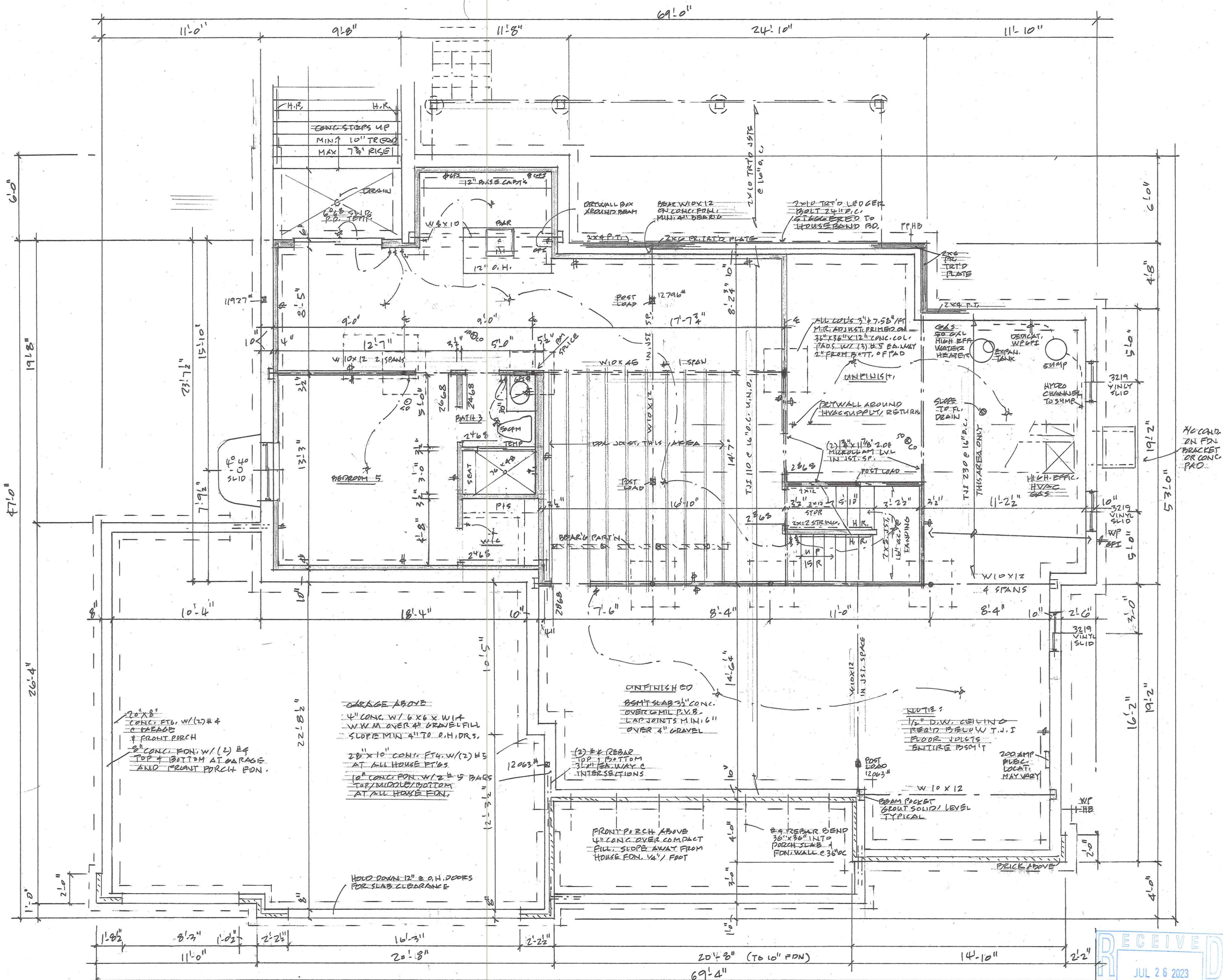
Engineered By:
DOERING ENGINEERING Inc.

Mark A. Doering
6/6/2023

ENGINEER E-23,099
MO EXP. DATE:
DECEMBER 31, 2024
MO CORPORATE
LICENSE NO. 001347

13 TAYLOR WOODS DR
CITY OF KIRKWOOD
MISSOURI

Date: 2/7/2023
Project Number: 23002
File Name:
Drawn By: NJN
Check By: NJN
Sheet 1/1



NOTES FINISH AS SHOWN IS OPTIONAL **BASMENT / FOUNDATION PLAN** 1/4" = 1'-0"

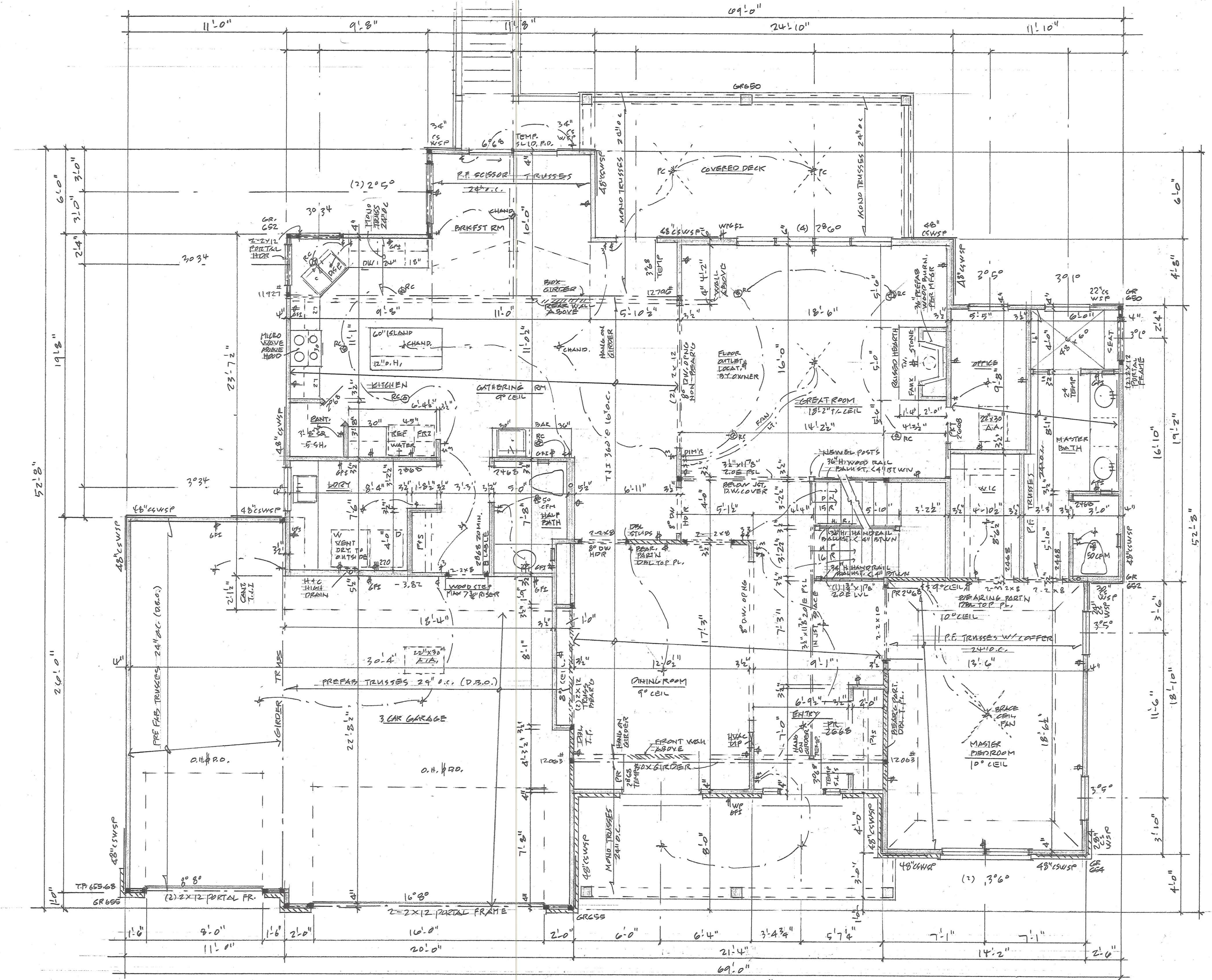


DATE: 7/25/23
 PAUL DEHN HUNSIKER ARCHITECT INC.
 1016 CLARK DRIVE
 FENTON, MO. 63020
 636.343.6527 MO CERT. AUTH. 2013007010

ARIBOUR RIDGE BUILDERS, INC.

WITBROOK RESIDENCE
 13 TAYLOR WOODS DR,
 KIRKWOOD, MO. 63122

SHEET 1 OF 1



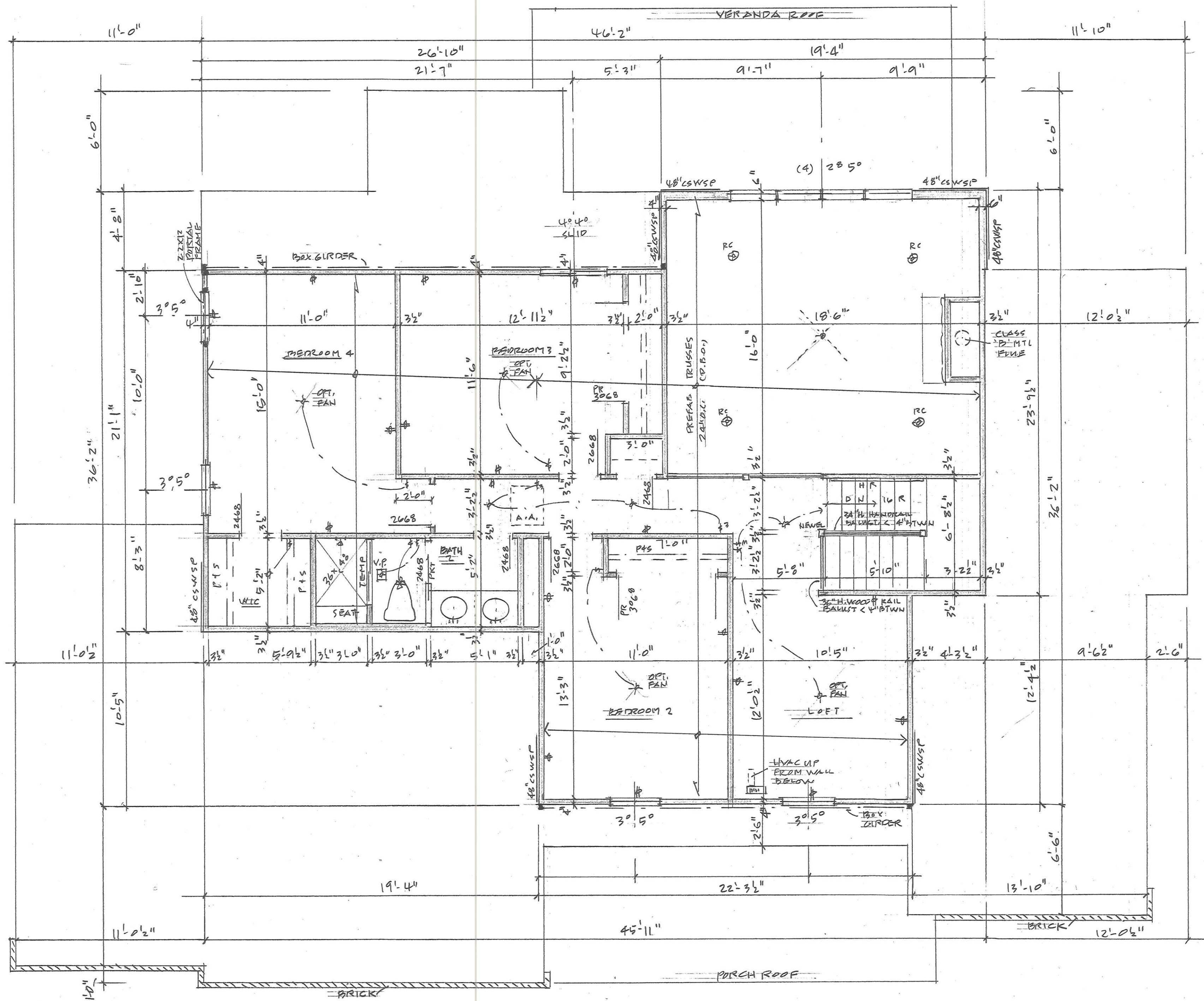
FIRST FLOOR PLAN 1/4" = 1'-0" 192.85 S.F. (TOTAL 2894.6 S.F.)

DATE: 7-25-23
 PAUL DEAN HUNSICKER ARCHITECT INC.
 1010 CLARK DRIVE
 FENTON, MO. 63024
 636-343-6527 MO. CERT. AUTH. 201300701G

ARB OUR RIDGE BUILDERS, LLC

WILBRODT RESIDENCE
 13 TAYLOR WOODS DR.,
 KIRKWOOD, MO, 63122

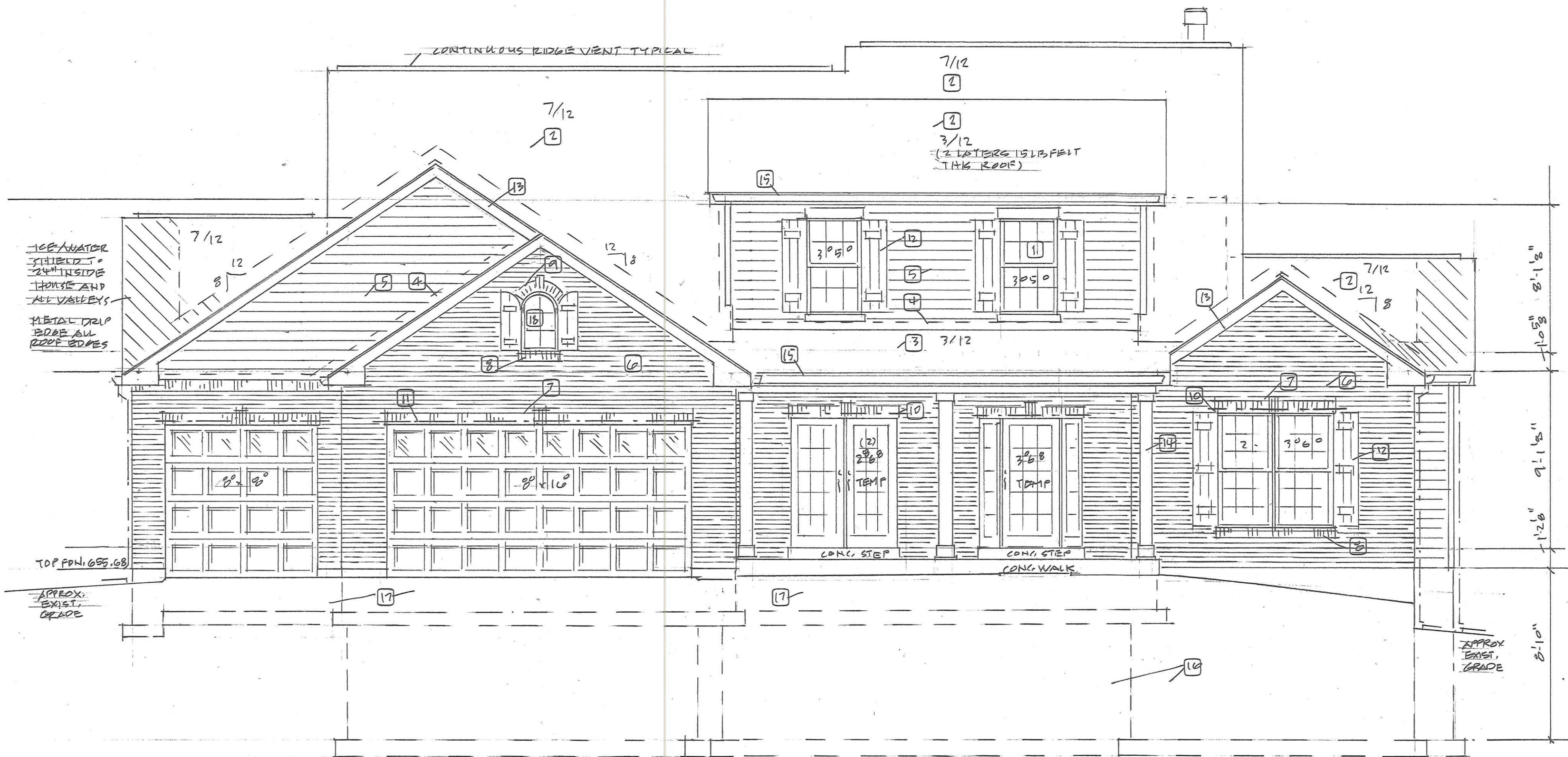
SHEET NO. 2



SECOND FLOOR PLAN 1/4" = 1'-0" 901.7 S.F.

DATE:	7-25-23
PROJECT:	WILBRODT RESIDENCE
ARCHITECT:	PAUL DEAN HUNSICKER ARCHITECT INC.
CLIENT:	13 TAYLOR WOODS DR. KIRKWOOD, MO. 63122
CONTRACT NO.:	631-343-6527
PROJECT NO.:	2015007016
DATE:	7-25-23

SHT. NO.
3



FRONT ELEVATION

1/4" = 1'-0"

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. WINDOWS DBL HUNG VINYL U.N.O. 2. 30 YEAR ARCHITECTURAL SHINGLES OVER 15 LB TYPE 1 FELT. 3. STANDING SEAM METAL ROOF PRE-FINISHED. 4. CORROS. RESIST. METAL FLASHING ALL ROOF/WALL INTERSECTIONS. 5. VINYL SIDING & VINYL CORNER TRIM 6. BRICK VENEER 7. BRICK SOLDIERS & BRICK KEY 8. BRICK-SILLS SEAL WEATHER TIGHT 9. BRICK SOLDIER ARCH & KEY 10. 3 1/2" x 3 1/2" x 1/4" STL. & BEAR MIN. 4" EA. END 11. 1 1/2" x 4" x 1/2" STL. & BEAR 6" EA. END | <ul style="list-style-type: none"> 12. 3 SLAT CEDAR SHUTTERS (2 SLAT @ GARAGE ATTIC) 13. 2X8 PASCIA W/ALUM WRAP & VENTED ALUM. SOFFIT TYPICAL 14. 8" SQ. STRUCTURAL ALUM. COL. W/CAP & BASE 15. ALUM. GUTTER W/DOWNSPOUTS ON 2X8 ALUM WRAP GUTTER BR. TYPICAL 16. 10" CONC. FDN. W/(2) #5 TOP/MIDDLE ON 28" x 10" CONC. ETC. W/(2) #5 2" FROM BOTTOM OF FOOTING 17. 8" CONC. FDN. W/(2) #4 TOP/BOTTOM ON 20" x 8" CONC. ETC. W/(2) #4 2" FROM BOTTOM OF FOOTING 18. APPLY OBTUSCURE FILM TO INTERIOR OF FIXED WINDOW |
|--|---|

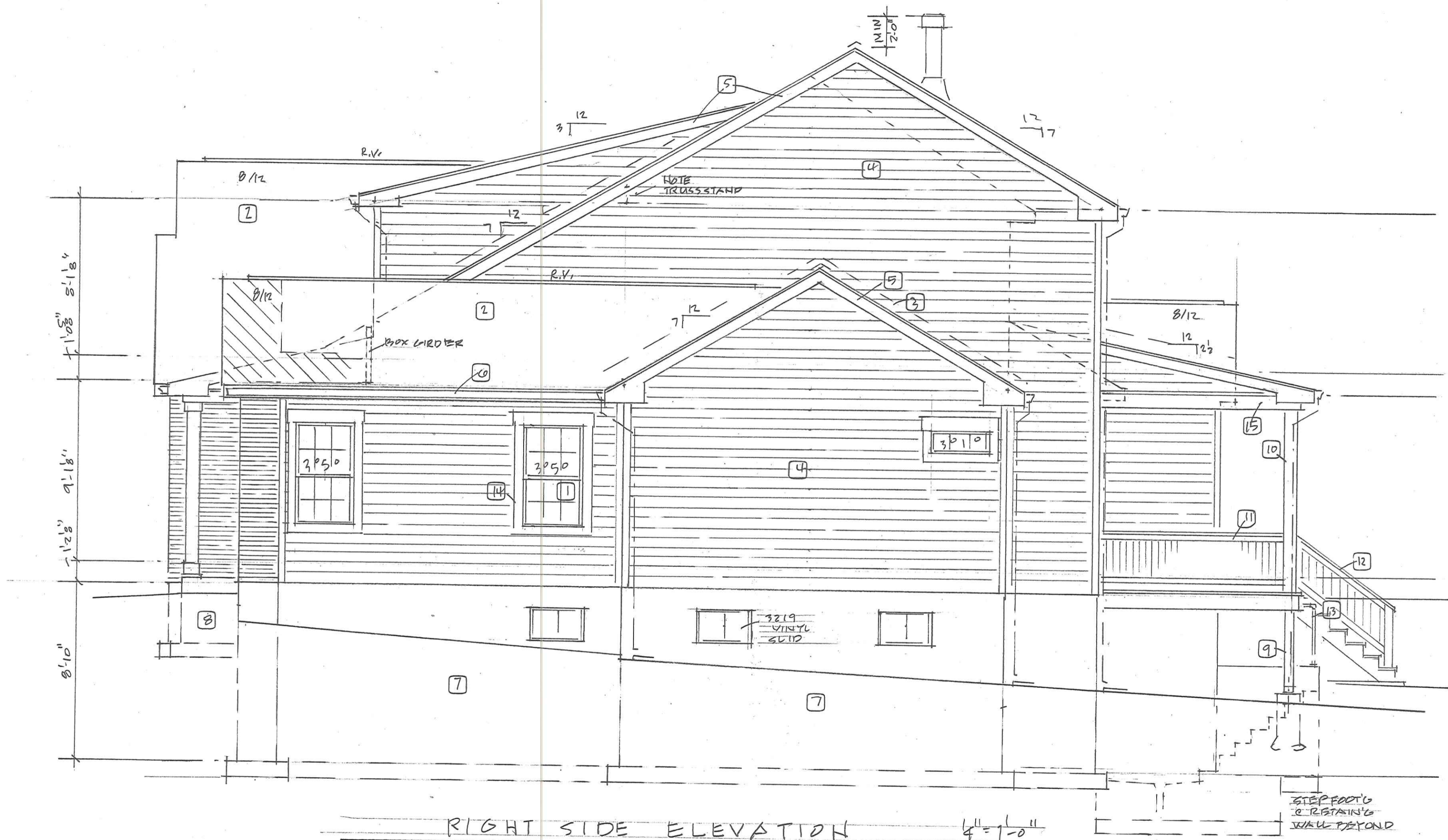
DATE: 7-25-23
 PAUL DEAN HUNSIKER ARCHITECT INC.
 1016 CLARK DRIVE
 FENTON, MO. 63026
 636-343-6527 MO. CERT. AUTH. 7-013-087-016
 ARBOUR RIDGE BUILDERS, INC.
 WITBROVT RESIDENCE
 13 TAYLOR WOODS DR.
 KIRKWOOD, MO. 63122
 SHT. NO. 4 OF



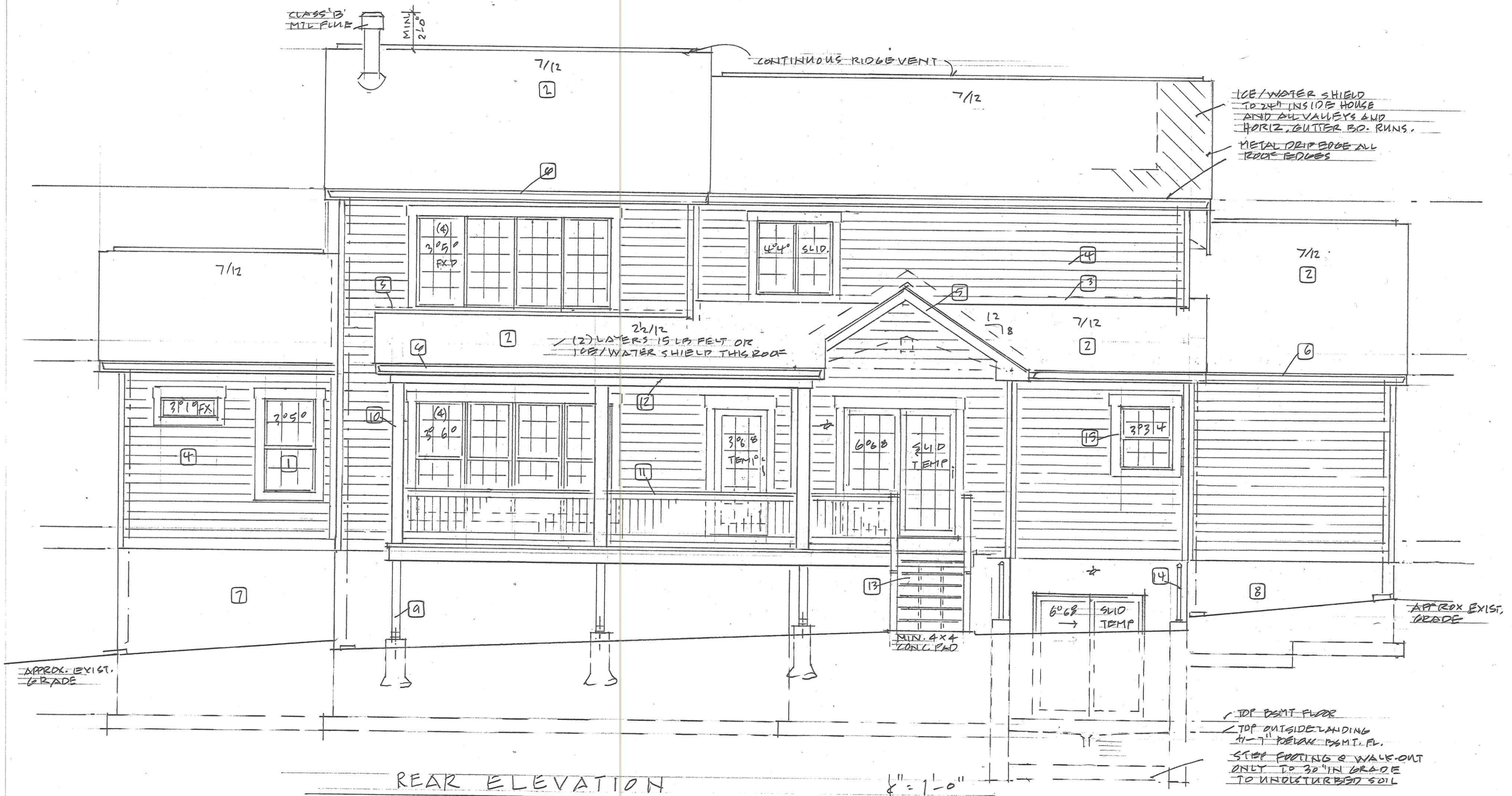
LEFT SIDE ELEVATION

1/4" = 1'-0"

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. WINDOWS DBL HUNG VINYL U.N.D. 2. 30 YR ARCHITECTURAL SHINGLES OVER 15 LB TYPE 1 FELT 3. CORROS. RESIST. METAL FLASHING ALL ROOF/WALL INTERSECTIONS. 4. VINYL SIDING AND CORNER TRIM. 5. 2x8 FASCIA BD. W/ ALUM WRAP & VENTED ALUM SUFFIT TYPICAL 6. ALUM GUTTER W/ DOWNSPOUTS ON 2x8 ALUM WRAP GUTTER BD. TYPICAL 7. 10" CONC. FDN W/ (2) #5 TOP/MIDDLE/BOTTOM ON 28"x10' CONC. FOOTING W/ (2) #5 @ 2' FROM BOTTOM OF FOOTING 8. 8" CONC. FDN W/ (2) #4 TOP/BOTTOM ON 20"x8" CONC. FOOTING W/ (2) #4 @ 2' FROM BOTTOM OF FOOT. | <ul style="list-style-type: none"> 9. 6x6 TRI'D WOOD COL ON 10" # CONC. PIER MIN. 30" IN GR. TO UNDISTURBED SOIL. W/ SIMPSON POST BASE & ANCHOR BOLT. 10. 6x6 WD COL. W/ COMPOSITE WRAP. 11. WOOD HAND RAIL 36" ABOVE DECK SURFACE W/ BALUSTERS @ 4" BTWN. 12. WOOD HAND RAIL 34" ABOVE STAIR NOSE W/ BALUSTERS @ 4" BTWN. 13. WOOD STEPS TO LANDING 17"0 MIN. 10" TREADS MAX 7 3/4" RISERS. # 4 TRTD 2x12 STRINGERS 14. PIPE RAIL @ 36" ABOVE CONC. RETAINING WALLS 15. 1x6 COMPOSITE WDW TRIM SIDES & BOTTOM. 1x8 TOP TRIM. ALL WINDOWS AND DOORS & VINYL SIDING AREAS. |
|--|--|



- RIGHT SIDE ELEVATION** 1/4" = 1'-0"
- | | |
|--|---|
| <ul style="list-style-type: none"> 1. WINDOWS DBL HUNG VINYL U.N.O. 2. 30 YR ARCHITECTURAL SHINGLES OVER 15 LB TYPE I FELT U.N.O. 3. CORROS. RESIST. METAL FLASHING ALL ROOF WALL INTERSECTIONS. 4. VINYL SIDING AND CORNER TRIM 5. 2x8 FASCIA BD. W/ ALUM WRAP & VENTED ALUM SOFFIT TYPICAL 6. ALUM GUTTER W/ DOWNSPOUTS ON 2x8 ALUM WRAP GUTTER BD. 7. 10" CONC. FDN W/ (2) # 5 TOP / MIDDLE / BOTTOM ON 20" x 10" CONC. FOOT. W/ (2) # 5 @ 2" FROM BOTTOM OF FOOTING 8. 8" CONC. FDN W/ (2) # 4 TOP / BOTTOM ON 20" x 8" CONC. FOOT. W/ (2) # 4 @ 2" FROM BOTTOM OF FOOT. | <ul style="list-style-type: none"> 9. 6x6 TRTD WOOD COL. ON 10" x 10" CONC. PIER MIN. 30" IN LR. TO UNDISTURBED SOIL W/ SIMPSON POST BASE & ANCHOR BOLT. 10. 6x6 W/D COL. W/ COMPOSITE WRAP 11. WOOD HANDRAIL 36" ABOVE DECK SURFACE W/ BALUSTERS 4" BTWN. 12. WOOD STEP BEYOND SEE SHT. 5 13. PIPE RAIL BEYOND SEE SHT. 5 14. 1x6 COMPOSITE W/DW TRIM SIDES & BOTTOM. 1x8 TOP TRIM. ALL WINDOWS AND DOORS @ VINYL SIDING AREAS. 15. COMPOSITE WRAP OVER DECK STRUCTURAL PSAM. |
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REAR ELEVATION

1/8" = 1'-0"

1. WINDOWS ORL HUNG VINYL U.N.O.
2. 30 YEAR ARCHITECTURAL SHINGLES OVER 15 LB TYPE I FELT
3. CORROS. RESIST. METAL FLASHING ALL ROOF/WALL INTERSECTIONS.
4. VINYL SIDING AND CORNER TRIM
5. 2x8 FASCIA BO. W/ ALUM WRAP + VENTED ALUM SOFFIT TYPICAL.
6. ALUM LUTTER W/ DOWN SPOUTS ON 2x8 ALUM WRAP LUTTER BO. TYPICAL.
7. 10" CONC. FDN W/ (2) #5 TOP/MIDDLE/BOTTOM ON 2x8"x10" CONC. FOOTING W/ (2) #5 @ 2" FROM BOTTOM OF FOOTING
8. 8" CONC. FDN W/ (2) #4 TOP/BOTTOM ON 20"x8" CONC. FOOTING W/ (2) #4 2" FROM BOTTOM OF FOOTING

9. 6x6 TRIP WOOD COLUMN ON 10" CONC. PIER MIN. 30" IN GRADE TO UNDISTURBED SOIL, W/ SIMPSON POST BASE + ANCHOR BOLT
10. 6x6 WD COL. W/ COMPOSITE WRAP
11. WOOD HANDRAIL 36" ABOVE DECK SURFACE W/ BALUSTERS @ 4" ON CN.
12. COMPOSITE WRAP AROUND STRUCTURAL DECK BEAM.
13. WOOD STEPS TO LANDING PAD. MIN. 10" TREAD MAX 7 1/2" RISERS + 4 TREATED 2x12 STRINGERS.
14. PIPE RAIL @ 36" ABOVE CONC. RETAINING WALLS
15. 1x6 COMPOSITE WDW TRIM SIDES + BOTTOM 1x8 TOP TRIM ALL WINDOWS AND DOORS @ VINYL SIDING AREAS.

ICE/WATER SHIELD TO 24" INSIDE HOUSE AND ALL VALLEYS AND HORIZ. LUTTER BO. RUNS.
METAL DRIP EDGE ALL ROOF EDGES

2x12 (2) LAYERS 15 LB FELT OR ICE/WATER SHIELD THIS ROOF

TOP DECK FLOOR
TOP OUTSIDE LANDING 4" - 7" BELOW BSM.T. FL.
STEP FOOTING @ WALK-OUT ONLY TO 30" IN GRADE TO UNDISTURBED SOIL

APPROX. EXIST. GRADE

APPROX. EXIST. GRADE

DATE: 7-25-23

PAUL DEAN HUNSICKER ARCHITECT INC.
1016 CLARK DRIVE
PENTON, MD. 67026
636-343-6527 M.D. CERT. AUTH. 2013007016

ARBOR RIDGE BUILDERS, INC.

WITBRODT RESIDENCE
13 TAYLOR WOODS DR,
KUREWOOD, MD. 67122

SHEET 7 OF 7