



**Landmarks Commission
Agenda
Wednesday, January 10, 2024, 7:00 p.m.
City Council Chambers
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

I. Approval of Minutes of December 13, 2023 and any additions or modifications to the current agenda.

II. Certificates of Appropriateness – New Business

- a. **Case #1-2024, 331 Central Place** (Central Place Historic District) – Demolition of existing detached shed and construction of new detached garage.

III. New Business

- a. Citizens Comments/Seeking Advice to preserve their historic properties

IV. Meeting Adjournment

Staff Liaison: Amy Lowry. Phone: 314-822-5815 Email: lowryag@kirkwoodmo.org

Landmarks Commission: Chair Ryan Molen; Commissioners Michael Karpowicz, Michael Kleckner, Kristy Piasecki, Aaron Senne, Noelle Seymour, Jessica Worley.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.



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 331 Central Place

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

3. Name of Applicant Matt Wolfe
Mailing Address 7412 Manchester Road
City/State St. Louis, Missouri Zip Code 63143
Office Phone (314) 960-0099 Cell Phone (314) 960-0099
Home Phone () E-Mail MattWolfe@WolfeAD.net

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

5. Existing Building Use Replacing existing garage with new

6. Proposed Building Use Residential Garage

7. Proposed Change to Primary Structure Accessory Structure Landscape Element

8. Nature of Proposed Change
 Demolition Window Configuration
 Addition Sign Erection or Placement
 Alteration to Exterior Fence
 New Construction Landscape or Hardscape Element
 Other – Please Specify _____

9. Description of Proposed Improvements Replacing existing garage with new garage. Exterior materials to match existing house



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 Siding to match exist. house. Shingles to match existing house.

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.

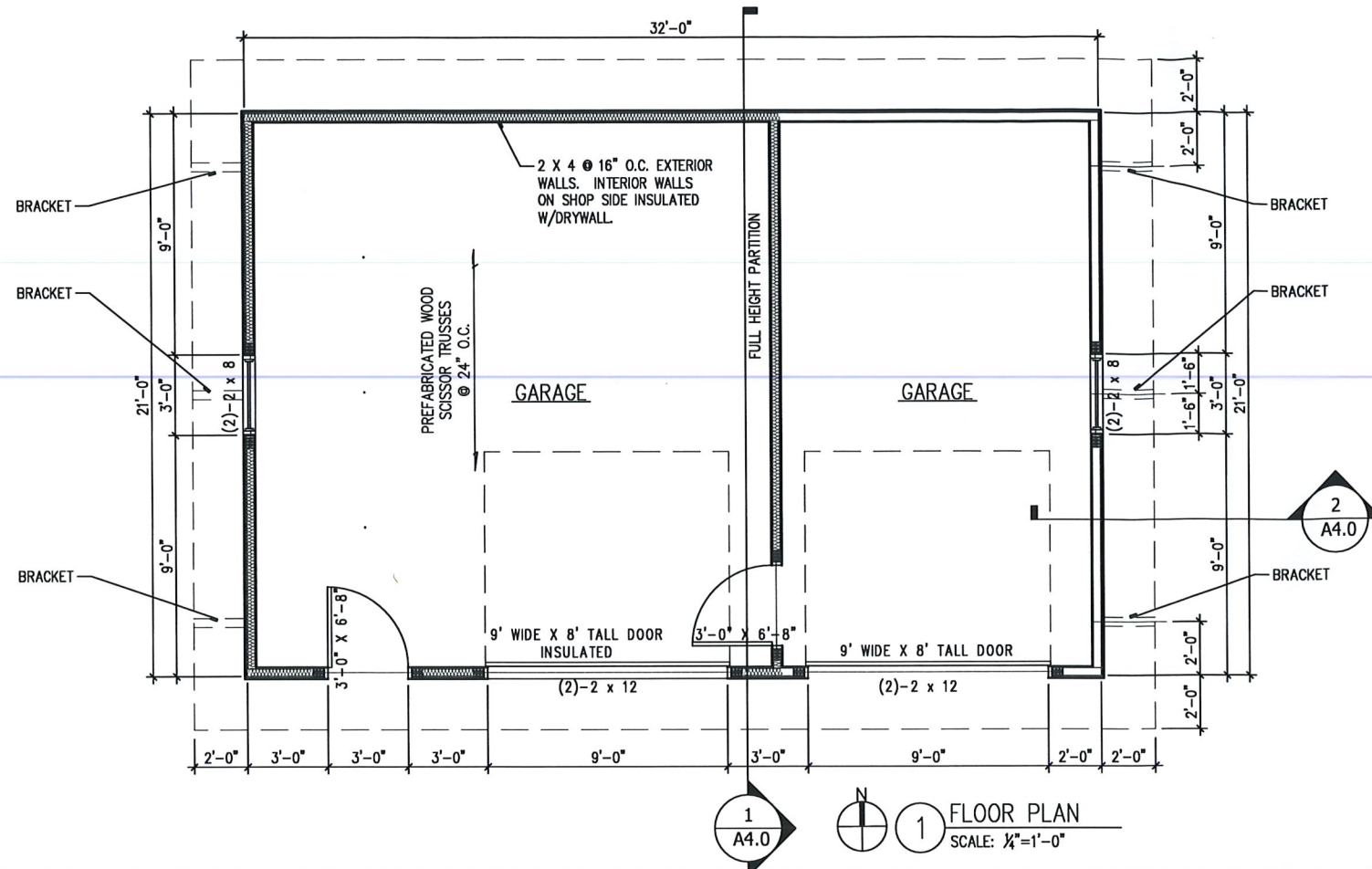
Signature  Date 12.28.23
Please print name MATTHEW WOLFE

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____



1
A4.0
N
1 FLOOR PLAN
SCALE: 1/4"=1'-0"

TERMITE PROTECTION / TREATED WOOD NOTE:
ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE NATURALLY DURABLE TERMITE-RESISTANT WOOD OR PRESSURE-PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH THE PROVISIONS OF SECTION R317.1. ALL TREATED WOOD THAT IS FIELD CUT TO BE TREATED IN ACCORDANCE WITH R317.1.

NOTE: Fb = 2800 AND E MIN = 2.0 FOR ALL ENGINEERED MEMBERS

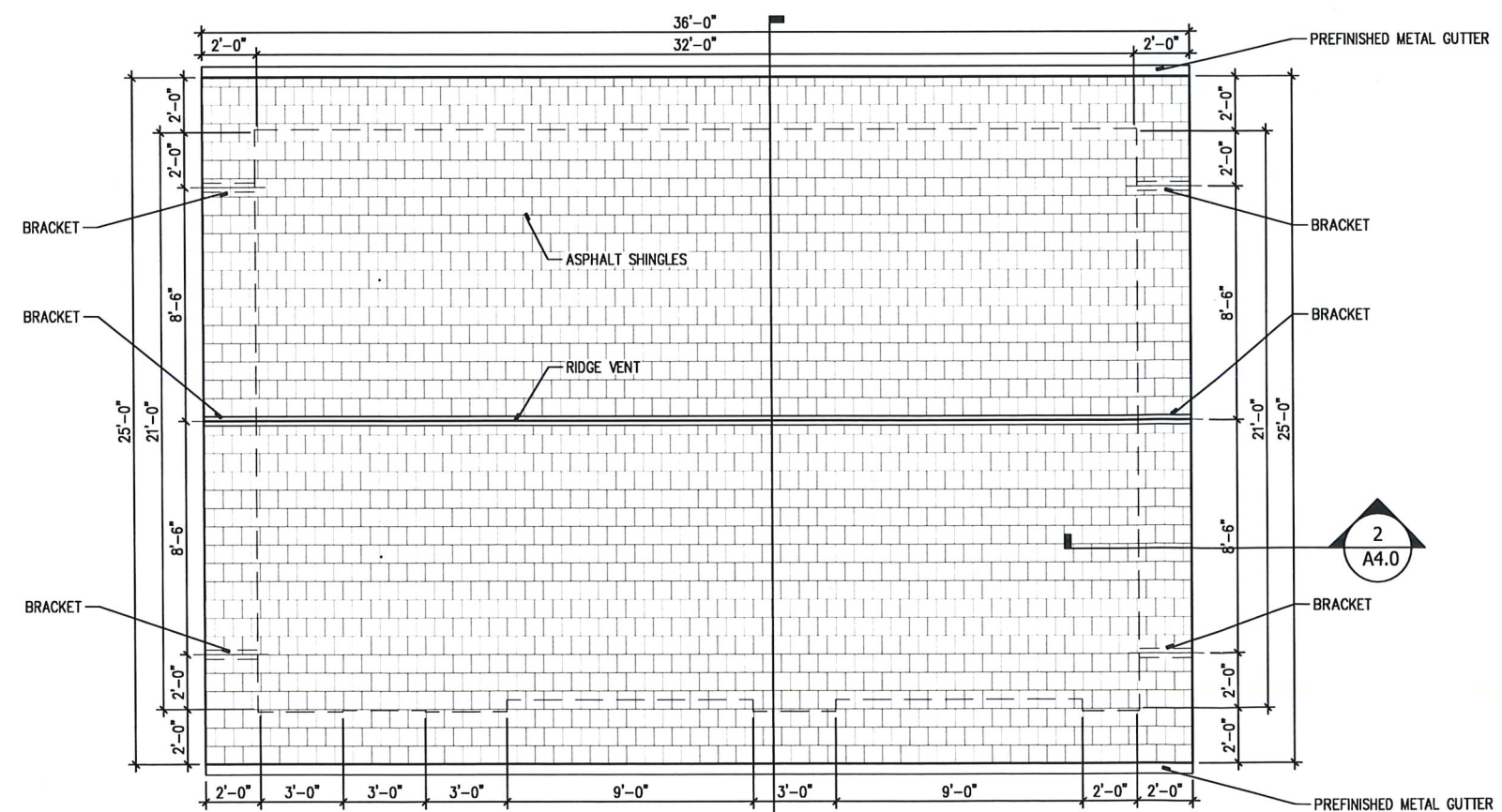
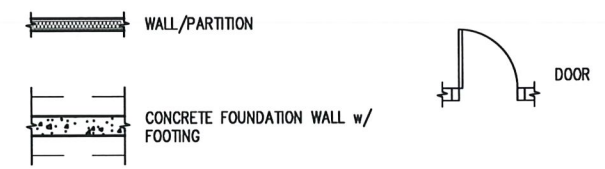
PLAN NOTES

- EXTERIOR FRAME WALLS TO BE 2x4 AT 16" O.C. w/ R-19 INSULATION, UNLESS NOTED OTHERWISE
- INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C., UNLESS NOTED OTHERWISE
- FLOOR CONSTRUCTION TO BE 3/4" T&G PLYWOOD SUBFLOOR GLUED & NAILED TO FLOOR JOISTS PER PLAN, UNLESS NOTED OTHERWISE
- WINDOW & DOOR HEADERS TO BE 2-2x10, UNLESS NOTED OTHERWISE
- POSTS TO BE 2-2x (MATCH WALL STUD SIZE), UNLESS NOTED OTHERWISE; PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS ABOVE
- ALL INTERIOR DOORS TO BE 30" WIDE x 6'-8" TALL, UNLESS NOTED OTHERWISE

FOUNDATION NOTES

- DOWELS IN FOOTINGS, WALLS AND DRILLED PIERS MUST BE POSITIONED BEFORE PLACING CONCRETE. PUSHING DOWELS INTO FRESHLY PLACED CONCRETE IS NOT ACCEPTABLE
- PROVIDE THE FOLLOWING ADDITIONAL REINFORCING UNLESS OTHERWISE CALLED FOR ON STRUCTURAL PLANS:
 - 2-#4 BARS EACH SIDE OF OPENINGS 1'-0" OR LARGER IN SLABS OR WALLS
 - 2'-0" x 2'-0" CORNER BARS IN OUTER FACE OF ALL WALLS TO MATCH SIZE & SPACING OF HORIZONTAL REINFORCING BARS IN WALLS.
- ALL ABUTTING CONCRETE MEMBERS SHALL BE DOWELED TOGETHER UNLESS POURED MONOLITHICALLY, DOWELS SHALL BE EQUAL IN SIZE AND SPACING TO THE BARS IN THE ADJACENT WALLS

PLAN LEGEND



1
A4.0
N
1 ROOF PLAN
SCALE: 1/4"=1'-0"

WOLFE
ARCHITECTURE
AND DESIGN

7412 Manchester Rd
Maplewood, MO 63143
P h o n e :
314-960-0899
mattwolfe@wolfead.net

New Garage
331 Central Place
Kirkwood, Missouri 63122

No.	Description	Date

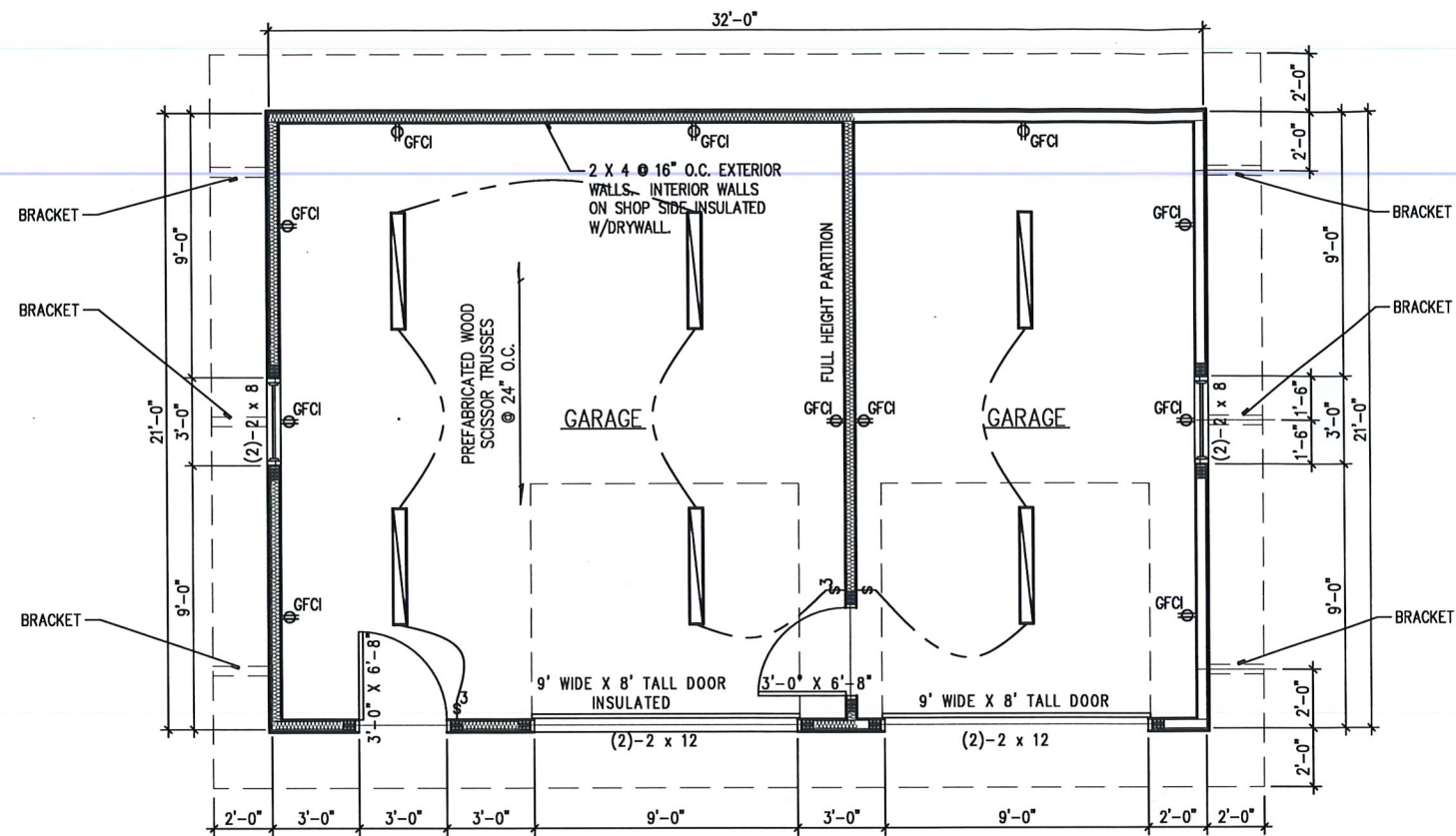


Matthew S. Wolfe - Architect
MO# A-5215

I HEREBY SPECIFY, PURSUANT TO RSMO, 327.411 THAT THE DOCUMENTS INTENDED TO BE AUTHENTICATED BY MY SEAL ARE LIMITED TO THE "A" DRAWING SEQUENCES INCLUDED HEREIN, AND I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATION, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL PROJECT OR SURVEY.

Date: 03.29.2023
Scale: noted

A1.0



1 ELECTRICAL AND REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES

1. ALL WORK TO BE DONE BY A LICENSED ELECTRICIAN
2. ALL OUTLETS IN KITCHEN, BATHS, & GARAGE TO BE GFCI PROTECTED
3. ALL OUTLETS IN BEDROOMS TO BE AFCI PROTECTED
4. CONTRACTOR TO INSTALL HARDWIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER MUNICIPAL CODE
5. PROVIDE SMOKE DETECTORS AT THE FOLLOWING LOCATIONS:
 - 5.1. AT EA. STORY INCLUDING BASEMENT & ATTIC
 - 5.2. IN EA. SLEEPING ROOM
 - 5.3. OUTSIDE EA. SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS
 - 5.4. SMOKE / CM DETECTORS TO BE LOCATED IN ALL ROOMS RECEIVING MECHANICAL EQUIPMENT
6. ALL SMOKE DETECTORS & CO DETECTORS TO BE INTERCONNECTED & COMMUNICATE WITH EA. OTHER
7. ALL LIGHTING AND ELECTRICAL SWITCHING SHOWN ON PLANS IS FOR PLANNING PURPOSES ONLY. CONTRACTOR TO CONSULT WITH OWNER REGARDING FINAL LAYOUT AND FIXTURE SWITCHING PRIOR TO INSTALLATION.
8. HVAC DESIGN TO BE THE RESPONSIBILITY OF A LICENSED HVAC PROFESSIONAL.

LEGEND

- | | |
|-----------------------|--------------------------|
| SWITCH | EXHAUST FAN |
| 3-WAY SWITCH | DUPLEX OUTLET |
| RECESSED CAN LIGHT | SMOKE DETECTOR |
| LIGHT FIXTURE | CEILING FAN |
| PENDANT LIGHT FIXTURE | CARBON MONOXIDE DETECTOR |
| SCONCE | CABLE TV CONNECTION |
| 2 X 4 LIGHT FIXTURE | 6" X 4' LIGHT FIXTURE |

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AND DESIGN
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Phone: 314-960-0099
mattwolfe@wolfead.net

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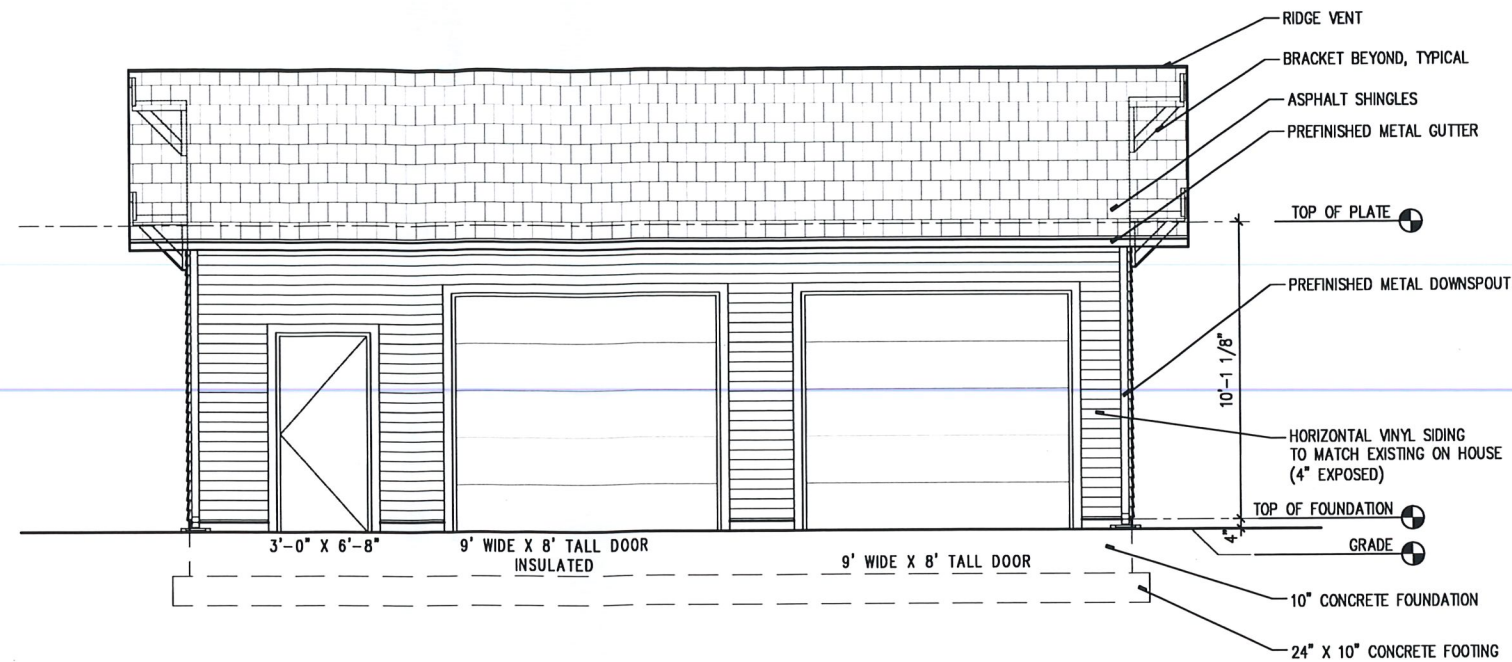
No.	Description	Date

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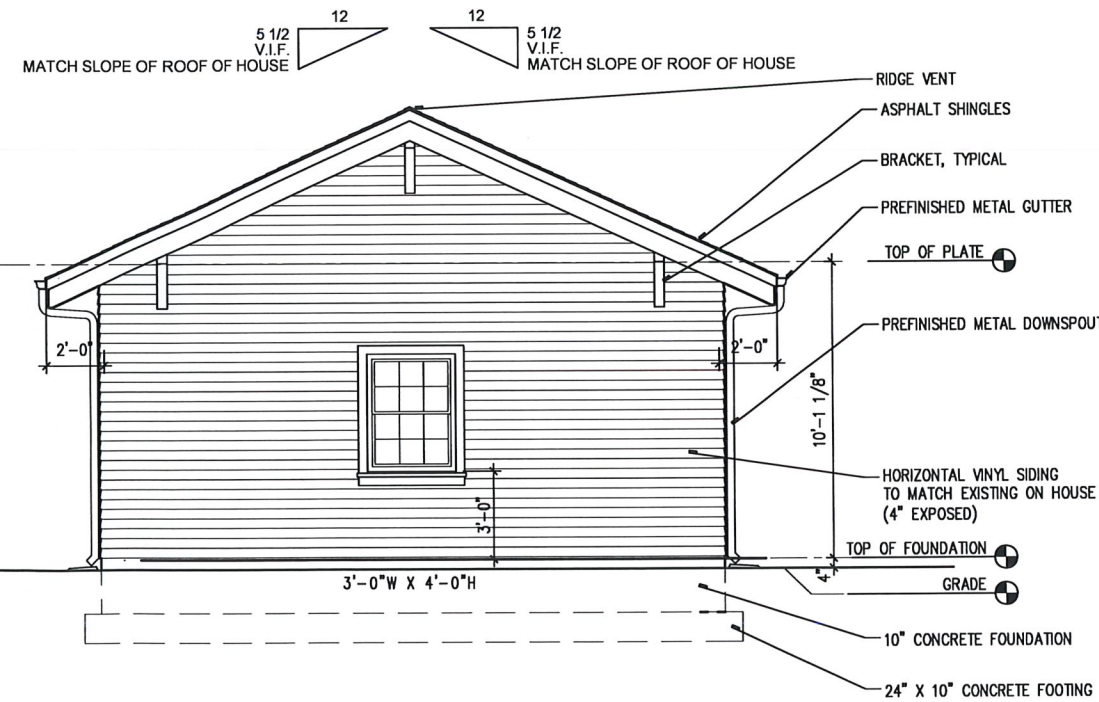
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Date: 03.29.2023
Scale: noted

A2.0



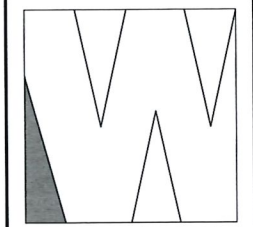
1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

FIREBLOCKING NOTES:

1. FILL ANY FLOOR JOIST CAVITY THAT IS DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA SOLID WITH MINERAL WOOL OR INSTALL DRYWALL TO CLOSE THAT OPENING. IF MINERAL WOOL IS USED, IT SHALL BE INSTALLED AS TO BE SECURELY RETAINED IN PLACE. APPROVED METHODS INCLUDE A VERY TIGHT COMPRESSION FIT AND POSITIVE ATTACHMENT WITH FURRING STRIPS OR INSULATION STAY WIRES. IF USING THE COMPRESSION METHOD, THE INSULATION SHALL BE CUT TWICE THE SIZE OF THE OPENING. THE INSTALLATION SHALL BE FIELD TESTED BY THE INSPECTOR.
2. INSTALL VERTICAL FIREBLOCKING (FLOOR TO CEILING) FOR EVERY TEN FEET OF CONCEALED WALL SPACE.
3. FIREBLOCK THE ENDS OF ANY BEAM OR DUCT ENCLOSURE TO SEPARATE IT FROM THE VERTICAL CONCEALED SPACES.
4. FIREBLOCK THE TOP PLATES AND BEHIND THE TOP PLATES TO SEPARATE THE VERTICAL CONCEALED SPACE FROM THE HORIZONTAL CONCEALED SPACE.
5. FIREBLOCKING IS REQUIRED AT THE MIDPOINT OF WALLS.



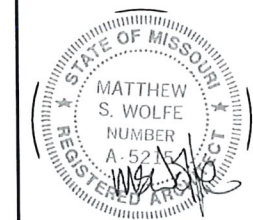
WOLFE
ARCHITECTURE
AND DESIGN

7412 Manchester Rd
Maplewood, MO 63143

Phone:
314-960-0889
mattwolfe@wolfead.net

New Garage
331 Central Place
Kirkwood, Missouri 63122

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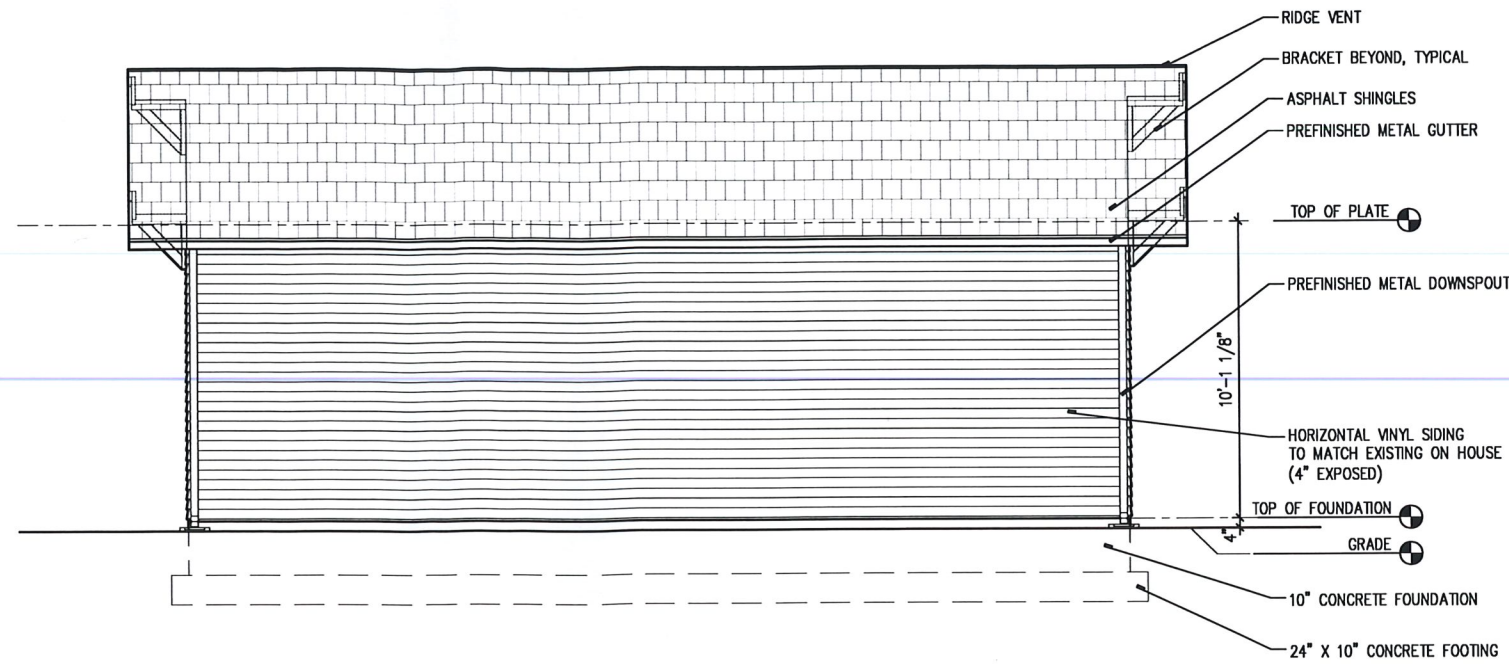
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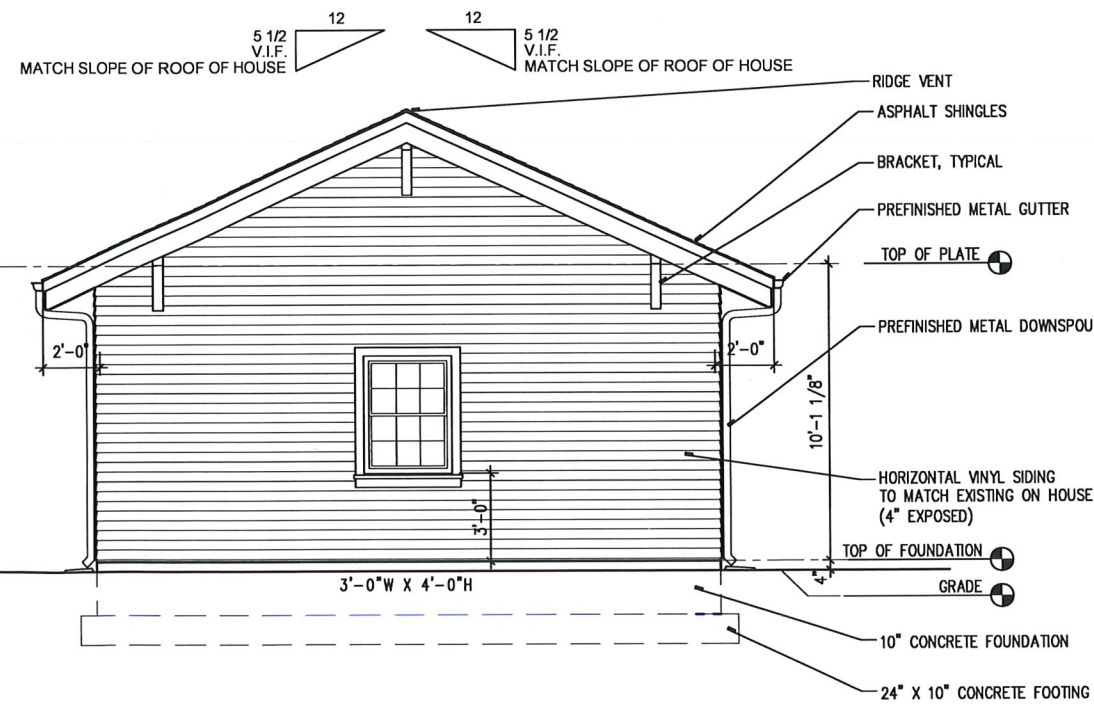
Date: 03.29.2023

Scale: noted

A3.0



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



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

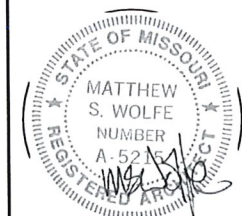
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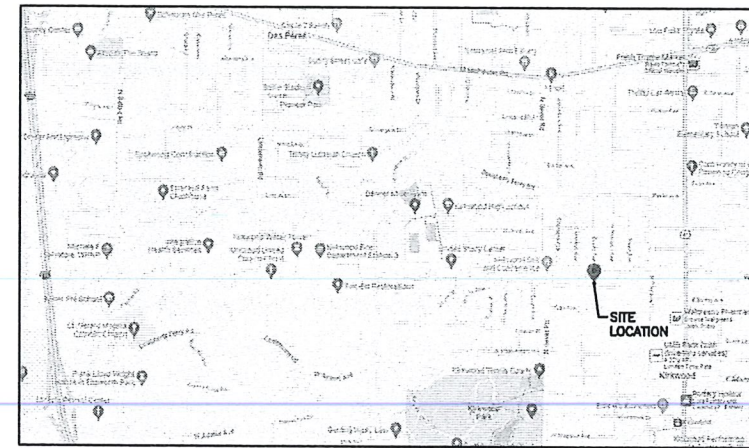
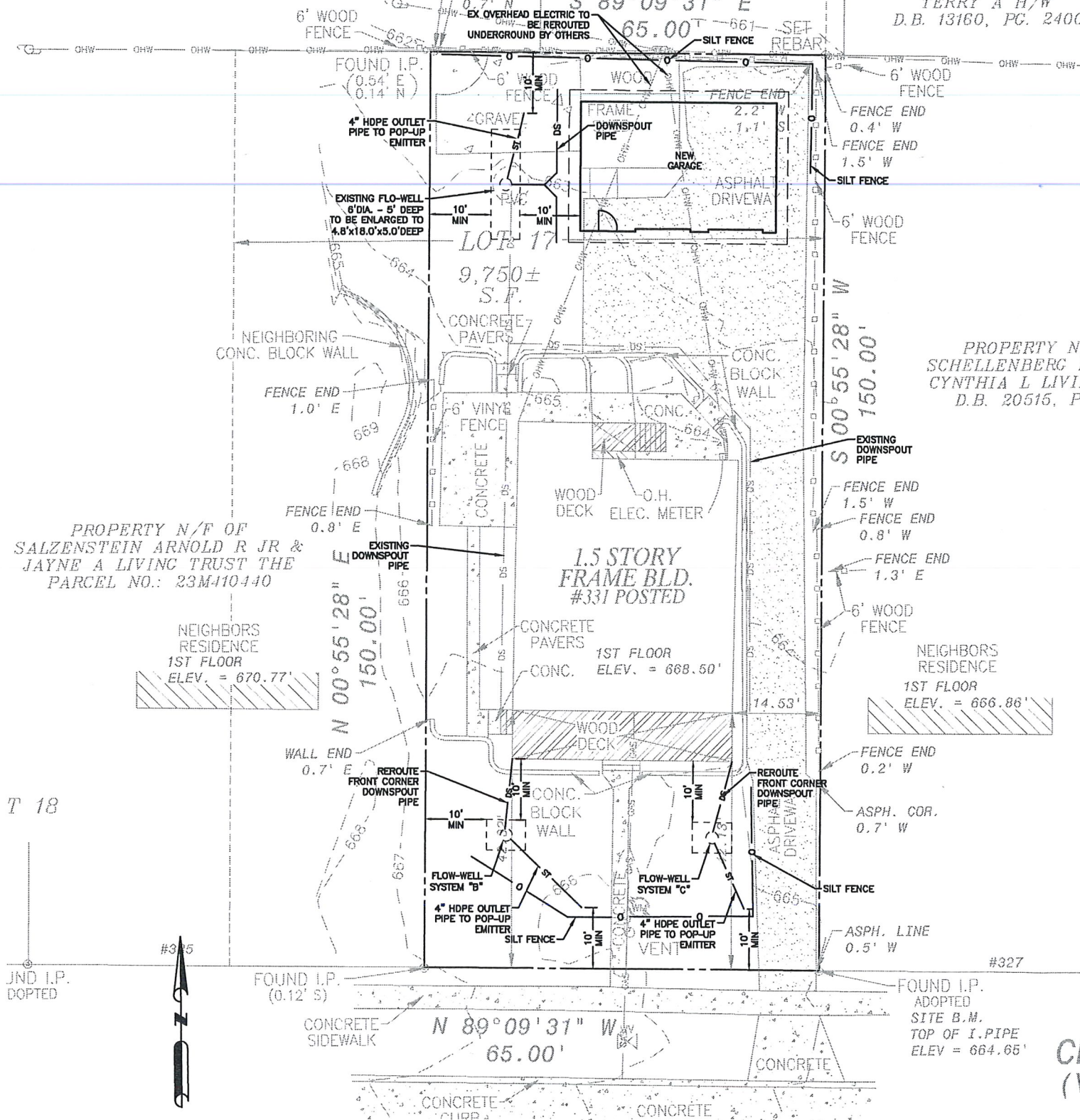
A3.1

PROPERTY N/F OF
MAHN CUSTOM HOMES &
RENOVATIONS LLC
DEED DOCUMENT NO.:
2022071200373

PROPERTY N/F OF
WULF SUSAN
D.B. 25074, PG. 3181

LOT 22

PROPERTY N/F OF
HANDLEY STEVEN J
TERRY A H/W
D.B. 13160, PG. 2400



LOCATION MAP

NOTES:

- AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH MSD, AND/OR ALL OTHER UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS. THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
- SANITARY SEWER SERVICE: NO NEW SANITARY SERVICE IS PROPOSED.
- WATER SERVICE: NO NEW WATER SERVICE IS PROPOSED.
- NEW GAS SERVICE: NO NEW GAS SERVICE IS PROPOSED.
- THE CITY OF KIRKWOOD REQUIRES ALL PIPES TO BE SCHEDULE 40 PVC OR EQUIVALENT. MB ENGINEERING, INC. DOES NOT RECOMMEND SCHEDULE 40 PVC PIPE BELOW GRADE AND WILL ASSUME NO LIABILITY AS SUCH. BY APPROVING THESE PLANS THE CITY OF KIRKWOOD ASSUMES ALL LIABILITY.
- GUTTER GUARDS SHALL BE INSTALLED ON ALL GUTTERS TIED INTO A FLO-WELL SYSTEM.

PROPERTY N,
SCHELLENBERG 1
CYNTHIA L LIVI
D.B. 20515, P

PROPERTY N/F OF
SALZENSTEIN ARNOLD R JR &
JAYNE A LIVING TRUST THE
PARCEL NO.: 23M110440

NEIGHBORS
RESIDENCE
1ST FLOOR
ELEV. = 670.77'

1.5 STORY
FRAME BLD.
#331 POSTED

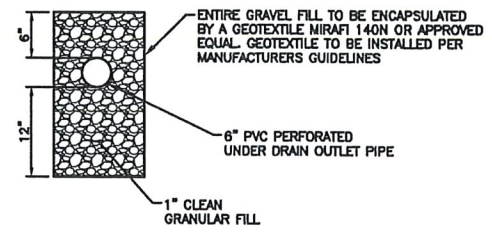
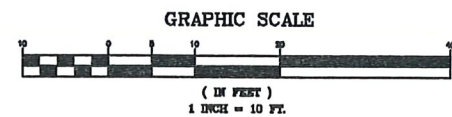
CONC. PAVERS
1ST FLOOR
ELEV. = 668.50'

NEIGHBORS
RESIDENCE
1ST FLOOR
ELEV. = 666.86'

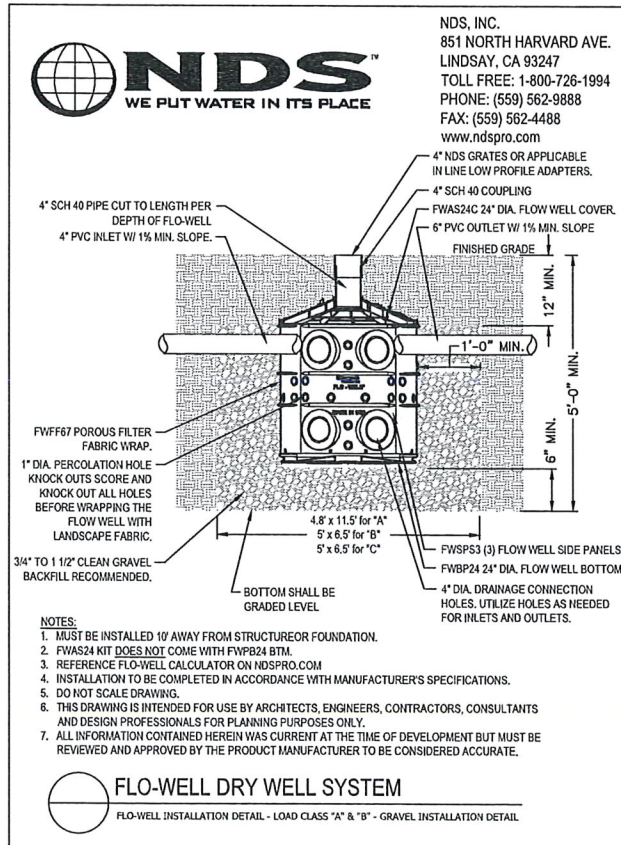
T 18

JND I.P.
ADOPTED

FOUND I.P.
ADOPTED
SITE B.M.
TOP OF I.P. PIPE
ELEV = 664.65'



OUTLET PIPE SECTION



- NOTES:
- MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
 - FWAS24 KIT DOES NOT COME WITH FWPB24 BTM.
 - REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FLO-WELL DRY WELL SYSTEM
FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL

NOTE:
SIDES AND BOTTOM OF TRENCH SHALL BE SCARRED WITH A KNIFE OR RIGID GARDEN RAKE TO PROMOTE INFILTRATION INTO THE SOIL.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	09-05-23	FOR REVIEW
2	09-18-23	OWNER COMMENTS

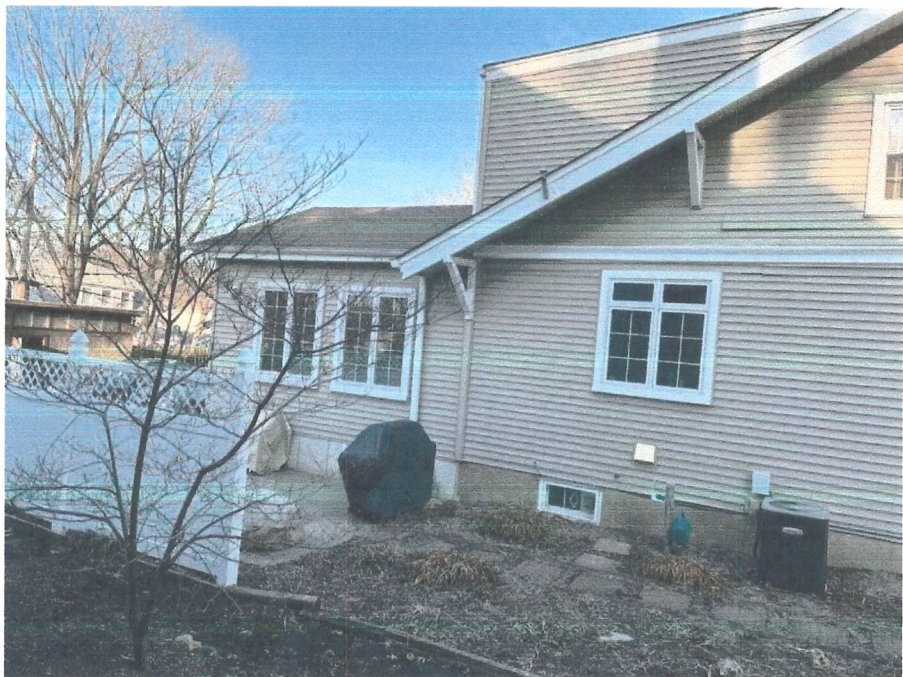
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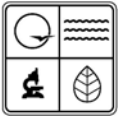
DATE: 09-05-23
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

PROJECT NO: 23-825





ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO.		2. SURVEY NAME:		
3. COUNTY:		4. ADDRESS (STREET NO.)	STREET (NAME)	
5. CITY:	VICINITY: <input type="checkbox"/>	6. UTM: / /	OR LAT:	7. TOWNSHIP/RANGE/SECTION:
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):		
10. OWNERSHIP: <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN):		11B. CURRENT USE:

HISTORICAL INFORMATION

12. CONSTRUCTION DATE:	15. ARCHITECT:	18. PREVIOUSLY SURVEYED? <input type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD:	16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14. AREA(S) OF SIGNIFICANCE:	17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input type="checkbox"/> DISTRICT POTENTIAL (<input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input type="checkbox"/>		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input type="checkbox"/>

ARCHITECTURAL INFORMATION

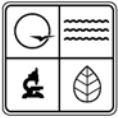
23. CATEGORY OF PROPERTY: <input type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT	30. ROOF MATERIAL: _____	37. WINDOWS: <input type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT:
24. VERNACULAR OR PROPERTY TYPE:	31. CHIMNEY PLACEMENT:	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input type="checkbox"/>
25. ARCHITECTURAL STYLE:	32. STRUCTURAL SYSTEM:	39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input type="checkbox"/> ALTERED DATE(S): <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE:	33. EXTERIOR WALL CLADDING:	
27. NO. OF STORIES:	34. FOUNDATION MATERIAL:	
28. NO. OF BAYS (1 ST FLOOR):	35. BASEMENT TYPE:	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
29. ROOF TYPE:	36. FRONT PORCH TYPE/PLACEMENT:	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. <input type="checkbox"/>

OTHER

42. CURRENT OWNER/ADDRESS:	43. FORM PREPARED BY (NAME AND ORG.):	44. SURVEY DATE:
		45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:	LEVEL OF SURVEY <input type="checkbox"/> RECONNAISSANCE <input type="checkbox"/> INTENSIVE	ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED		OTHER:



LOCATION MAP (include north arrow)

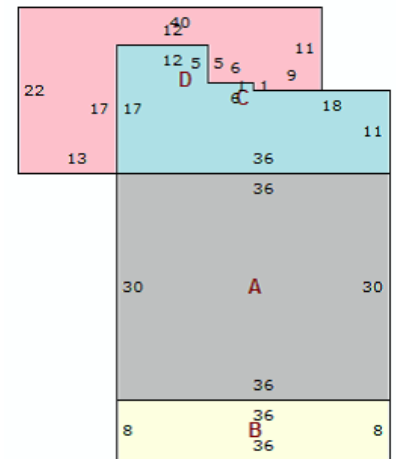
SITE MAP/PLAN (include north arrow)



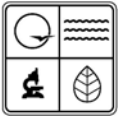
PHOTOGRAPH

PHOTOGRAPHER:	DATE:	DESCRIPTION:
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INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY.



Key Area	Description	Floor
A	1,080 ft ² Main Dwelling - Aluminum / Vinyl Stories - 1.5 Basement - Full	Lower
B	288 ft ² Open Frame Porch	First
C	474 ft ² Un finished Basement One Story Frame	Lower
D	505 ft ² Concrete Or Masonry Pato	First
Total Living Area - 2,364 ft ²		



ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.