



**Landmarks Commission  
Special Called Meeting Agenda  
Thursday, May 23, 2024, 8:00 a.m.  
Main Level Conference Room  
Kirkwood City Hall  
139 S. Kirkwood Road  
Kirkwood, MO 63122**

**I. Certificates of Appropriateness – Unfinished Business**

- a. **Case #1-2022 Amended, 150 W. Argonne Drive** (Landmark #77, Heinzelman Bakery Building, Downtown Kirkwood National Register District) – Changes to rear bar area for 4 Hands/Peacemaker restaurant to screen roof top mechanical units.

**II. Meeting Adjournment**

**Staff Liaison:** Amy Lowry. Phone: 314-822-5815 Email: [lowryag@kirkwoodmo.org](mailto: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.



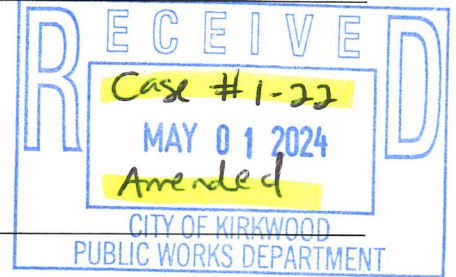
# Kirkwood Landmarks Commission

## 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 7:00 p.m. in City Hall.

1. Property Address 150 W. Argonne Dr.

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



3. Name of Applicant Savoy Properties

Mailing Address 1034 S. Brentwood Blvd., Suite 1200

City/State St. Louis MO Zip Code 63117

Office Phone ( ) Cell Phone ( 314 ) 412-0391

Home Phone ( ) E-Mail dlesinski@savoyproperties.com

4. Relationship of Applicant to Property \_\_\_\_\_

- Owner
- Contractor
- Architect
- Attorney
- Other – Please specify Tenant

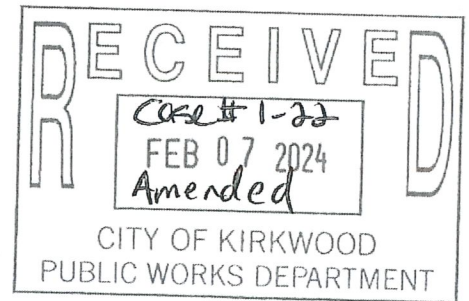
5. Existing Building Use Vacant

6. Proposed Building Use Indoor/Outdoor Bar and Restaurant Build Out - Roof Top Unit

7. Proposed Change to  Primary Structure  Accessory Structure  Landscape Element Screening

8. Nature of Proposed Change

- Demolition
- Addition
- Alteration to Exterior
- New Construction
- Other – Please Specify Change to Originally Approved Plan
- Window Configuration
- Sign Erection or Placement
- Fence
- Landscape or Hardscape Element



9. Description of Proposed Improvements Please see attached cover letter

\_\_\_\_\_  
\_\_\_\_\_

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**

- |                                                |                                           |                                |                                |
|------------------------------------------------|-------------------------------------------|--------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Wood Frame | <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input type="checkbox"/> Block |
| <input type="checkbox"/> Stucco                | <input type="checkbox"/> Other            | _____                          |                                |

12. **Proposed Materials/Construction**

- |                                                |                                           |                                |                                |
|------------------------------------------------|-------------------------------------------|--------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Wood Frame | <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input type="checkbox"/> Block |
| <input type="checkbox"/> Stucco                | <input type="checkbox"/> Other            | _____                          |                                |

13. **If materials differ from existing, explain reasons** \_\_\_\_\_

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

Site Location of Materials \_\_\_\_\_

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

Signature *Drew Lesinski* Date 2/6/2024

Please print name Drew Lesinski

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COMMISSION ACTION  Approved *as amended*  Approved with Conditions  Disapproved

Signature *[Signature]* Date 2/14/24

Conditions \_\_\_\_\_

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



**150 W ARGONNE BAR CONSTRUCTION**



**150 W ARGONNE COOLER/RESTROOM**





## Amy G. Lowry

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**From:** Amy G. Lowry  
**Sent:** Monday, May 13, 2024 10:18 AM  
**To:** Amy G. Lowry  
**Subject:** FW: Rendering of Rooftop Unit Screening for Landmark Commission Review

**From:** Drew Lesinski <dlesinski@savoyproperties.com>  
**Sent:** Friday, May 10, 2024 12:11 PM  
**To:** Amy G. Lowry <lowryag@kirkwoodmo.org>  
**Subject:** Rendering of Rooftop Unit Screening for Landmark Commission Review

Caution! This message was sent from outside your organization.

Amy,

Following our recent Landmarks Commission meeting on Wednesday night, I want to provide you with a rendering of the rooftop screening, specifically from the vantage point of the Clay bridge.

The material is commonly used for this type of screening, it's also the same metal/color used elsewhere on this project, and blends in with the overall design. After consulting with our architect, we believe it's the best solution for maintaining a low profile and not drawing attention to this portion of the building.

Let me know if you have any questions or if additional information may be of assistance to you.

Thank you,

**Drew Lesinski**

1034 S Brentwood Blvd, Suite 1200

St. Louis, MO 63117

314.446.2915 direct

314.412.0391 mobile

314.909.8400 office

314.909.8406 fax

[dlesinski@savoyproperties.com](mailto:dlesinski@savoyproperties.com)

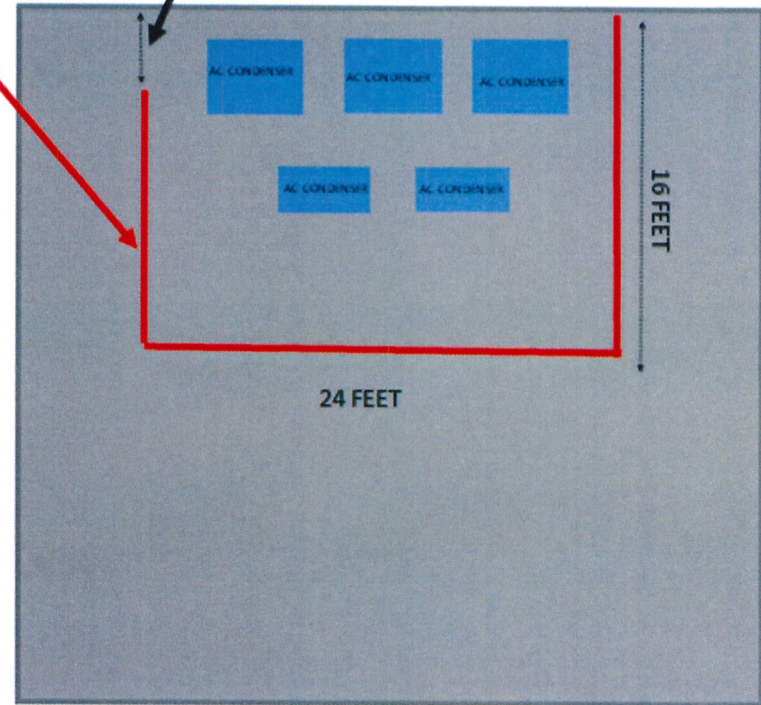
[www.savoyproperties.com](http://www.savoyproperties.com)



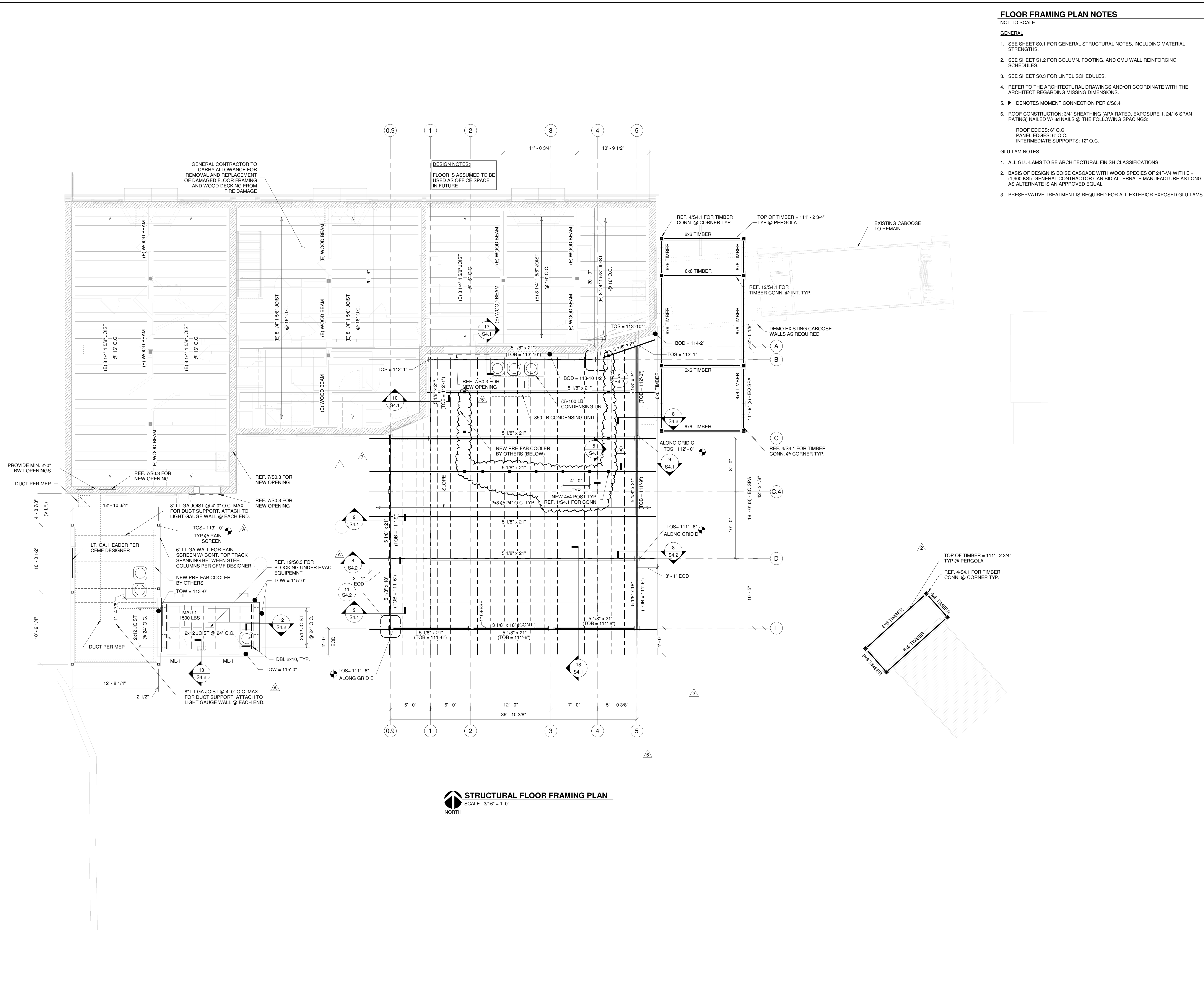
## 4Hands at The Station Roof Top Condenser and Screening Plan

Apprx. 4.5—5ft high screen constructed of same corrugated material as seen elsewhere on the project. See attached photo.

3ft opening for access







**FLOOR FRAMING PLAN NOTES**

NOT TO SCALE

**GENERAL**

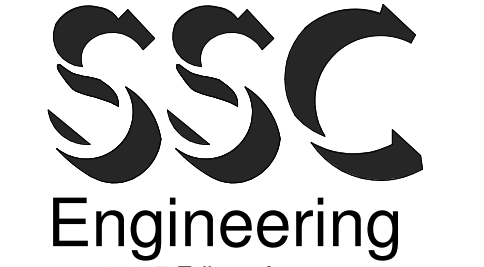
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES, INCLUDING MATERIAL STRENGTHS.
- SEE SHEET S1.2 FOR COLUMN, FOOTING, AND CMU WALL REINFORCING SCHEDULES.
- SEE SHEET S0.3 FOR LINTEL SCHEDULES.
- REFER TO THE ARCHITECTURAL DRAWINGS AND/OR COORDINATE WITH THE ARCHITECT REGARDING MISSING DIMENSIONS.
- DENOTES MOMENT CONNECTION PER 6/S0.4
- ROOF CONSTRUCTION: 3/4" SHEATHING (APA RATED, EXPOSURE 1, 24/16 SPAN RATING) NAILED W/ 6d NAILS @ THE FOLLOWING SPACINGS:  
ROOF EDGES: 6" O.C.  
PANEL EDGES: 6" O.C.  
INTERMEDIATE SUPPORTS: 12" O.C.

**GLU-LAM NOTES:**

- ALL GLU-LAMS TO BE ARCHITECTURAL FINISH CLASSIFICATIONS
- BASIS OF DESIGN IS BOISE CASCADE WITH WOOD SPECIES OF 24F-V4 WITH E = 1,900 KSI. GENERAL CONTRACTOR CAN BID ALTERNATE MANUFACTURE AS LONG AS ALTERNATE IS AN APPROVED EQUAL.
- PRESERVATIVE TREATMENT IS REQUIRED FOR ALL EXTERIOR EXPOSED GLU-LAMS



16759 MAIN STREET, SUITE 205  
WILDWOOD, MO 63040 | 314 463 0400  
www.eddyDesignGroup.com



18207 Edison Avenue  
Chesterfield, Missouri 63005  
Phone: 636.530.7770  
Missouri Certificate of Authority #MO 001244

ARCHITECT  
eddy Design Group, LLC  
MO Certificate of Authority: #2019011824  
CIVIL  
Castle Contracting

MO Certificate of Authority: #2018041146  
STRUCTURAL  
SSC Engineering

MO Certificate of Authority: #001244  
MEP/FP  
Engenuity

MO Certificate of Authority: #E-2021017534  
LANDSCAPE  
DG2 Design Landscape Architecture

MO Certificate of Authority: #LC1126925  
DEVELOPER  
Savoy Properties

**4HANDS BREWING CO**  
The Station  
150 West Argonne  
Kirkwood, Missouri

No.	Date	Description
	04/22/2022	BID/PERMIT SET
A	05/12/22	ADDENDUM A
1	09/13/22	REVISION 1
2	01/13/23	REVISION 2
3	03/09/23	PERMIT SET/REVISION 3
5	08/17/23	COOLER OPENING
6	11/03/23	CANOPY CHANGES
7	12/01/23	CANOPY CHANGES
8	05/07/24	SCREENWALL ADDITION

The Seal and Signature apply only to the Document to which they are Affixed, and Expressly Disclaim any Responsibility for all other Plans, Specifications, Estimates, Reports, or other Documents or Instruments relating to or intended to be used for any part or parts of the Architectural or Engineering Project.  
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**ENGINEER OF RECORD:**

Richard E. Kwiatkowski Professional Engineer  
MO LIC# PE-2002016683 EXP: 12/31/24

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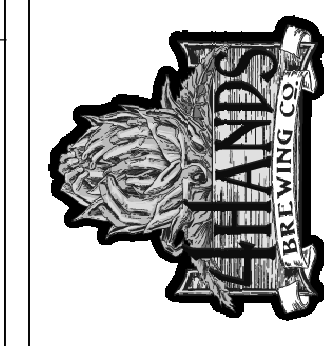
Project Number: 2010  
Sheet Title:  
STRUCTURAL FLOOR FRAMING PLAN

**S1.3**

SSC JOB# 2022113 - PERMIT SET

08-16-23





**4HANDS BREWING CO**  
 The Station  
 150 West Argonne  
 Kirkwood, Missouri

No.	Date	Description
04/22/2022	04/22/2022	BID/PERMIT SET
2	01/13/23	REVISION 2
3	03/09/23	PERMIT SET/REVISION 3
8	05/07/24	SCREENWALL ADDITION

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ENGINEER OF RECORD:

08-16-23

Richard E. Kwiatkowski Professional Engineer  
 MO LIC#: PE-2002016683 EXP: 12/31/24

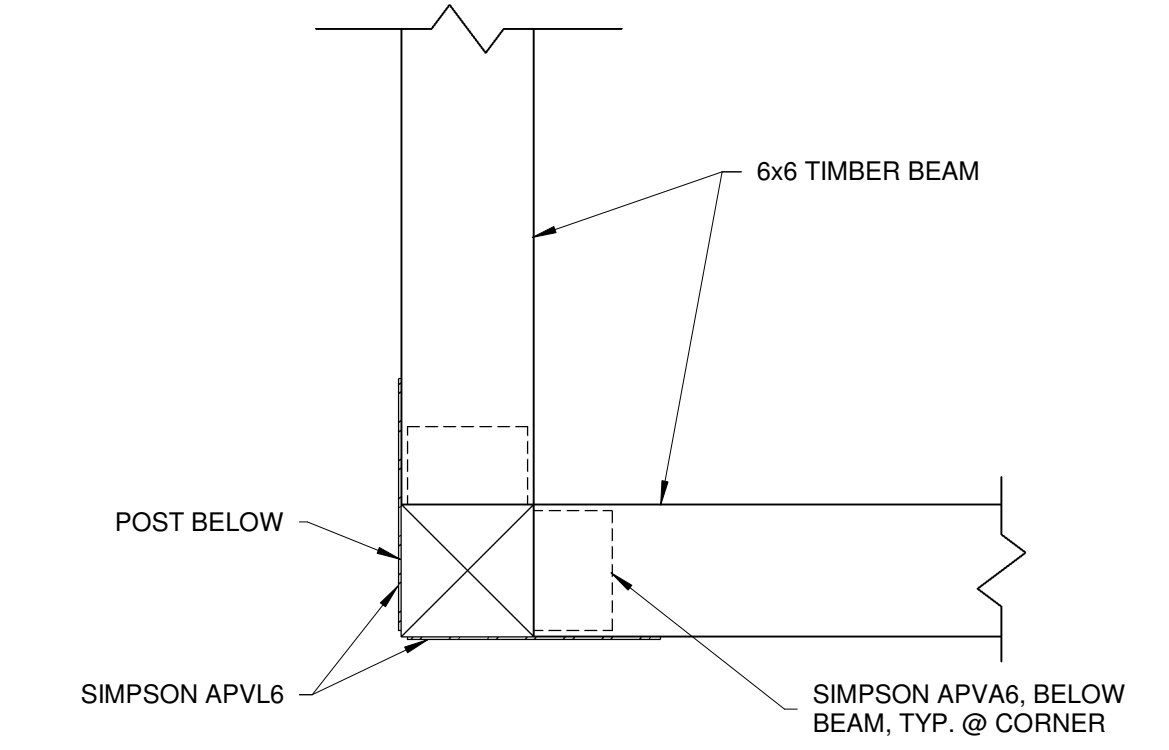
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Project Number: 2010

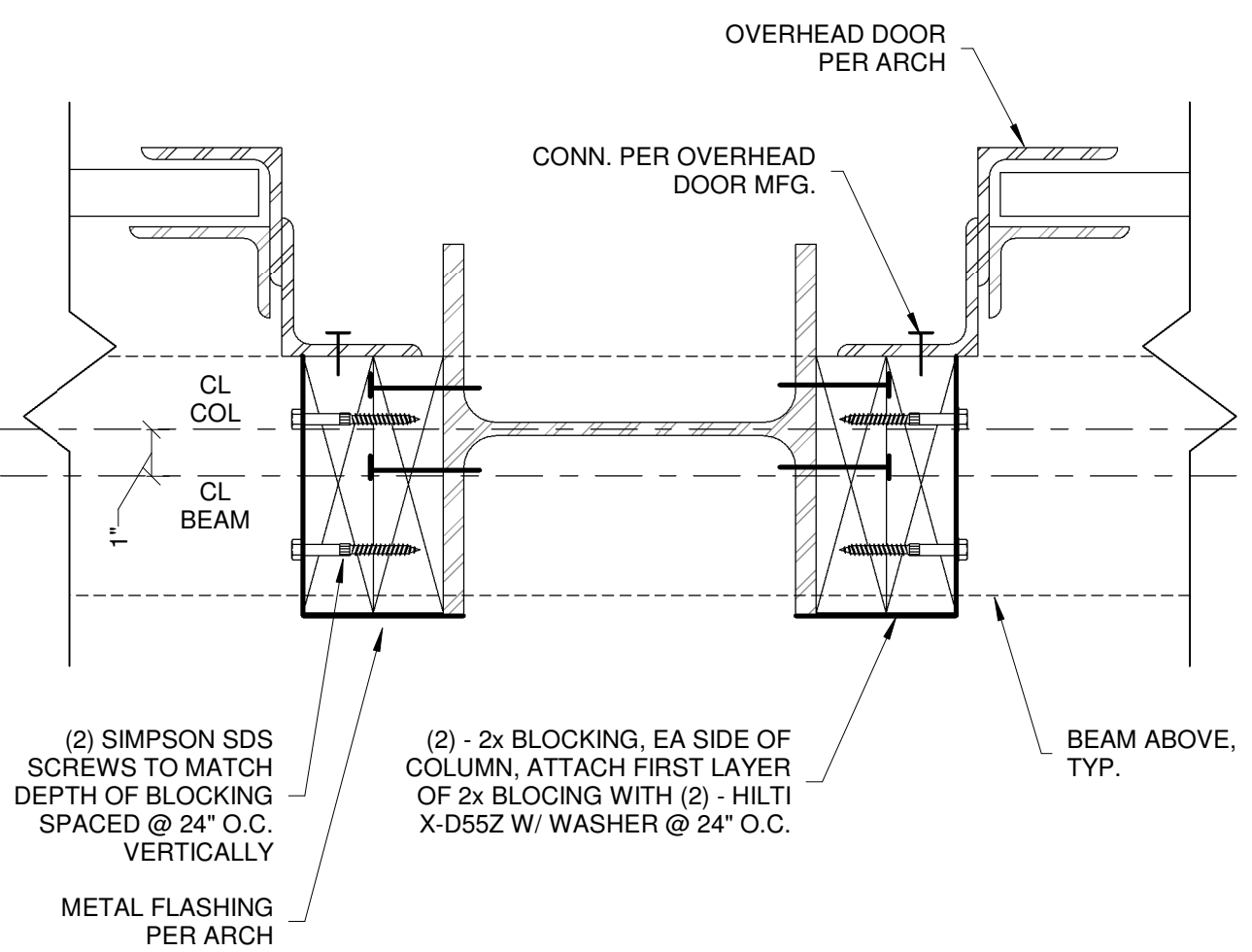
Sheet Title:  
 STRUCTURAL FRAMING SECTIONS

**S4.1**

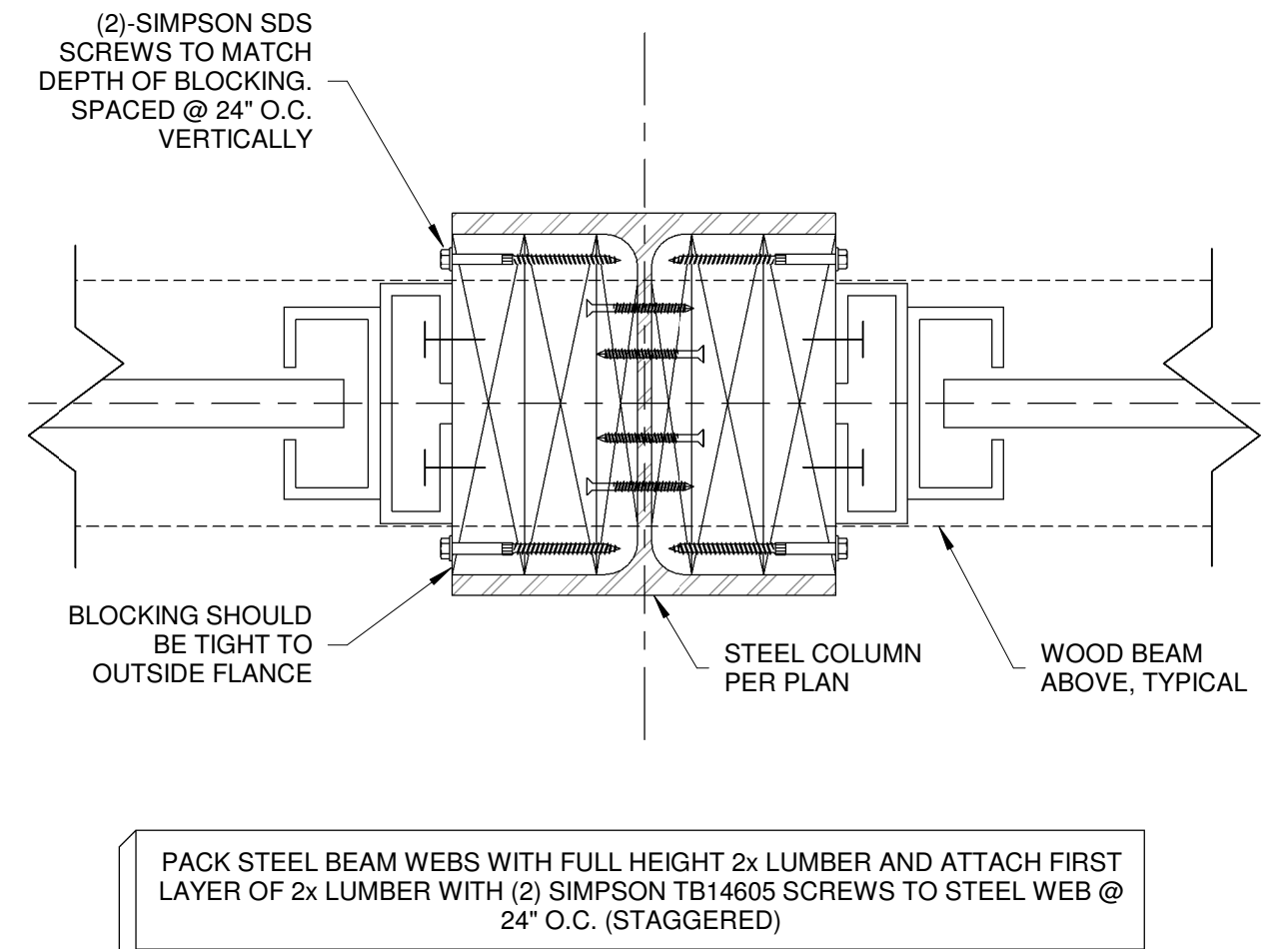
SSC JOB# 2022113 - PERMIT SET



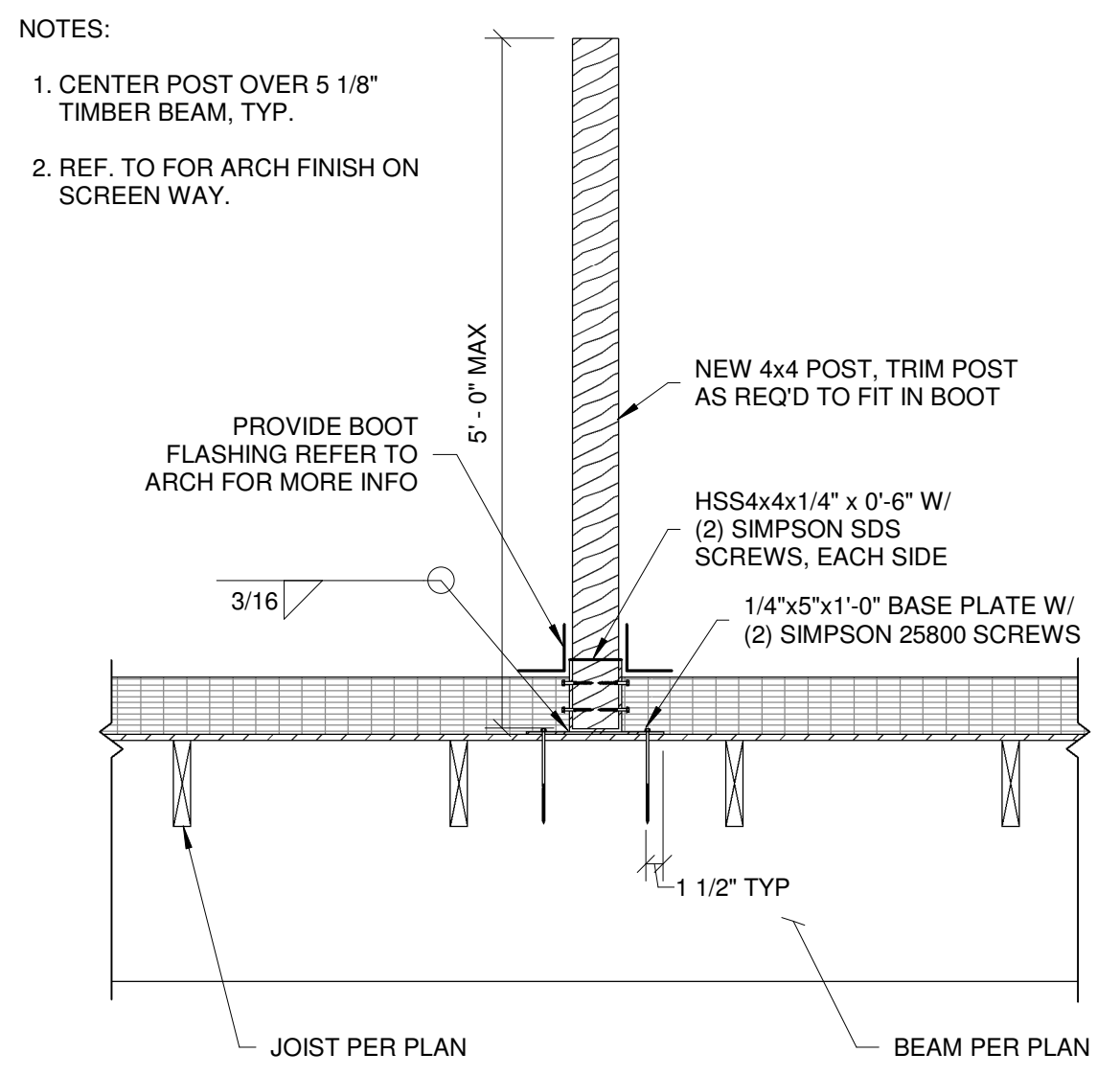
**4 TIMBER CORNER DETAIL**  
 SCALE: 1 1/2" = 1'-0"



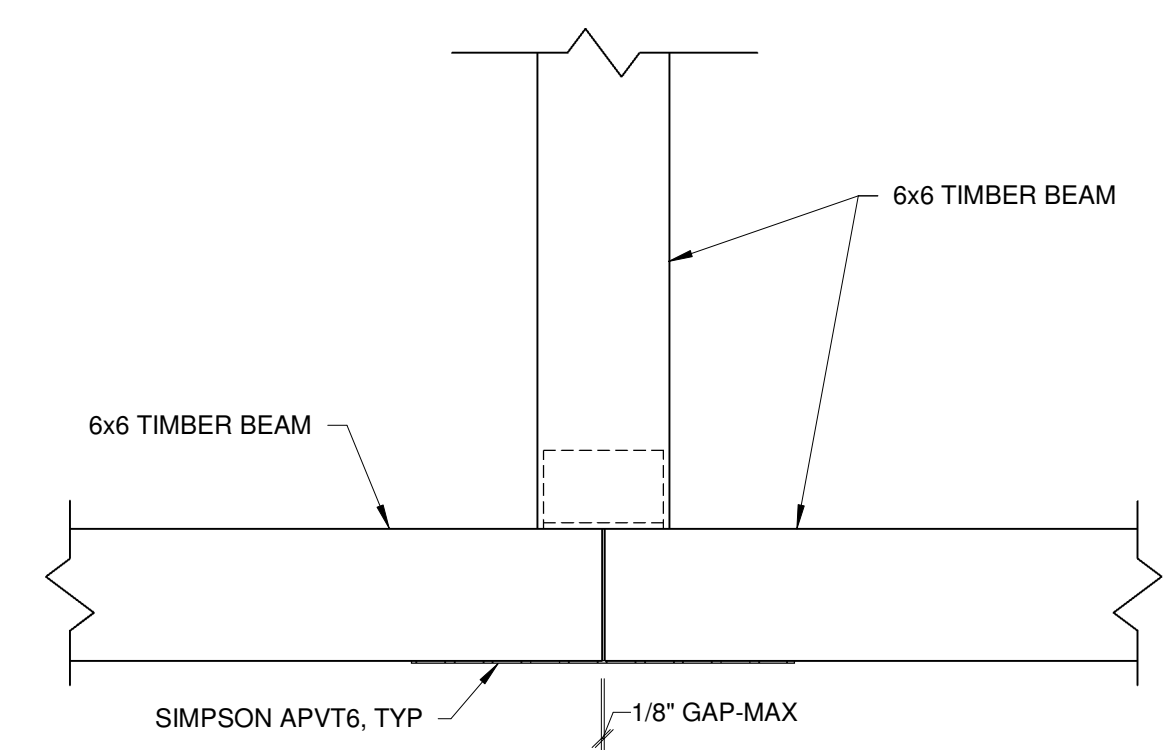
**3 SECTION @ COILING DOOR**  
 SCALE: 3" = 1'-0"



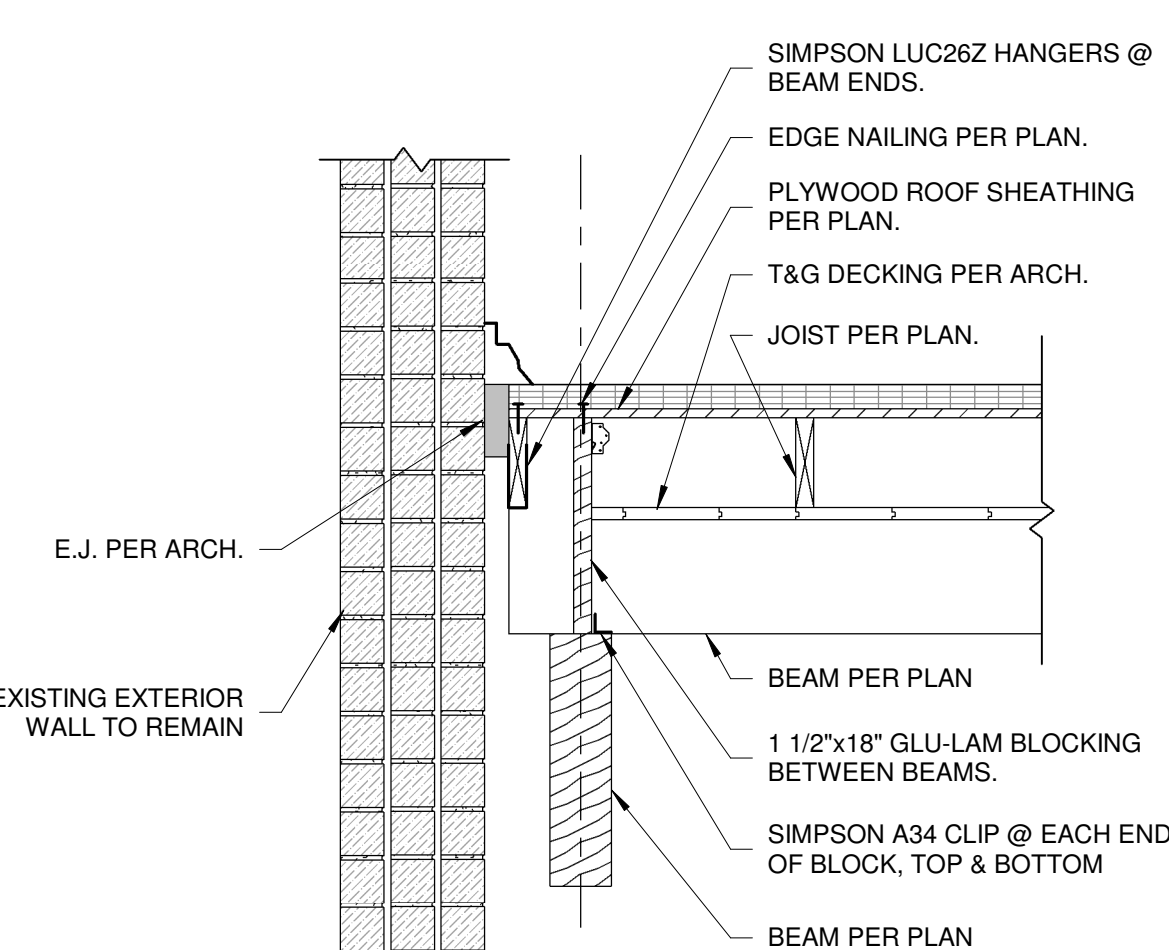
**2 SECTION @ EUROWALL**  
 SCALE: 3" = 1'-0"



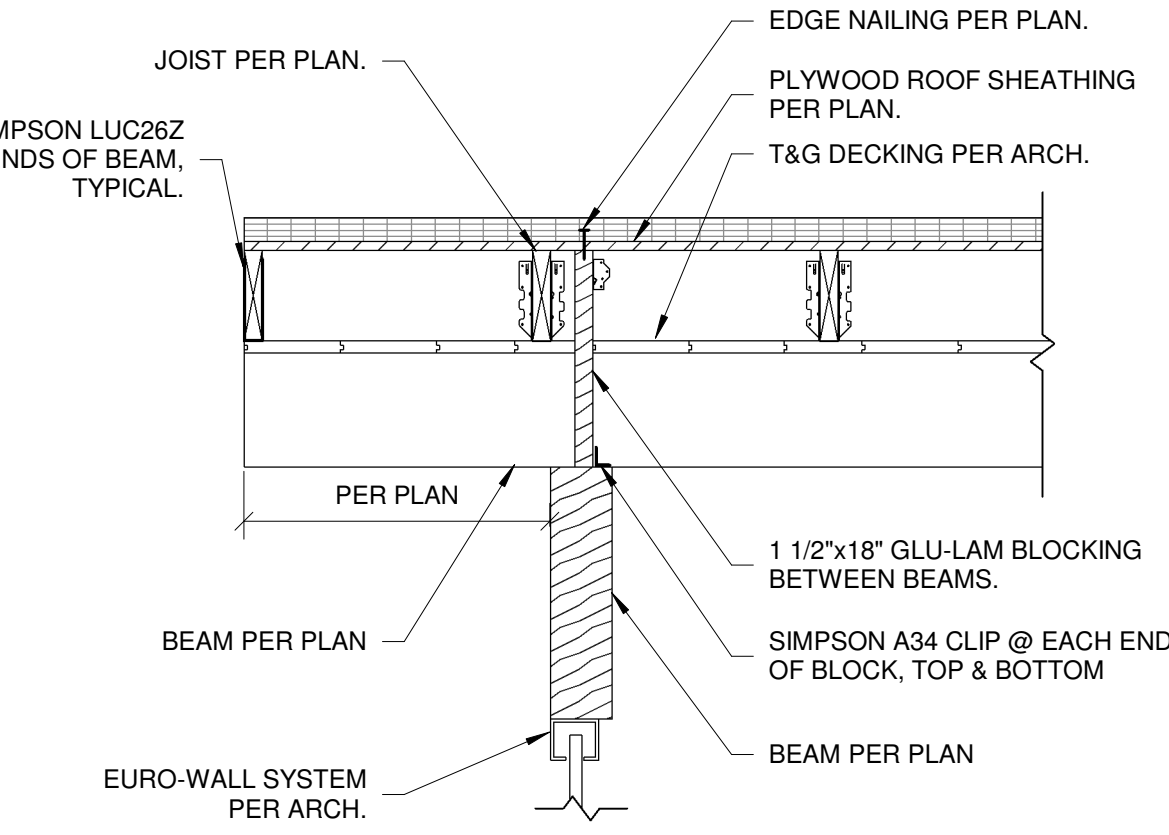
**1 FRAMING SECTION @ SCREENWALL ADDITION**  
 SCALE: 3/4" = 1'-0"



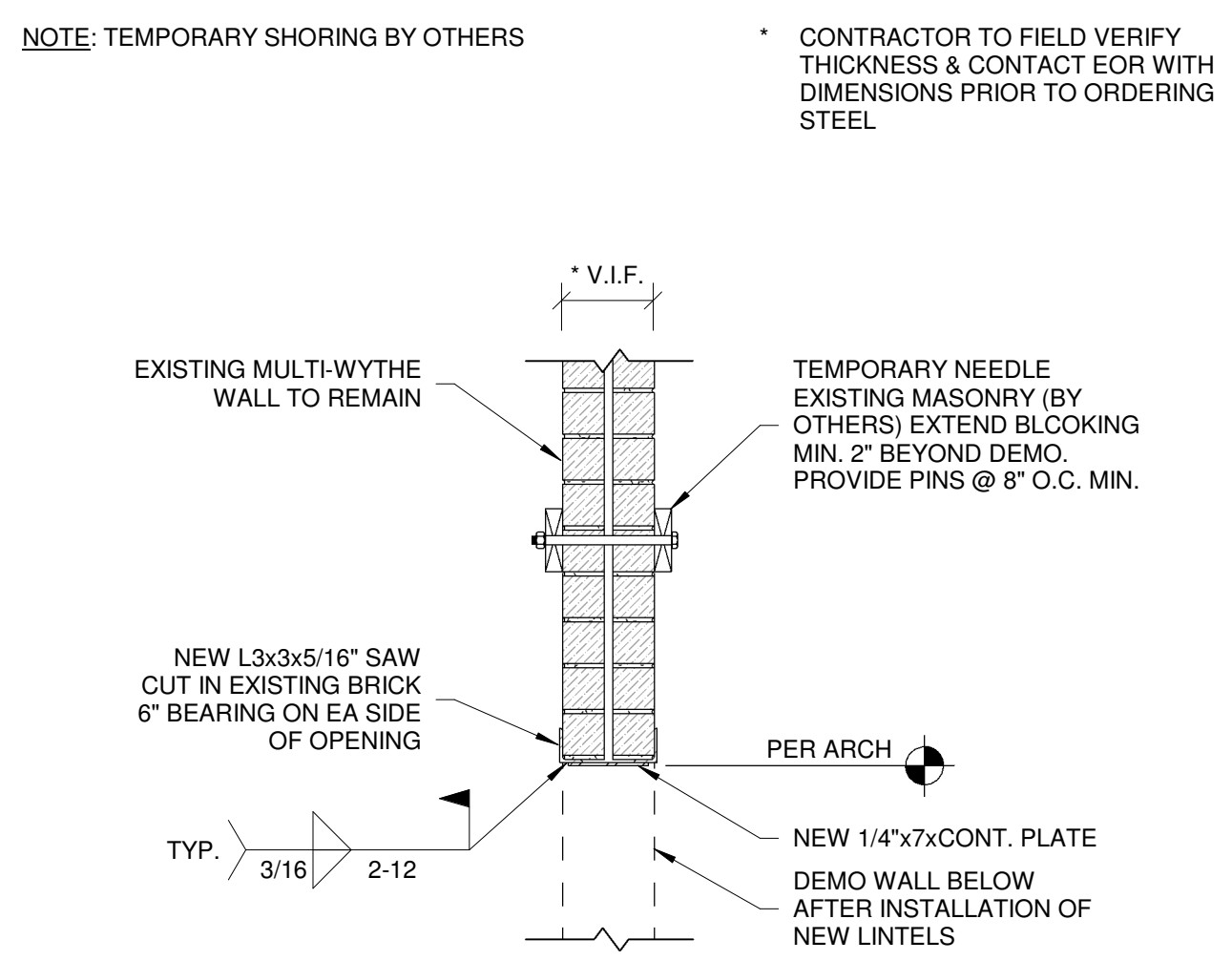
**12 TIMBER INTERIOR COLUMN CONN.**  
 SCALE: 1 1/2" = 1'-0"



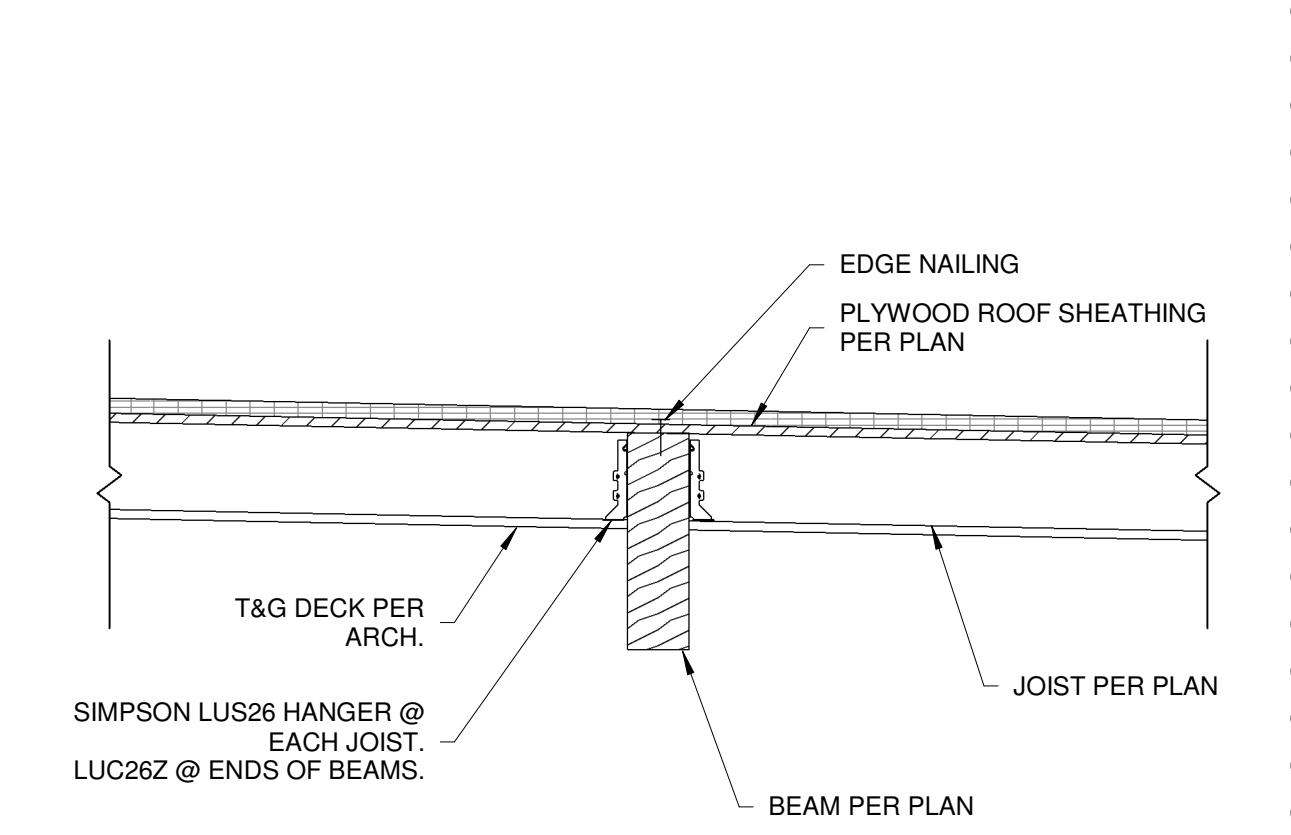
**10 FRAMING SECTION @ EXTERIOR STRUCTURE**  
 SCALE: 3/4" = 1'-0"



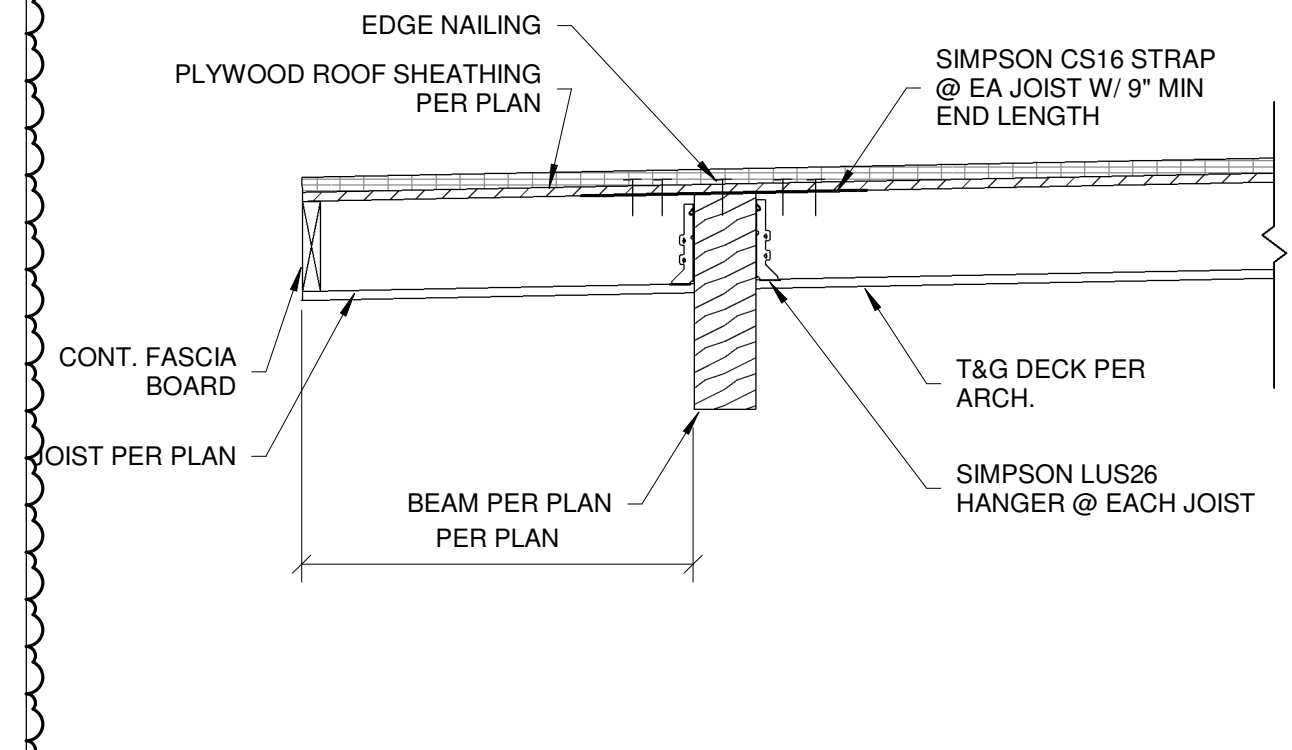
**9 FRAMING SECTION @ EXTERIOR STRUCTURE**  
 SCALE: 3/4" = 1'-0"



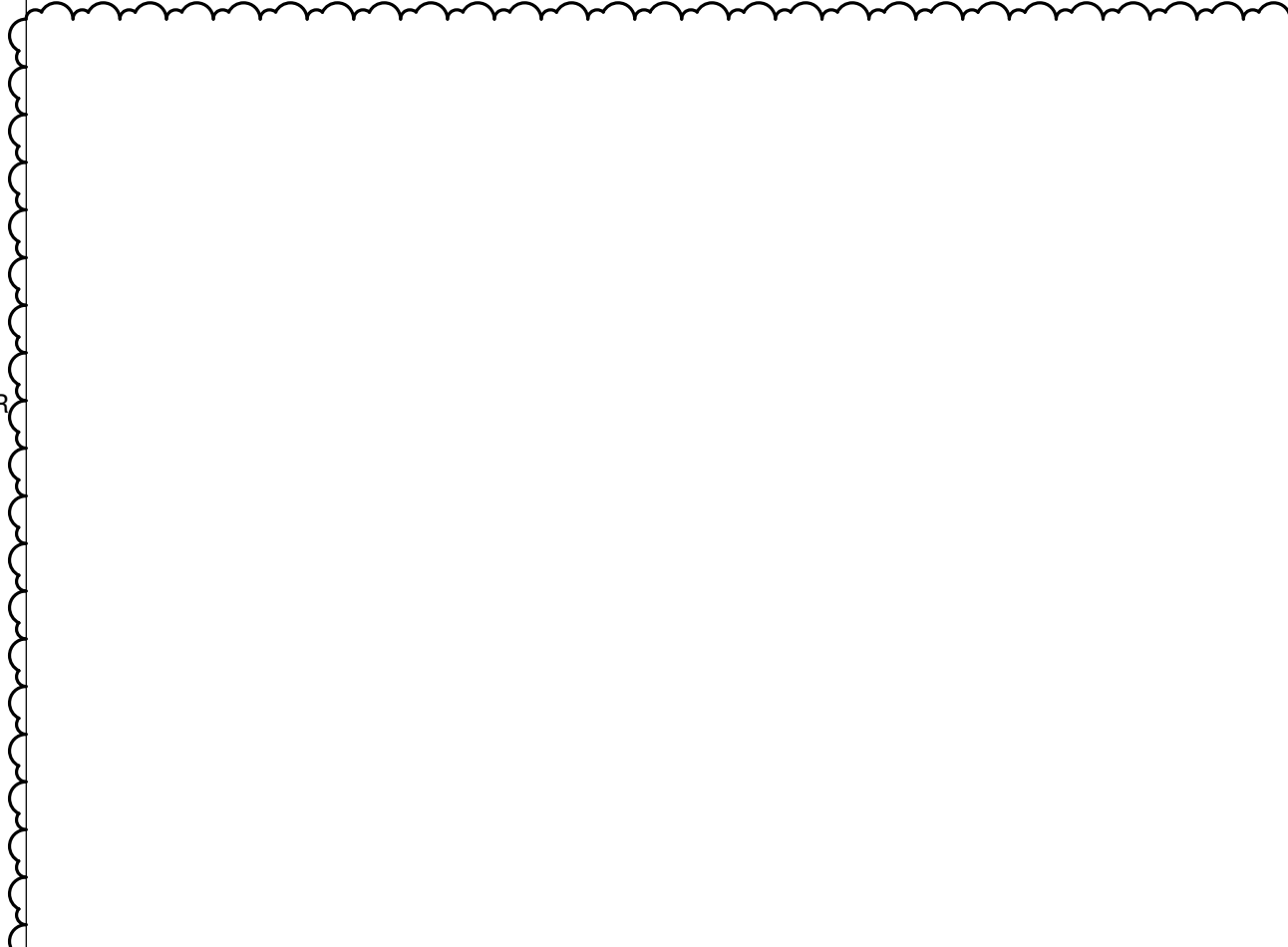
**6 SECTION @ NEW OPENINGS**  
 SCALE: 3/4" = 1'-0"



**5 SECTION @ EXTERIOR STRUCTURE**  
 SCALE: 3/4" = 1'-0"



**16 SECTION @ EXTERIOR STRUCTURE - OVERHANG**  
 SCALE: 3/4" = 1'-0"



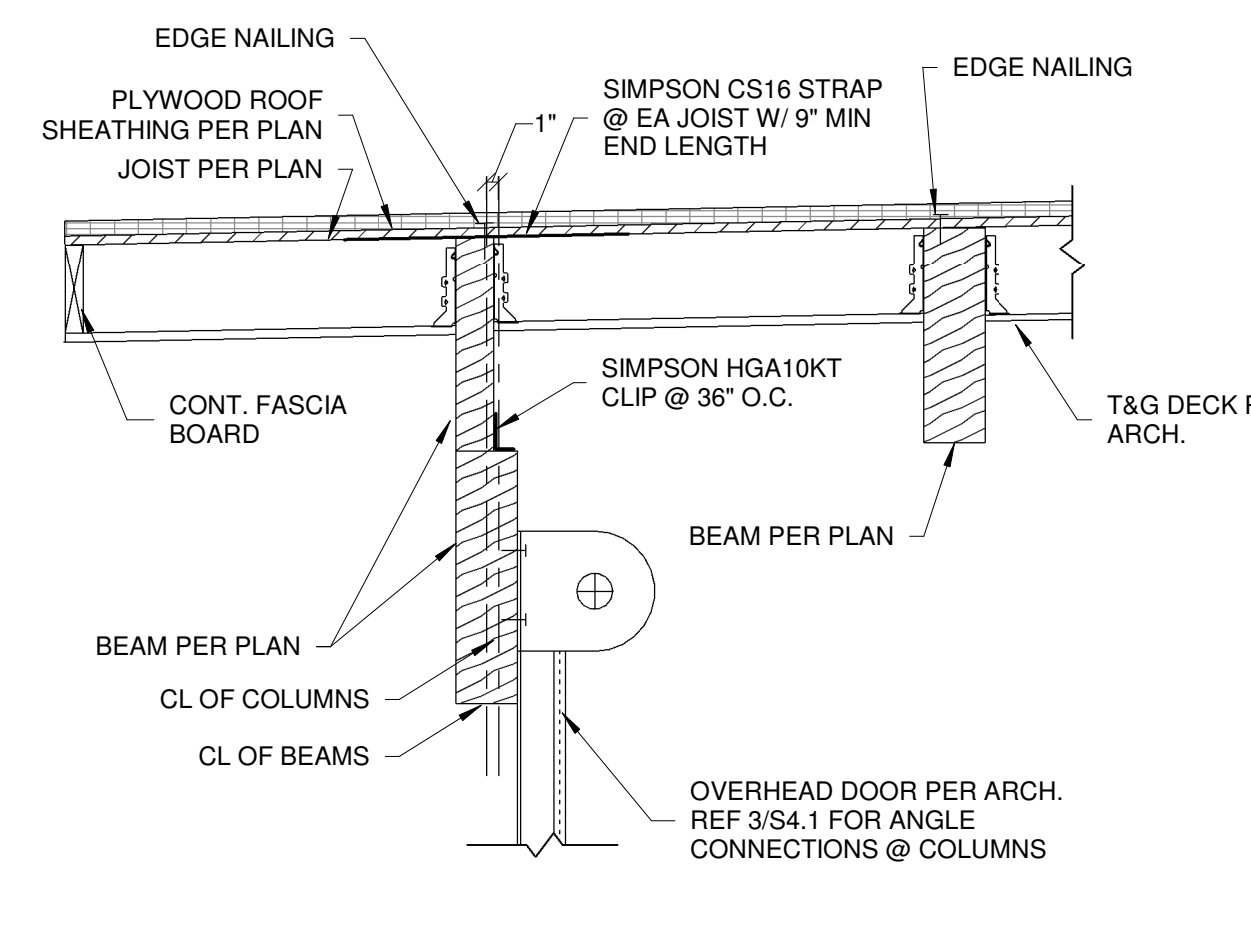
**18 FRAMING SECTION @ EXTERIOR STRUCTURE**  
 SCALE: 3/4" = 1'-0"



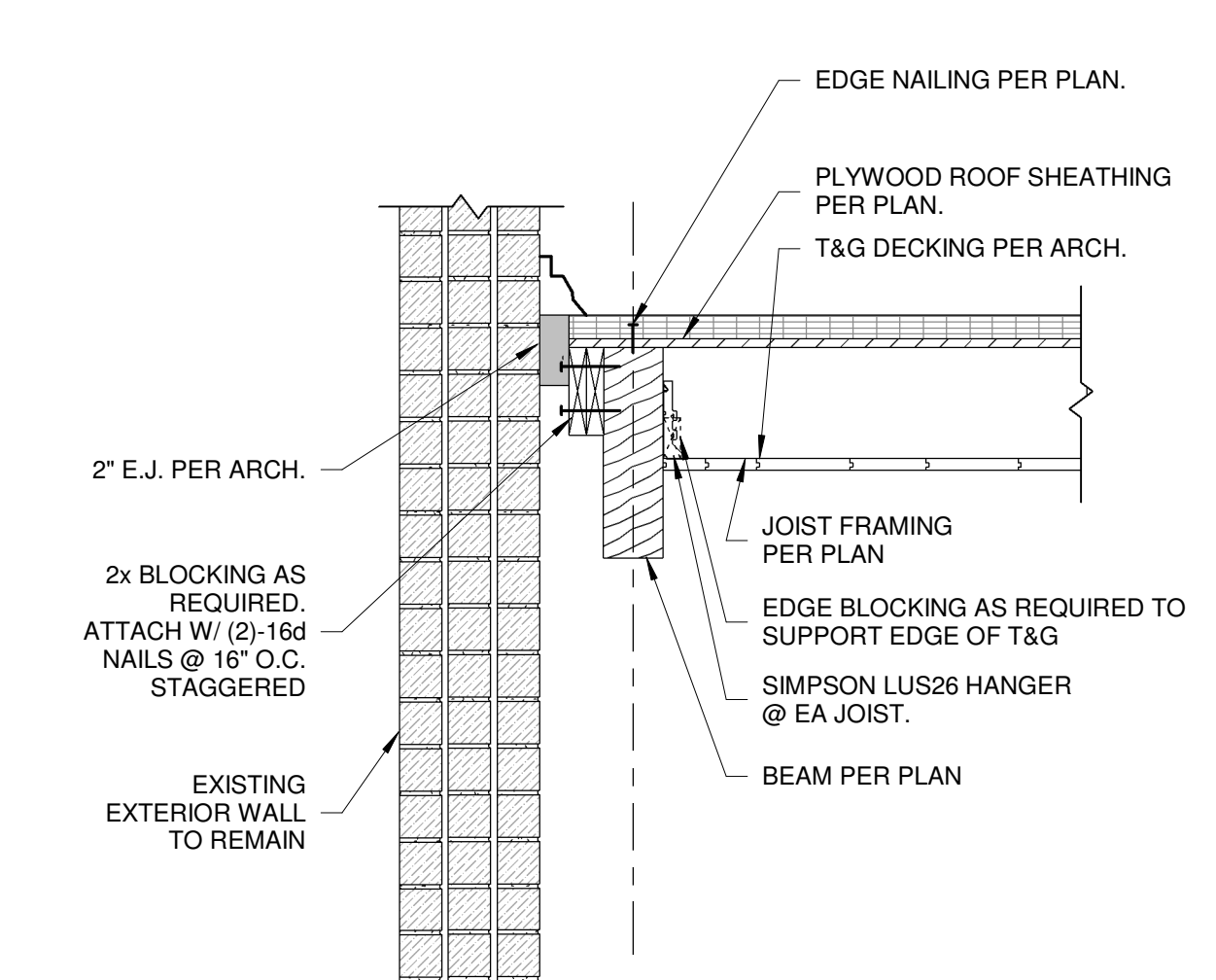
**17 FRAMING SECTION @ EXTERIOR STRUCTURE**  
 SCALE: 3/4" = 1'-0"



**16 SECTION @ EXTERIOR STRUCTURE - OVERHANG**  
 SCALE: 3/4" = 1'-0"



**18 FRAMING SECTION @ EXTERIOR STRUCTURE**  
 SCALE: 3/4" = 1'-0"



**17 FRAMING SECTION @ EXTERIOR STRUCTURE**  
 SCALE: 3/4" = 1'-0"