



SPECIAL ANNOUNCEMENT REGARDING LANDMARKS COMMISSION MEETINGS

Under Section 610.015 of the Missouri Sunshine Law provides that members of the Landmarks Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S., and the World, is in a state of emergency due to the Coronavirus-- Covid-19. The Missouri Governor and the County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

To follow along with the Landmarks Commission meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to "raise your hand". Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will "raise your hand" by dialing *9.

Zoom webinar

When: October 14, 2020 07:00 PM Central Time (US and Canada)

Topic: Landmarks Commission Meeting

Please click the link below to join the webinar: <https://zoom.us/j/91710016479>

Or iPhone one-tap :

US: +13017158592,,91710016479# or +13126266799,,91710016479#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 917 1001 6479

International numbers available: <https://zoom.us/u/acrak69VXa>

SEE THE FOLLOWING PAGE FOR THE AGENDA



**Landmarks Commission
Agenda
Wednesday, October 14, 2020, 7:00 p.m.
Via Zoom Virtual Meeting**

- I. **Approval of Minutes of September 9, 2020** and any additions or modifications to the current agenda.

- II. **Certificates of Appropriateness**
 - a. **Case #12-2020 Amended, 212 N. Kirkwood Road (Landmark #91)** – Revisions to storefront.
 - b. **Case #03-2018 Amended, 305 N. Harrison Avenue (Landmark #18, Swan Cottage)** – revision to stone/siding juncture.

- 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 Lynn Andel, Judith Brauer, Andrew Raimist, Robert Rubright, Jessica Worley, Walter Smith.

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.

DRAFT

Landmarks Commission

Minutes

Wednesday, September 9, 2020, 7:00 p.m.

Via Zoom Virtual Meeting

Pursuant to notice of meeting duly given, the Landmarks Commission convened via a Zoom virtual meeting. Present: Chair Ryan Molen, Commissioners Lynn Anandel, Andrew Raimist, Walter Smith, Jessica Worley and Staff Liaison Amy Lowry. The meeting was called to order at 7:00 p.m.

Ms. Lowry stated for the record that Section 610.015 of the Mo. Sunshine Law provides that members of the Landmarks Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus—Covid 19. The Missouri Governor and the St Louis County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the Landmarks Commission have elected to participate in this meeting electronically so that we are compliance with such Orders and for the public health and safety of each other and the general public.

I. **Approval of Minutes** – Motion to approve the August 12, 2020 meeting minutes as submitted by Comr. Anandel, seconded by Comr. Smith and unanimously approved.

II. Certificates of Appropriateness

- a. **Case #06-2020 Amended, 324 N. Taylor Avenue** (North Taylor Historic District) – The change of 3-season room to unenclosed porch was necessitated to comply with the City's floor area ratio in the zoning code. Comr. Worley made a motion - to approve the change of plans from a 3-season room to an unenclosed porch. Comr. Anandel seconded the motion and it passed unanimously.
- b. **Case #13-2020, 217 S. Woodlawn Avenue** (Landmark #29, Sutherland-Mitchell-Shallcross House, East Monroe Historic District) – Laurie Smith of Agape Construction reported that the homeowners wanted the driveway enlargement to allow for parking of cars. Ms. Lowry said that this was allowed by the zoning code as the area is still behind the average front yard setback. Ms. Smith said that a new dry well will be constructed in accordance with the City's storm water ordinance. Comr. Smith made a motion to approve the enlarged driveway as on the submitted plan. Comr. Anandel seconded the motion and it passed unanimously.
- c. **Case #14-2020, 229 S. Van Buren Avenue** (Landmark #86, Richter House) – Joe Roeser of Roeser Construction presented plans for rebuilding the front porch. The paint colors on the pickets would be the same, but the posts may be

a different color but with the same tone. The homeowners plan to paint the house within a couple of years. Comr. Andel made a motion to approve the porch plans as submitted. Comr. Worley seconded the motion and it passed unanimously.

III. New Business

- a. Citizens Comments/Seeking Advice to preserve their historic properties – none.
- b. Presentation on Renovation at 839 S. Ballas Road, Raimist Residence – Comr. Raimist made a presentation on the renovation and additions to the residence.

IV. Meeting Adjournment – Motion to adjourn at 7:45 p.m. made by Comr. Smith, seconded by Comr. Andel and unanimously approved.



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 212 N Kirkwood Road

2. Property Status
- Local Landmark Designation #91
 - National Register of Historic Places
 - Within a Historic District

3. Name of Applicant Daniel McGinnis

Mailing Address 438 W Jefferson Ave

City/State Kirkwood, MO Zip Code 63122

Office Phone (314) 761-9588 Cell Phone (314) 761-9588

Home Phone (314) 761-9588 E-Mail dan@mcginnisstructural.com

4. Relationship of Applicant to Property _____

- Owner
- Contractor
- Architect
- Lawyer
- Other – Please specify _____

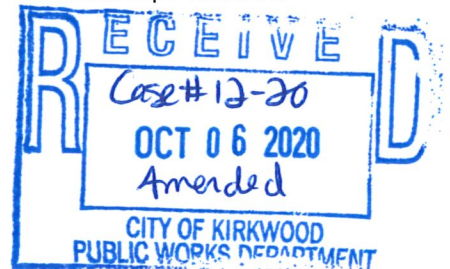
5. Existing Building Use Office space (1st and 2nd floor)

6. Proposed Building Use Cat Lounge (1st floor) and Office space (2nd floor)

7. Proposed Change to Primary Structure Accessory Structure Landscape Element

8. Nature of Proposed Change

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



9. Description of Proposed Improvements _____

The existing brick facade would be painted and new windows installed to replace the existing on the north and west (front) facades, both levels. Then existing bay window will also be rebuilt on the second floor of the front facade in a similar design. We are also proposing to add a door to the second floor where an original door existed.

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

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify Rendering of proposed new look to front facade.
- Structural Report for Demolitions
- Landscape Plan
- Photos

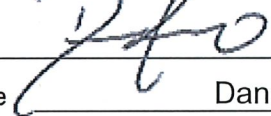
11. **Existing Materials/Construction** Wood Frame Brick Stone Block
 Stucco Other _____

12. **Proposed Materials/Construction** Wood Frame Brick Stone Block
 Stucco Other New windows and doors to replace and add to existing openings.

13. **If materials differ from existing, explain reasons** _____
New storefront and windows to be commercial grade at both 1st and 2nd floor levels.

14. **Material samples should be available for review at Commission meeting (preferable) or on site.**
Site Location of Materials N/A

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

Signature  Date 10/6/2020
Please print name Daniel W McGinnis

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

NEW BAY WINDOW TO REPLACE
EXISTING SIMILAR DESIGN

NEW WINDOWS TO REPLACE
EXISTING ON FRONT AND
NORTH SIDE OF BUILDING

PAINT EXISTING
BRICK, ALL SIDES



NEW WINDOWS AT
PRE-EXISTING OPENINGS

LOGO SIGNAGE ON WINDOW

LOGO SIGNAGE - INSTALLED
PERPENDICULAR TO BUILDING

NEW DOOR AND
WINDOWS AT
PRE-EXISTING OPENING

PROPOSED EXTERIOR UPGRADES

SW 7514 (TRIM)
Foothills (BRICK)

SW 7008
Alabaster (TRIM)

WHISKER STATION
212 N KIRKWOOD ROAD
10/06/2020

core10
ARCHITECTURE

4501 lindell blvd, ste 1a, st. louis, mo 63108 314.726.4858
core10architecture.com

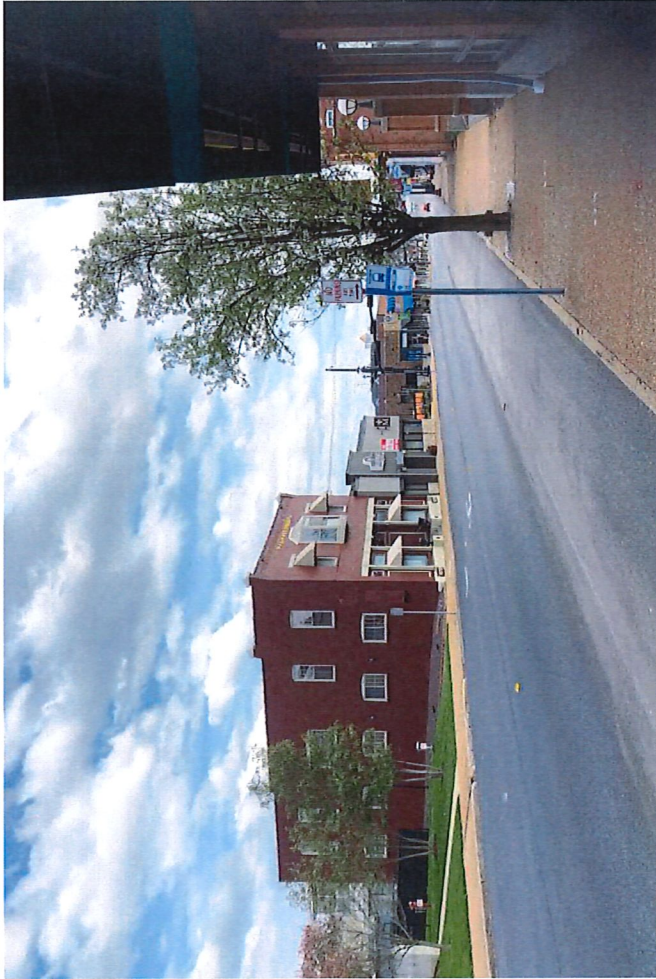


EXISTING FRONT VIEW ALONG N KIRKWOOD ROAD



EXISTING FRONT VIEW ALONG N KIRKWOOD ROAD

WHISKER STATION
 212 N KIRKWOOD ROAD
core10
 ARCHITECTURE
 450 | Inobel Blvd. Ste. 105, St. Louis, MO 63108 314.726.4858
 core10architecture.com

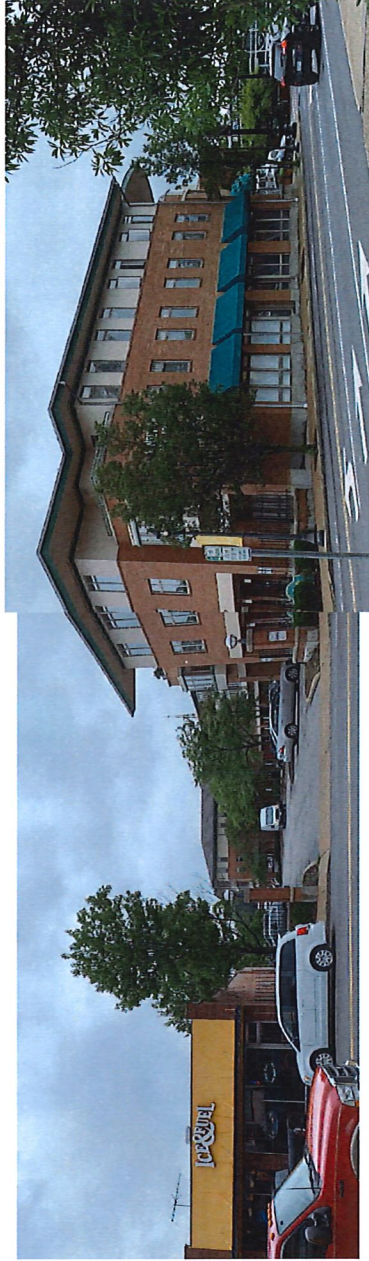


EXISTING VIEW LOOKING SOUTH FROM ADAMS AVE

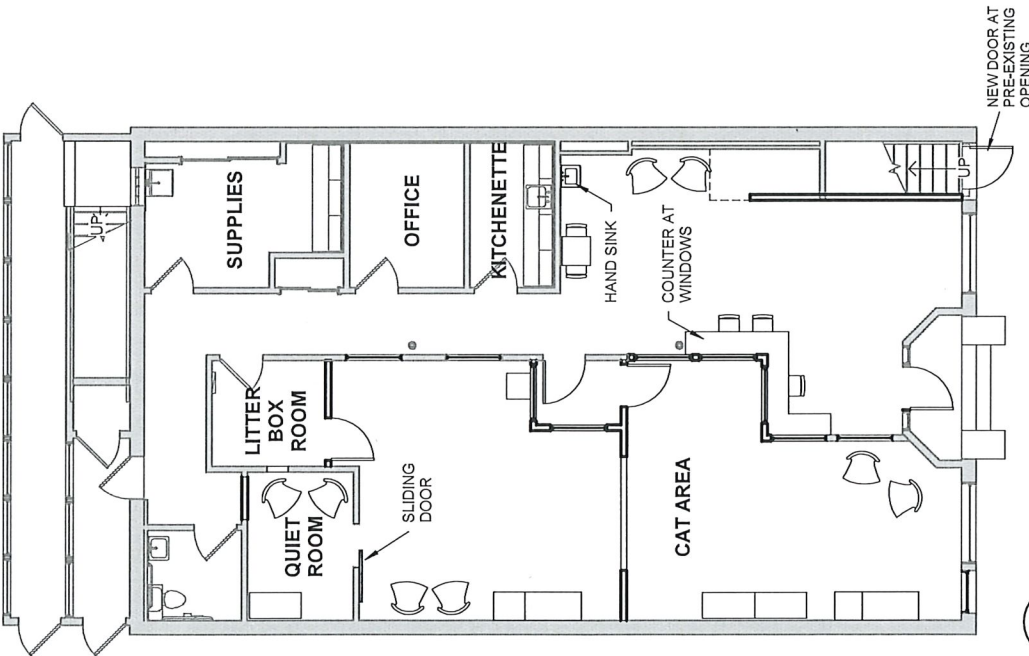


REAR VIEW LOOKING WEST TO N KIRKWOOD ROAD

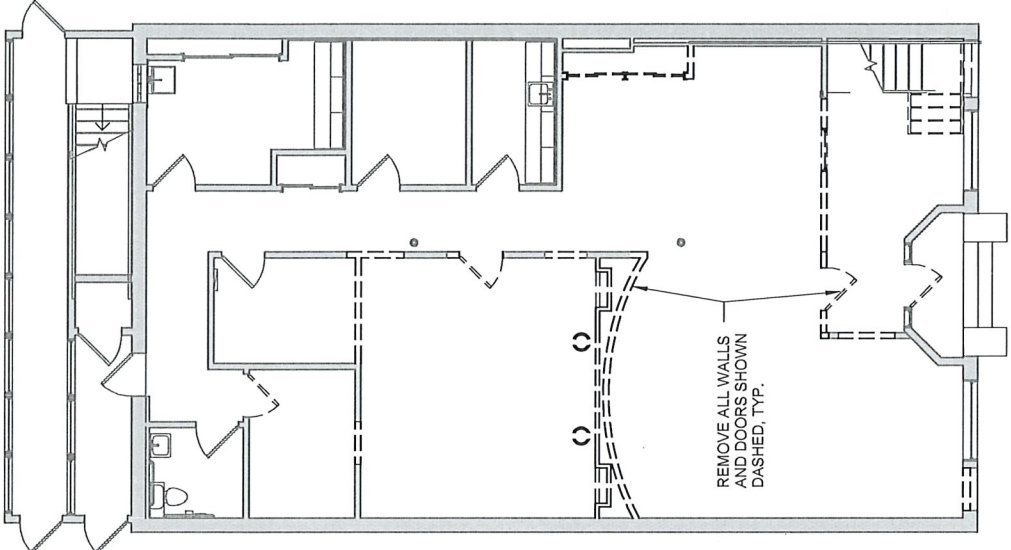
WHISKER STATION **core10**
ARCHITECTURE
4801 Jindell Blvd, Ste 1a, St. Louis, MO 63108 314.726.4638
core10architect.com



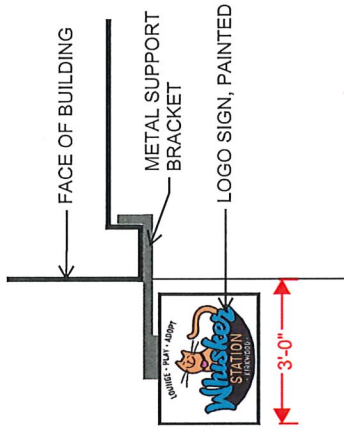
EXISTING VIEW LOOKING ACROSS THE STREET, SOUTHWEST TO WEST TO NORTHWEST



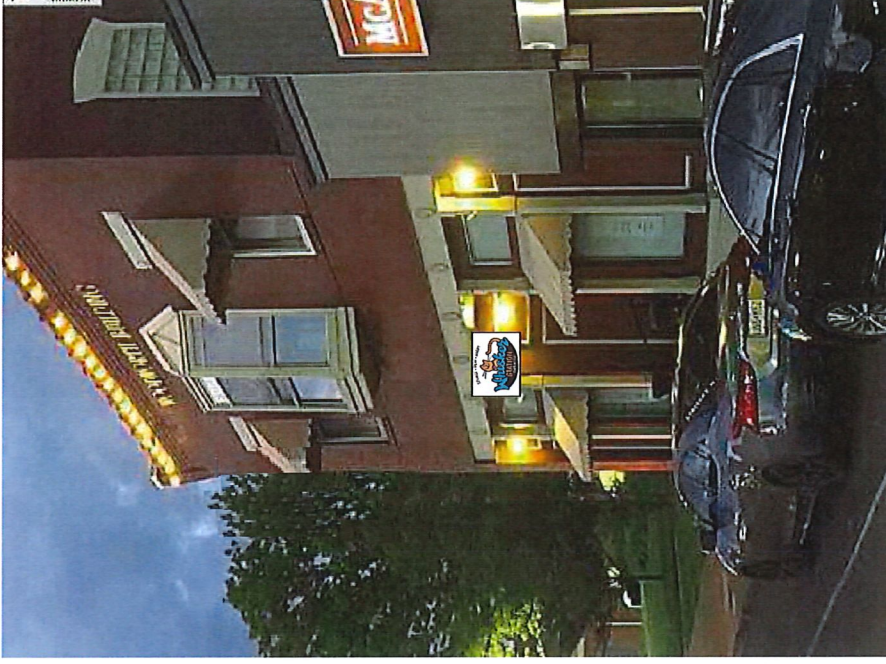
2 1ST FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR DEMO PLAN
1/8" = 1'-0"



2'x2'-6" LOGO SIGN AT FRONT ENTRY



PROPOSED NEW SIGNAGE LOCATION
(SUPERIMPOSED ON IMAGE OF EXISTING FACADE)