



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: **January 13, 2021 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, January 13, 2021, 7:00 p.m.
Via Zoom Virtual Meeting**

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

II. **Certificates of Appropriateness**

- a. **Case #12-2018 Amended, 48 Ponca Trail** (Meramec Highlands Historic District) – revisions to new house.
- b. **Case #01-2021, 128 E. Jewel Ave.** (North Taylor Historic District) – new house.
- c. **Case #02-2021, 740 N. Taylor Ave.** (North Taylor Historic District) – new house.

III. **New Business**

- a. Citizens Comments/Seeking Advice to preserve their historic properties – discussion of proposed changes to Landmark property

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, December 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 Andrew Raimist, Robert Rubright, 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 November 17, 2020 meeting minutes as submitted by Comr. Smith, seconded by Comr. Rubright and unanimously approved.

II. **Certificates of Appropriateness – Continued Business**

- a. **Case #15-2020, 12120 Old Big Bend Avenue** (Landmark #50, Green Parrot Restaurant) – Property owner Zach Vance presented revised drawings for the addition of small fence sections and a new gate. The Commission discussed with Mr. Vance the distance from the fence to the sidewalk, which seems to be about 4', and the distance needed for the gate to clear the sidewalk. Comr. Worley made a motion to approve the new fence and gate as drawn with the stipulation that the open gate condition not break the plane of the sidewalk on the house side. Comr. Smith seconded the motion and it passed 4-0, with Comr. Raimist abstaining.
- b. **Case #17-2020, 111 W. Argonne Dr.** (Landmark #65, Coulter Feed Store Building) – Ms. Lowry said that the sign will need to be revised as under the sign code the lettering on an awning may not exceed 18" in height and the hanging sign may not be allowed. The Commission discussed waiting for the property owner to return to the Commission with a new sign proposal, including the request that the sign be shown as rendered on the existing façade. Comr. Smith praised the tuck pointing job on the building.

III. New Business

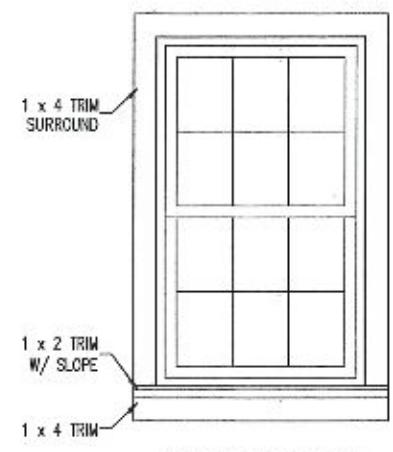
- a. Citizens Comments/Seeking Advice to preserve their historic properties – The Commission discussed the request of the property owner at the Landmark at 615 E. Monroe Avenue for the addition of a second floor railing and a tower similar to the house at 549 W. Argonne Drive (also an Italianate house). The tower addition would require a variance from the Board of Adjustment. The Commission would like to have photographic evidence of a tower or railing on the house before consideration.

IV. Meeting Adjournment – Motion to adjourn at 7:40 p.m. made by Comr. Rubright, seconded by Comr. Smith and unanimously approved.

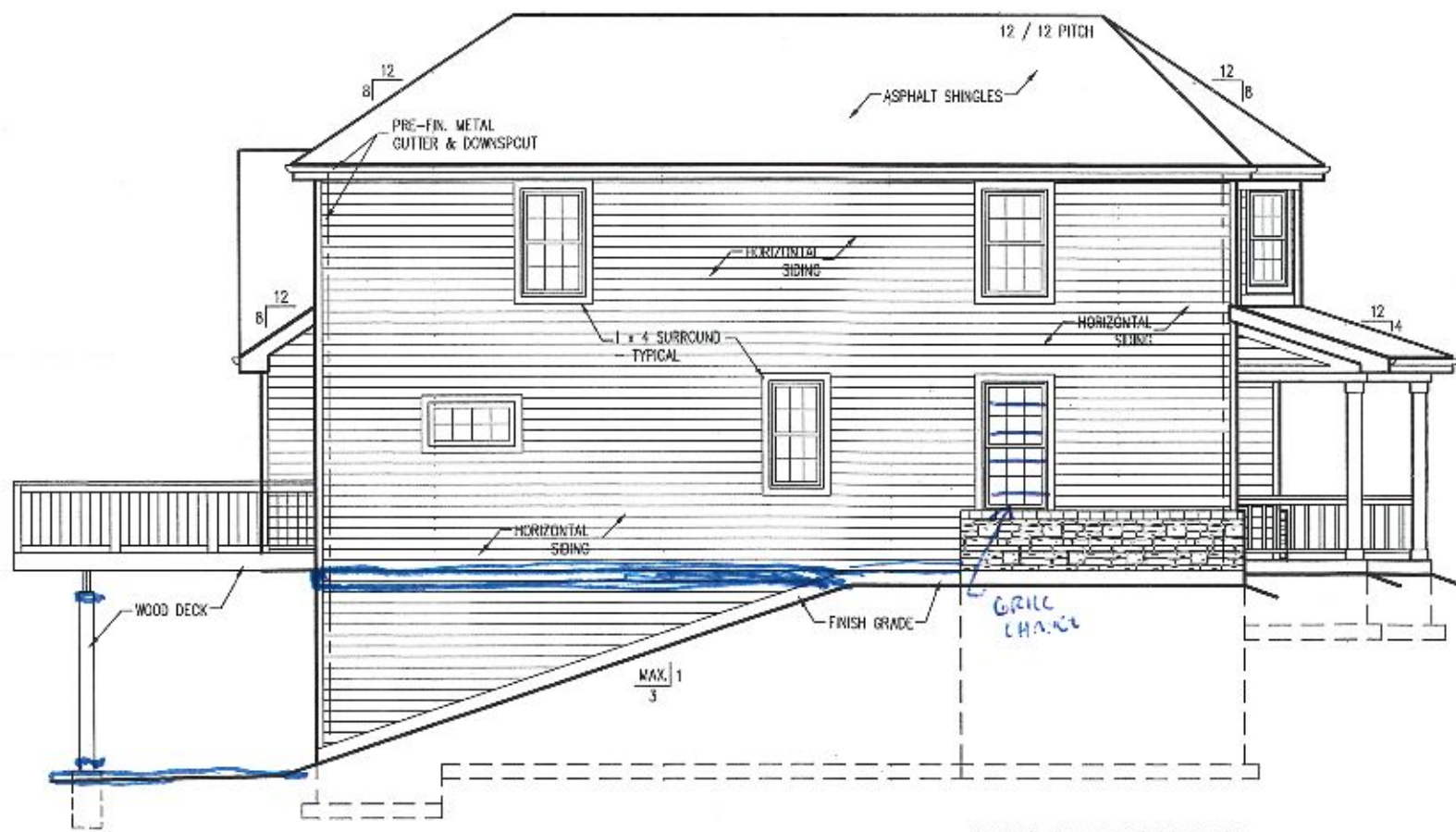


Changes to 48 Ponca Trail

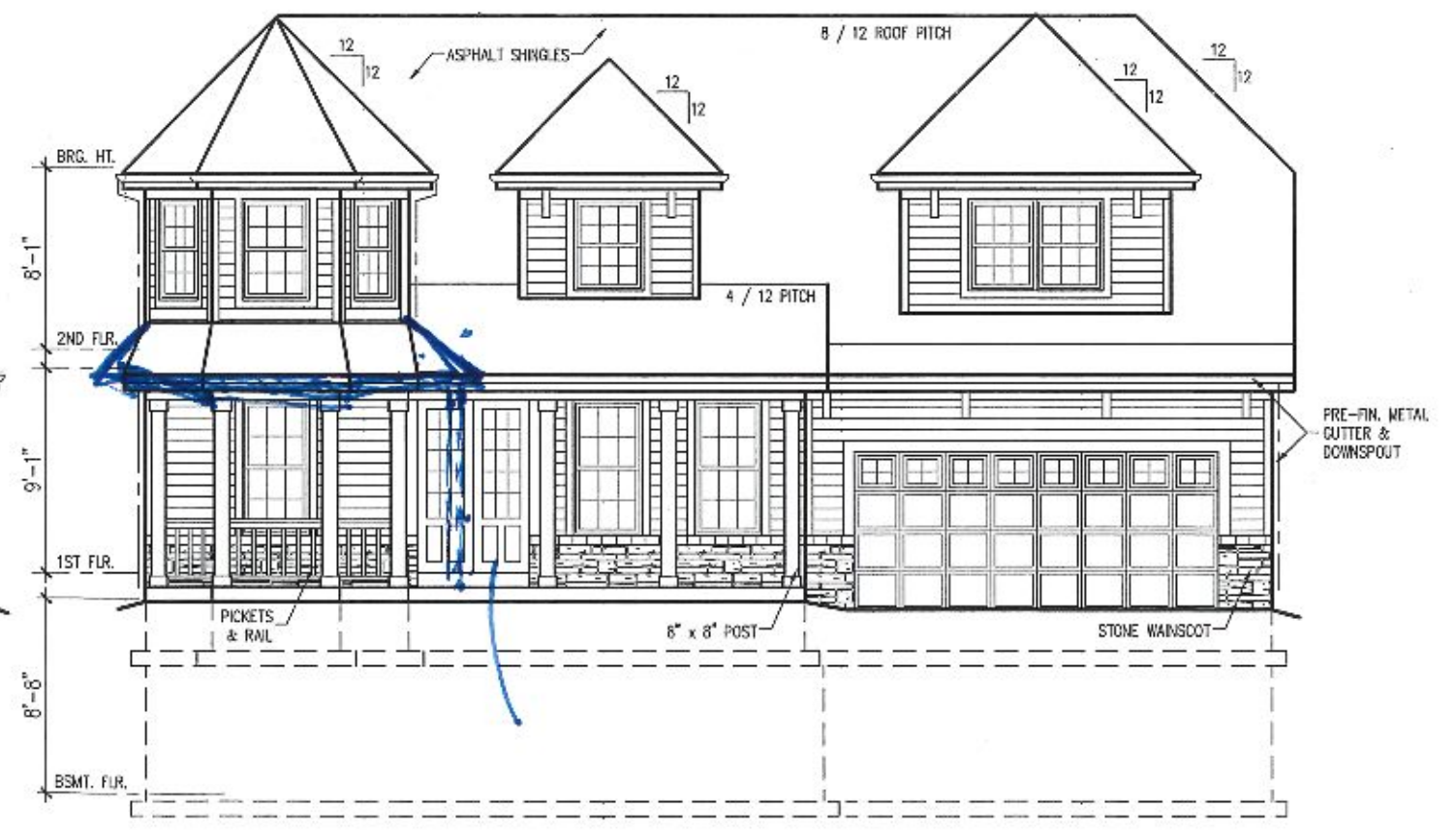




WINDOW DETAIL

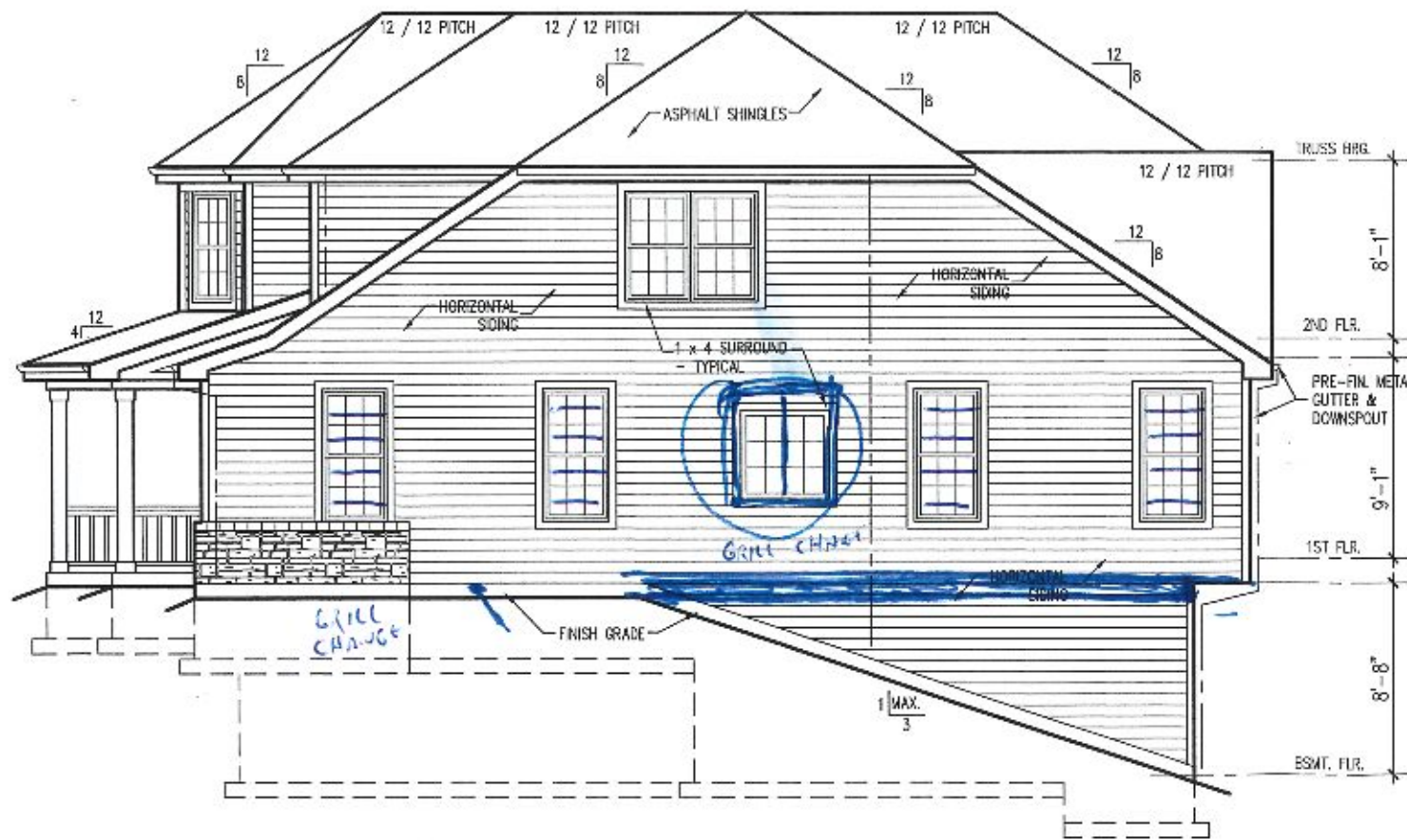


LEFT SIDE ELEVATION
1/8" = 1'-0"

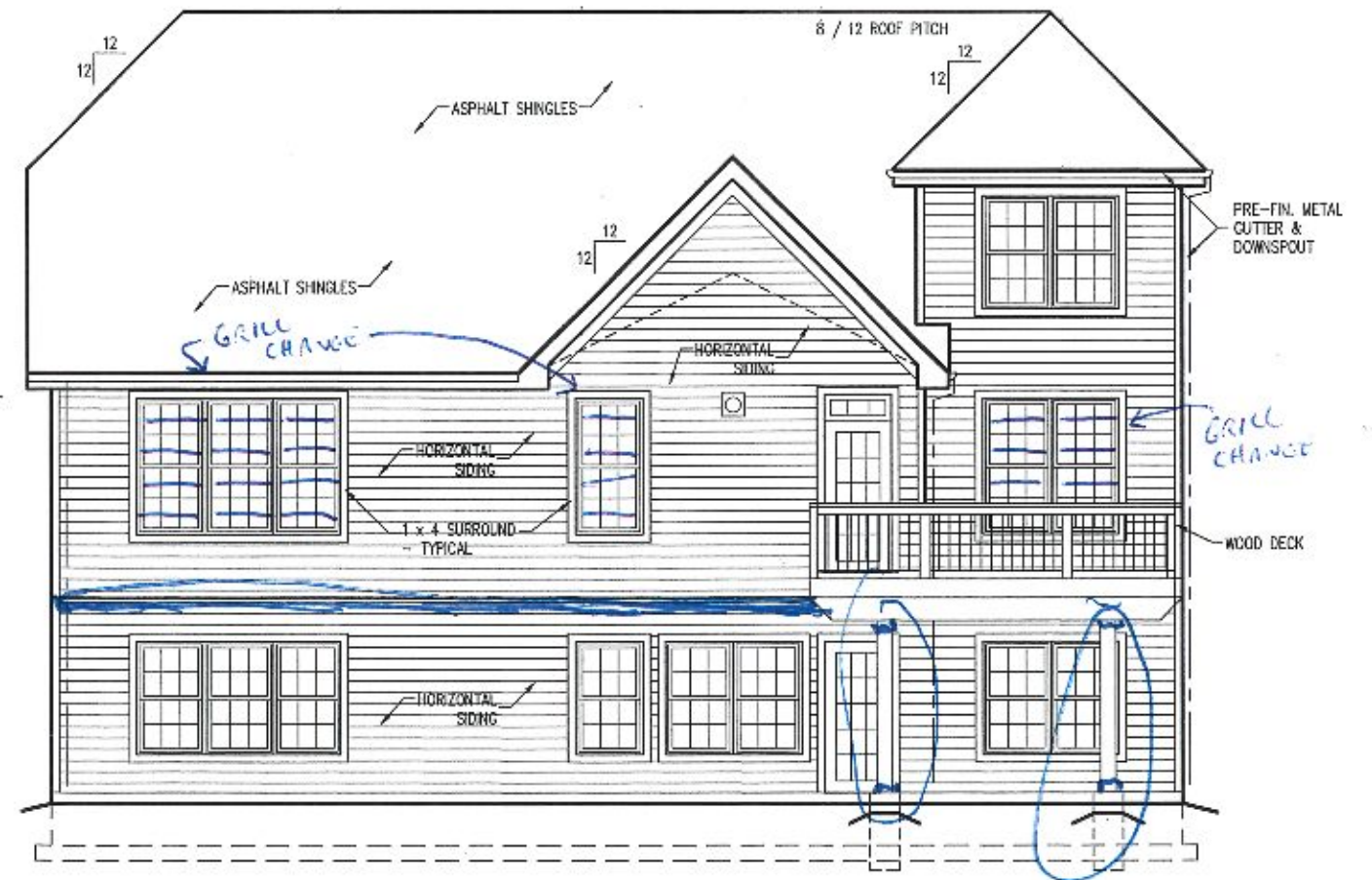


FRONT ELEVATION
1/8" = 1'-0" 9 / 10 / 18

PONCA TRAIL
KIRKWOOD, MISSOURI



RIGHT SIDE ELEVATION
 $1/8" = 1'-0"$



REAR ELEVATION
 $1/8" = 1'-0"$ 9 / 10 / 18

PONCA TRAIL
 KIRKWOOD, MISSOURI





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 128 E Jewel Avenue, Kirkwood, MO 63122

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

3. Name of Applicant Ian and Amanda Banks

Mailing Address 139 E Clinton Place

City/State Kirkwood, MO Zip Code 63122

Office Phone (314) 303 4835 Cell Phone () SAME

Home Phone () SAME E-Mail banksian2@gmail.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
- 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 New energy efficient (geothermal) home constructed of predominantly brick and accessory hardboard siding. The home will be a mix of Cape Cod Revival and Cottage and will be 1.5 story.

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 Cement Hardieboard Siding

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

The home will be a sturdier, more efficient home than existing with new materials.

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 12/25/20

Please print name Ian Banks

COMMISSION ACTION Approved Approved with Conditions Disapproved

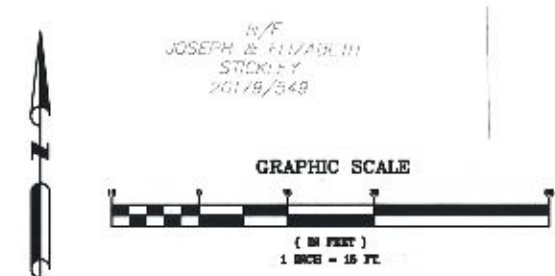
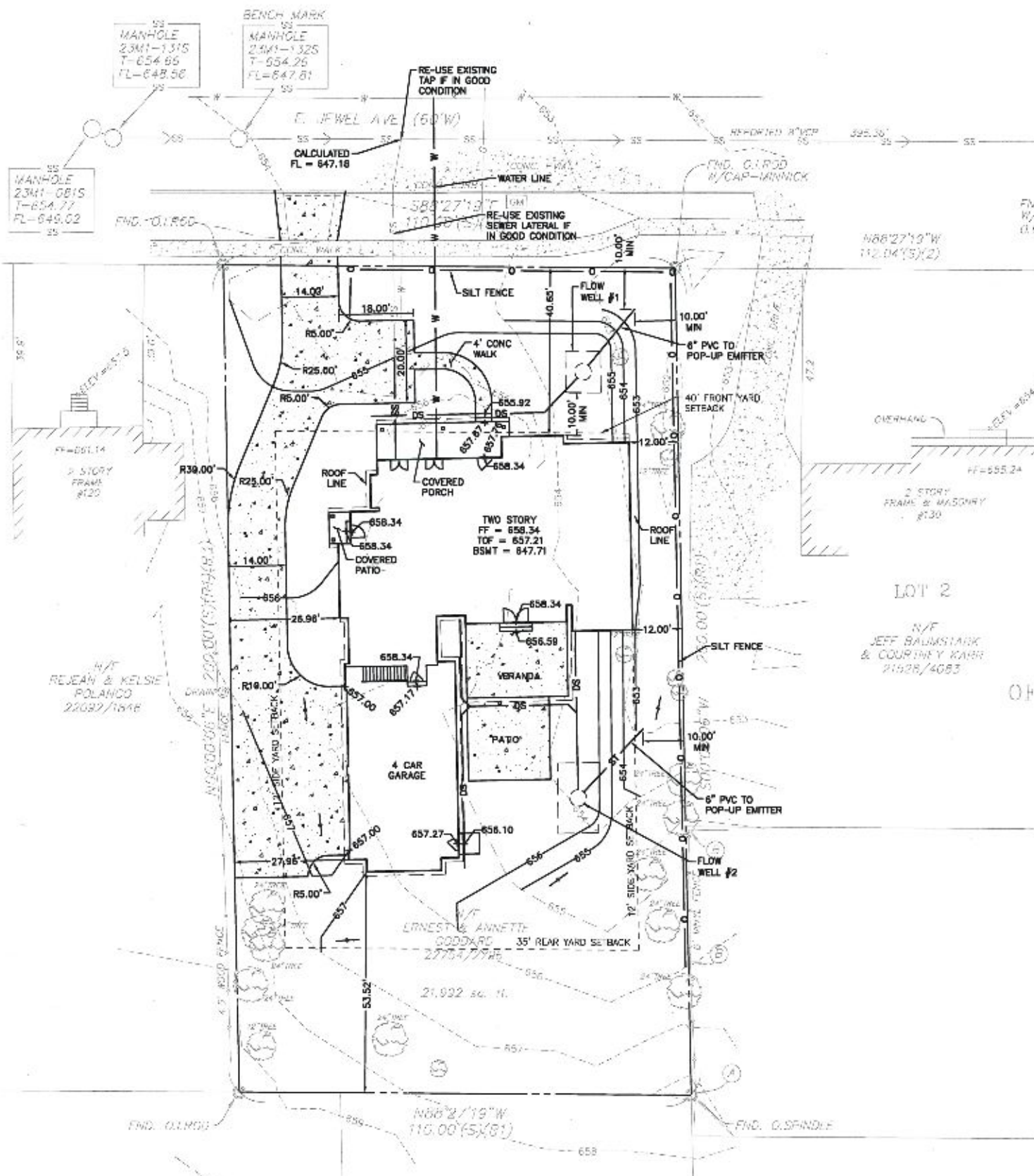
Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

RECEIVED
DEC 20 2020
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT





- 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.
 - ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATION, 2009.
 - MAINTENANCE OF ALL SEWERS DESIGNED AS "PUBLIC" SHALL BECOME THE RESPONSIBILITY OF MSD UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
 - NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
 - ALL TREES TO BE KEPT UNLESS NOTATED WITH "TO BE REMOVED" (TBR).
 - SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR MACHINE TAP, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL.
 - WATER SERVICE:
 - THE CONTRACTOR'S PLUMBER WILL INSTALL THE SERVICE LINE FROM THE FOUNDATION OF THE BUILDING TO (4) FT FROM THE PROPOSED METER BOX LOCATION.
 - THE COPPER SERVICE WILL BE INSTALLED UP TO GROUND LEVEL AND TERMINATED. METER BOX TO BE INSTALLED BY MOHW WITHIN (5) FT OF THE PROPERTY LINE ON THE MAIN OR BUILDING SIDE OF THE PROPERTY LINE.
 - THE CUSTOMER'S REPRESENTATIVE WILL PURCHASE THE TAP FROM MOHW AT LEAST TWO (2) WEEKS IN ADVANCE OF NEEDING THE CONNECTION TO ALLOW FOR SCHEDULING.
 - THE CUSTOMER'S PORTION OF THE SERVICE LINE MUST BE INSTALLED PRIOR TO PURCHASING THE TAP FROM MOHW.
 - AT THE TIME OF PURCHASE, PROVIDE THE FOLLOWING:
 - TAP FEE INCLUDES THE TAP TO THE WATER MAIN, SERVICE LINE INSTALLATION FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, METER BOX, AND THE METER SETTER.
 - COPY OF THE PLUMBING PERMIT.
 - DNR FORM 1
 - ONCE MOHW RECEIVES THE ABOVE DOCUMENTS AND FEES THE CUSTOMER'S ACCOUNT WILL BE SET UP AND THE TAP CONNECTION AND INSTALLATION WILL BE SCHEDULED.
 - MOHW WILL BE RESPONSIBLE TO EXCAVATE THE OSHA SAFE EXCAVATION FOR THE SERVICE CONNECTION, THE SERVICE CONNECTION, THE INSTALLATION OF THE SERVICE LINE FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, THE METER BOX, METER SETTER AND METER.
 - THE CONTRACTOR WILL ENSURE THE PROPERTY LINE IS CLEARLY IDENTIFIED, AND MUST REMAIN SO, DURING INSTALLATION OF THE SERVICE AND METER BOX.
 - THE METER WILL BE SET AT THE TIME OF THE MAIN BEING TAPPED FOR THE CONNECTION FOR 2" AND 1" METERS. 1-1/2" AND 2" METERS WILL BE INSTALLED WITHIN APPROXIMATELY A WEEK OF THE TAP CONNECTION.
 - THE INSTALLATION WILL INCLUDE CONNECTING TO THE CUSTOMER'S PREVIOUSLY INSTALLED COPPER SERVICE LINE THAT WAS TERMINATED AT GROUND LEVEL.
 - NEW GAS SERVICE SHALL BE DETERMINED BY GOVERNING GAS COMPANY. GAS COMPANY SHALL DESIGN AND CONSTRUCT NEW GAS METER AND NEW GAS PIPING FROM THE BUILDING IN APPROXIMATE LOCATION SHOWN TO THE EXISTING GAS MAIN. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY TO SCHEDULE NEW CONSTRUCTION WORK.
 - STORM SEWER SERVICE: DOWNSPOUTS COLLECTING 3600 SQ FT OF ROOF AREA SHALL BE PIPED TO A PROPOSED NDS FLO-WELL DRY WELL SYSTEM. REMAINING DOWNSPOUTS SHALL SPLASH TO GRADE.
 - GUTTER GUARDS SHALL BE INSTALLED ON ALL GUTTERS.



MB Engineering, Inc.
14801 Ramington Road
Merion, N. 62859
(314) 369-3040

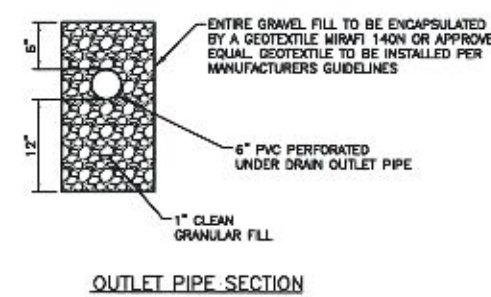
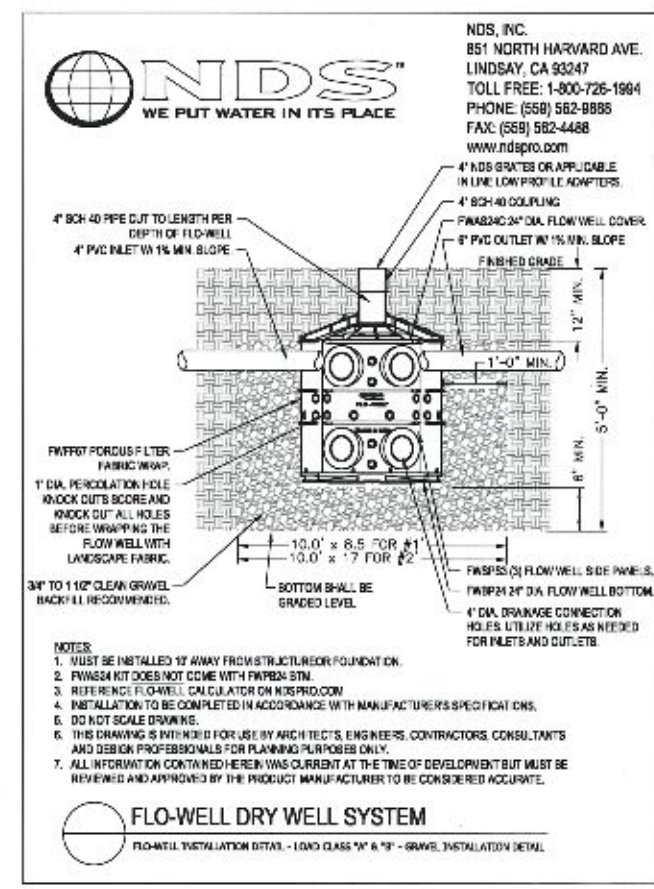
STATE OF MISSOURI
MICHAEL A. BLESCHKE
NUMBER 200016714
PROFESSIONAL ENGINEER
12/13/20

Robert A. Hannon, P.E., PE Engineering
Number: 000000000
An Engineering Firm, Licensed Publicly by
12/29/2012

The Professional Engineer's seal is not to be used until it is the correct height for the project or until the expiration of the professional license. The seal is not to be used for any other purpose. The seal is not to be used for any other purpose. The seal is not to be used for any other purpose.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	12-11-20	FOR REVIEW
2	12-13-20	OWNER COMMENTS
3	12-18-20	ARCHITECT COMMENTS



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

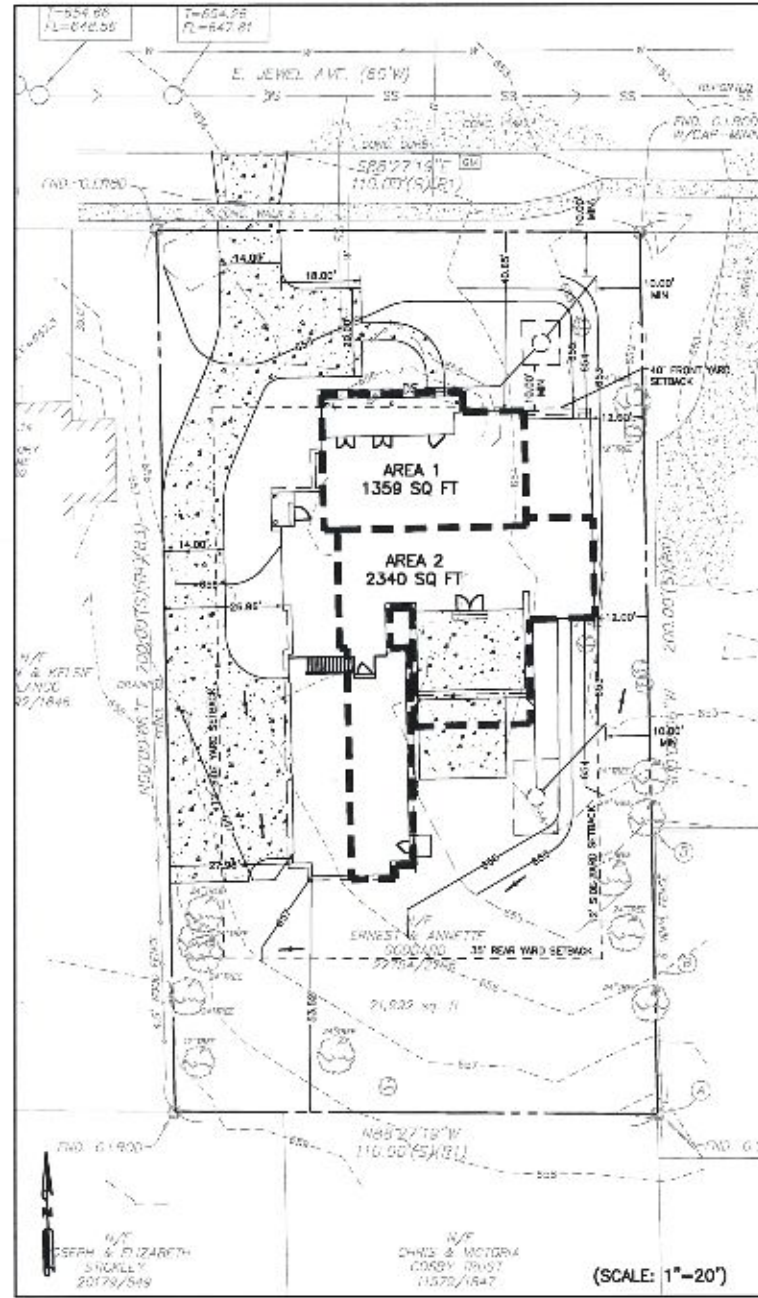
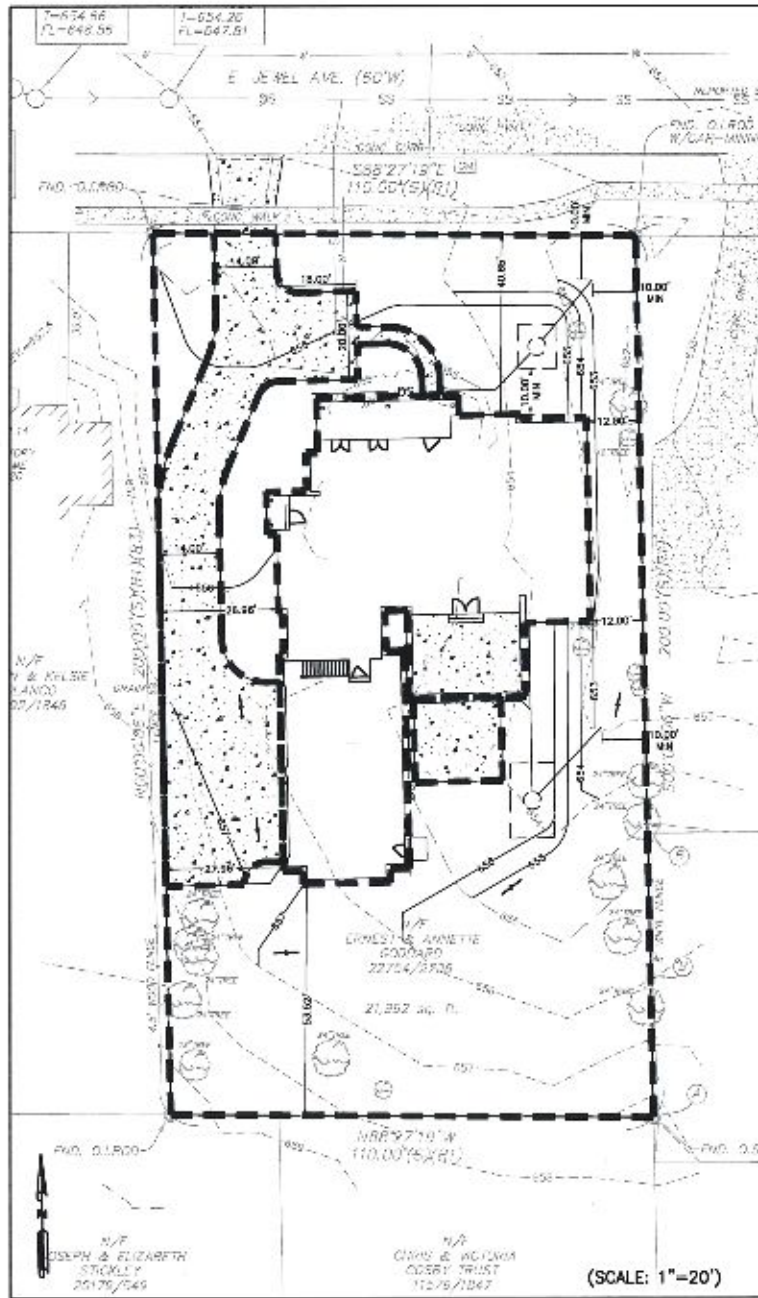
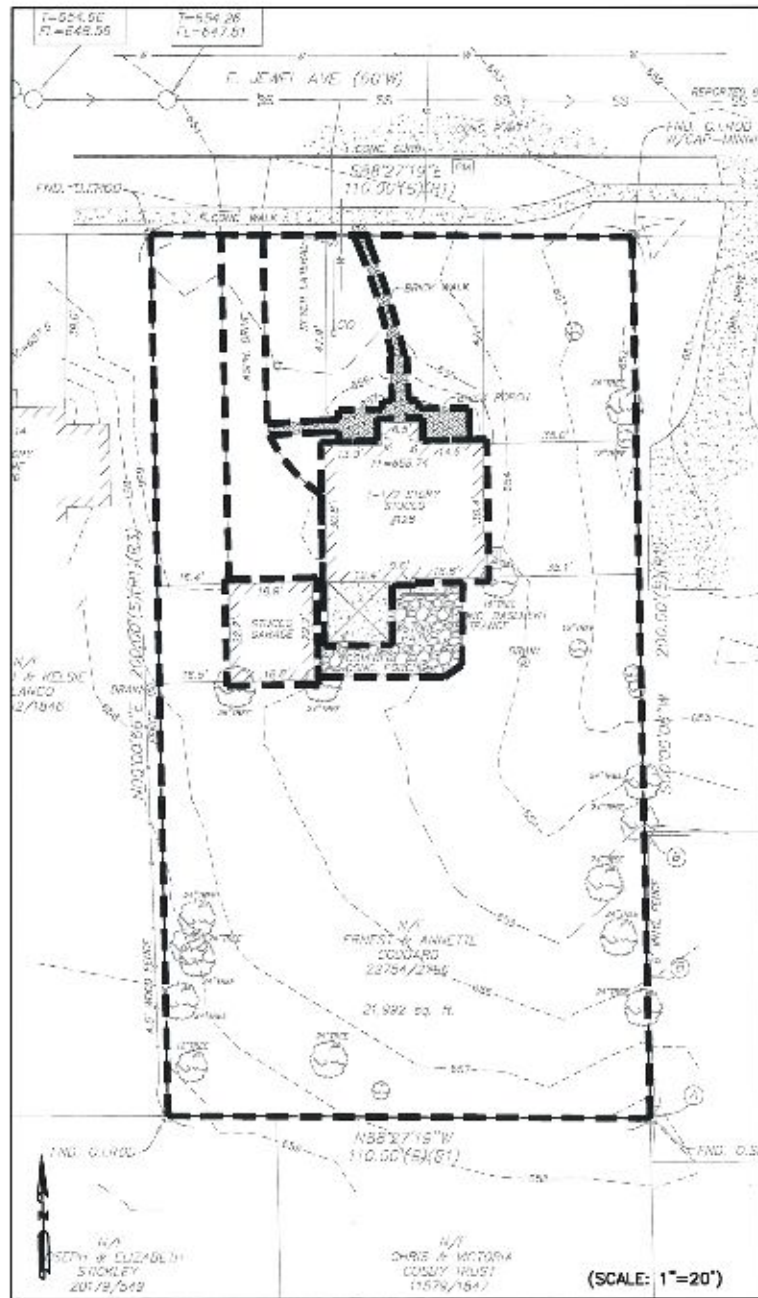
128 E Jewel Ave
Kirkwood, MO 63122

DATE: 12-11-20
DRAFTED BY: MB
APPROVED BY: KB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

PROJECT NO: 20-433



EXISTING AREA					
	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	2013.58	9.16%	0.046	4.20	0.194
GRAVEL	0.00	0.00%	0.000	2.50	0.000
PAVEMENT	1848.84	8.41%	0.042	3.54	0.150
LAWN	18,128.82	82.44%	0.416	1.70	0.708
TOTALS	21992.02	100.00%	0.505		1.052

PROPOSED AREA					
	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	5417.11	24.63%	0.124	4.20	0.522
GRAVEL	0.00	0.00%	0.000	2.50	0.000
PAVEMENT	3546.08	16.12%	0.081	3.54	0.288
LAWN	13,028.83	59.24%	0.299	1.70	0.508
TOTALS	21,992.02	100.00%	0.505		1.319

PROPOSED IMPERVIOUS = 8,963.19 = 40.8%
 MAX ALLOWED = 5,498.00 = 25%
 8,963.19 - 5,498.00 = 3,465.19 MUST BE TREATED

ADD 10% DUE TO NO INFILTRATION TEST = 3,465.19 + 346.52 = 3,811.71
 4,047 SQ FT ROOF AREA WILL BE COLLECTED

AREA #1 = 1359 SQ FEET AND WILL TIE INTO FLOW WELL #1
 1359/43,560 * 3.54 * 20 * 60 = 132.53 CF OF WATER TO BE TREATED BY FLOW WELL #1
 ASSUMING 40% POROSITY = 331.33 CF OF ROCK IS REQUIRED
 USING A 4 FOOT ROCK DEPTH = 82.83 SQ. FT.
 8.5 X 10 FOR FLOW WELL #1

AREA #2 = 2688 SQ FEET AND WILL TIE INTO FLOW WELL #2
 2688/43,560 * 3.54 * 20 * 60 = 262.14 CF OF WATER TO BE TREATED BY FLOW WELL #2
 ASSUMING 40% POROSITY = 655.35 CF OF ROCK IS REQUIRED
 USING A 4 FOOT ROCK DEPTH = 163.84 SQ. FT.
 17 X 10 FOR FLOW WELL #2



Michael A. Buecher, P.E., Civil Engineer
 License No. 12-0018714
 State of Missouri
 12/28/20

PROJECT REVISION:		
NO.	DATE	DESCRIPTION
1	12-11-20	FOR REVIEW
2	12-13-20	OWNER COMMENTS
3	12-18-20	ARCHITECT COMMENTS

128 E Jewel Ave
 Kirkwood, MO 63122

DATE: 12-11-20
 DRAFTED BY: MB
 APPRVD. BY: KB

SHEET TITLE:
 DRAINAGE AREA MAP

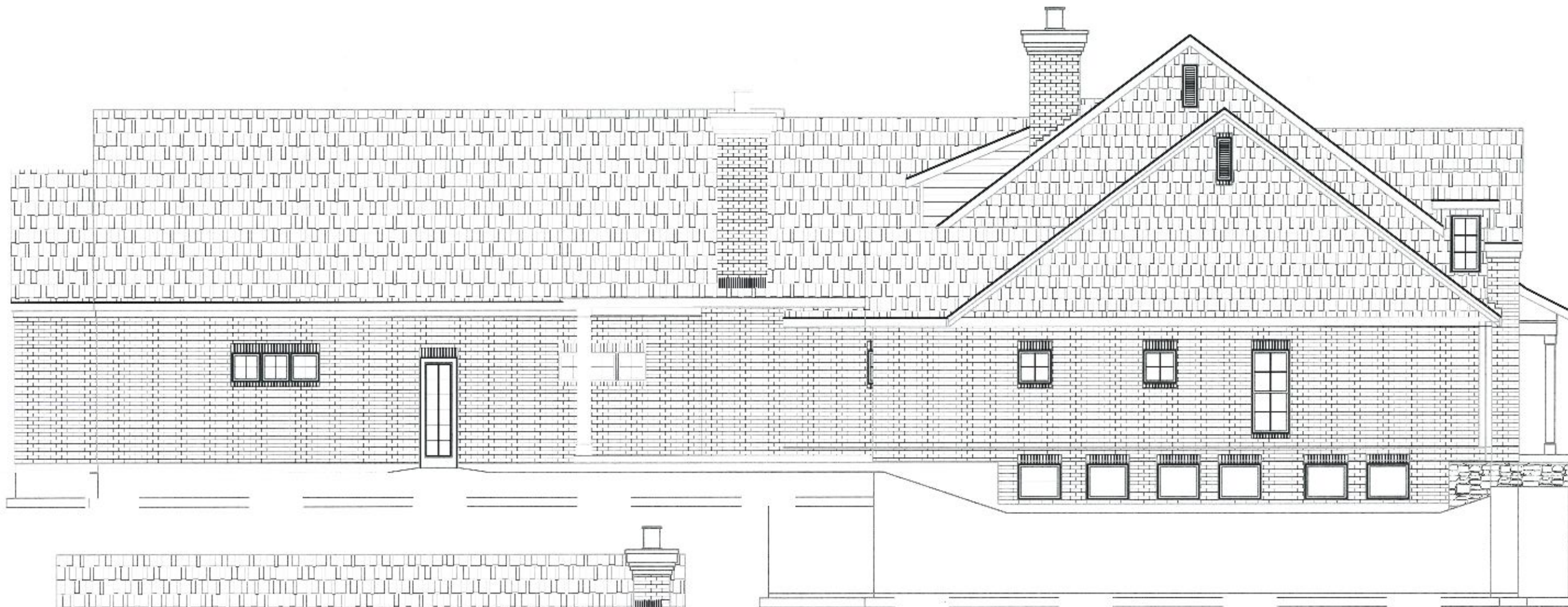
SHEET NUMBER:
C2



WEST (RIGHT) ELEVATION



NORTH (FRONT) ELEVATION

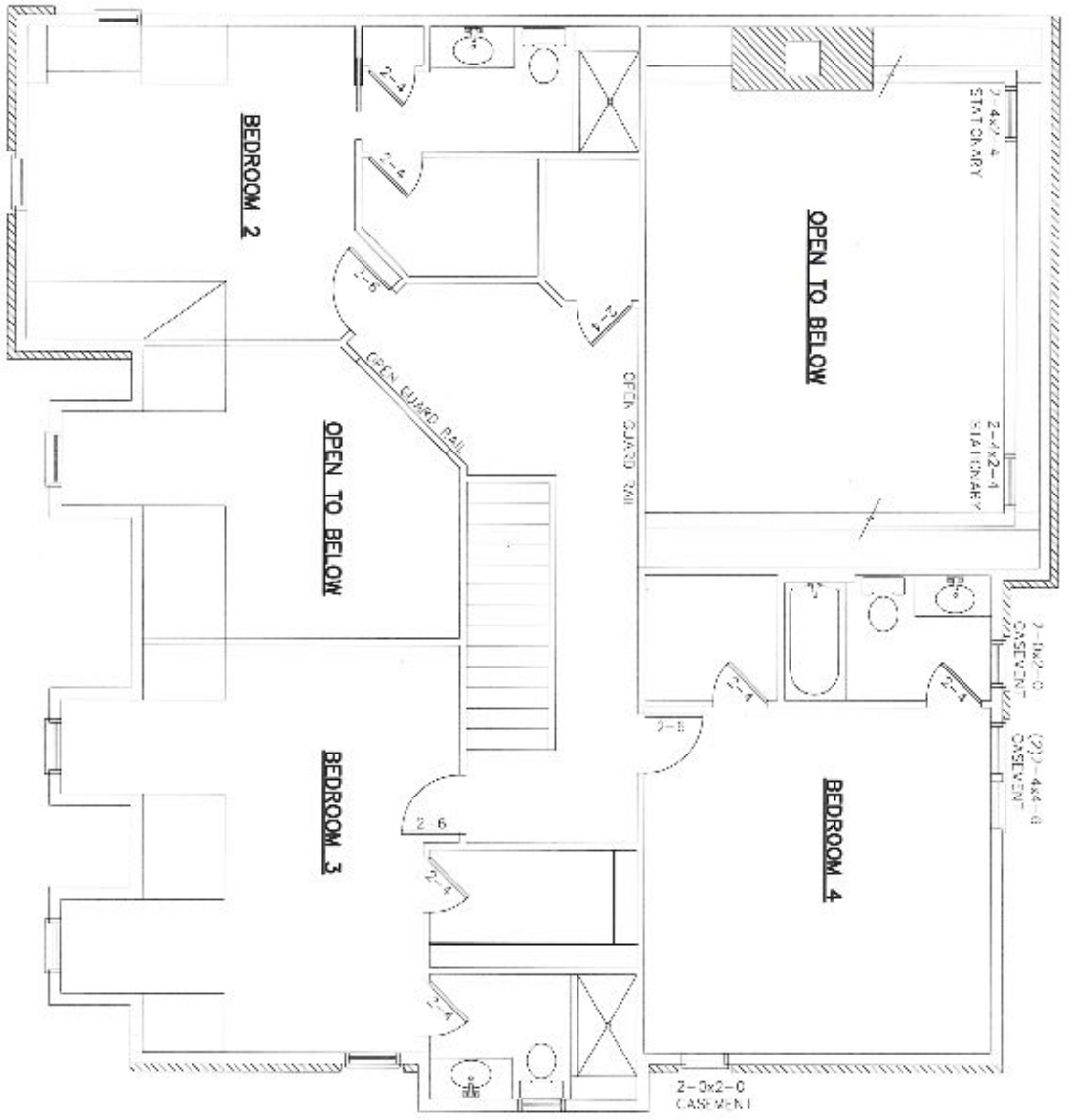


EAST (LEFT) ELEVATION



SOUTH (REAR) ELEVATION







Install and maintain tree protection fence as indicated on preservation plan for all trees marked save.

Silt protection shall be installed in a trenchless manner within the critical root zone of any tree to be

SAVED. (I.E woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended application of tree protection fencing prepared by me or under my supervision. All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

A handwritten signature in blue ink that reads "Craig R. Murphy".

Craig R. Murphy
I.S.A Certified Arborist
IL-9645A



TREE STUDY
SITE PLAN REVIEW
5-8-20

PROPERTY LOCATION: 128 E. JEWEL

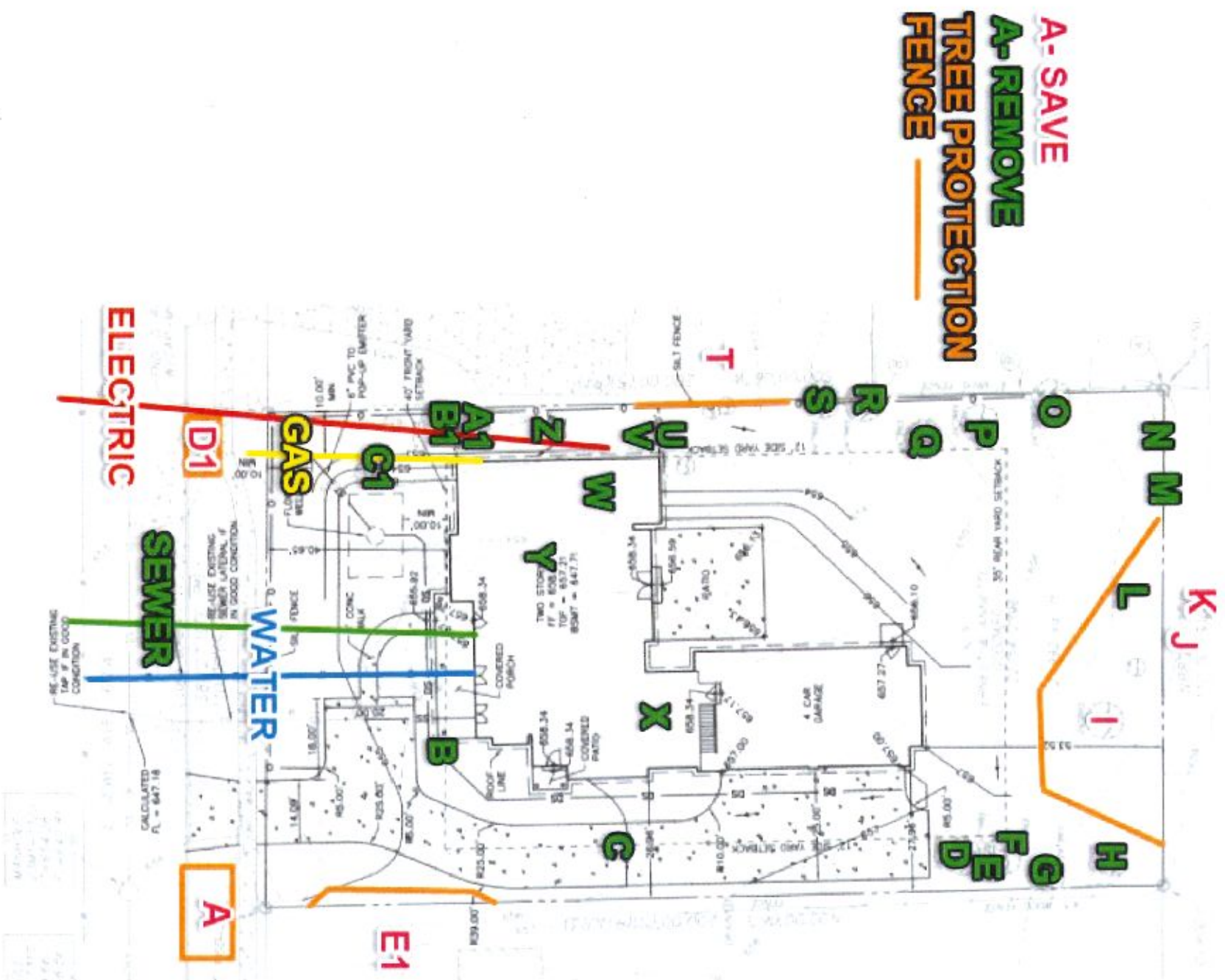
#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	pin oak	26"	SAVE	CITY	deadwood, girdling roots	\$5090	62	----
B	kousa dogwood	8"	REMOVE		multi-stem, sucker growth FOUNDATION	\$470	65	113
C	shingle oak	32"	REMOVE		ivy, deadwood, some galls DRIVEWAY	\$4735	48	1810
D	post oak	20"	REMOVE		minor deadwood, bifurcated at 20' DRIVEWAY	\$2595	66	707
E	shingle oak	19"	REMOVE		shares root system with tree F, girdling root DRIVEWAY	\$2125	65	637
F	American elm	23"	REMOVE		irregular trunk flare, lean, crooked DRIVEWAY	\$1660	62	935
G	shingle oak	17"	REMOVE		hole at base of trunk, deadwood HOMEOWNER'S PREFERENCE	\$1620	57	511
H	American elm	10"	REMOVE		included bark at union 10', irregularly shaped trunk HOMEOWNER'S PREFERENCE	\$305	60	177
I	shingle oak	18"	SAVE		small girdling root, strong central leader	\$2290	72	573
J	hackberry	8"	SAVE	YES	irregular trunk flare, girdling roots	\$365	58	----
K	red mulberry	16"	SAVE	YES	co-dominant, hole with decay at union of leaders, lean	\$310	44	----
L	catalpa	12"	REMOVE		phototropic HOMEOWNER'S PREFERENCE	\$490	62	132
M	hackberry	8"	REMOVE	SHARED	crooked trunk, heavy dieback HOMEOWNER'S PREFERENCE	\$265	42	55
N	hackberry	8"	REMOVE	SHARED	vines HOMEOWNER'S PREFERENCE	\$330	53	55

O	box elder	14"	REMOVE		large vertical wound on trunk, crooked	EQUIPMENT ACCESS	\$345	51	326
P	American elm	18"	REMOVE		abnormal root collar, vines	EQUIPMENT ACCESS	\$850	52	573
Q	red mulberry	2x10"	REMOVE		multi-trunk, sucker growth, vertical wound on trunk	EQUIPMENT ACCESS	\$225	50	354
R	hackberry	20"	REMOVE	SHARED	ivy, bifurcated at 30'	EQUIPMENT ACCESS	\$2630	67	642
S	shingle oak	18"	REMOVE	SHARED	ivy	EQUIPMENT ACCESS	\$2100	66	420
T	sugar maple	10"	SAVE	YES	crooked top		\$805	72	----
U	hackberry	8"	REMOVE		wound on scaffold branch	FOUNDATION	\$390	62	113
V	hackberry	10"	REMOVE		wound on scaffold branch	FOUNDATION	\$595	60	177
W	sugar maple	10"	REMOVE		slight lean	FOUNDATION	\$785	70	177
X	red oak	20"	REMOVE		one-sided	FOUNDATION	\$2255	61	707
Y	red oak	14"	REMOVE		wound on root collar	FOUNDATION	\$1200	66	346
Z	river birch	3x8"	REMOVE		multi-stem	FOUNDATION	\$1005	68	222

A1	white ash	10"	REMOVE		surface/ girdling roots	FOUNDATION	\$375	54	107
B1	hackberry	20"	REMOVE		ivy, co-dominant, major dieback, sucker growth	FOUNDATION	\$1295	33	354
C1	red mulberry	8"	REMOVE		discoloration of trunk, deadwood	STORMWATER RETENTION PIT	\$75	42	113
D1	bur oak	8"	SAVE	CITY			\$505	73	----
E1	red maple	27"	SAVE	YES	co-dominant at 6', included bark		\$3915	60	----
1	bur oak	2.5"	INSTALL						3848
2	pecan	2.5"	INSTALL						2376
3	sugar maple	2.5"	INSTALL						1256

Canopy coverage has been adjusted to reflect shared and overlapping crowns

Lot size	22,000 Sq ft @ 35% = 7,700 Sq ft
Current Canopy	10,336 Sq ft 47% Lot Coverage
Canopy Removed	9,763 Sq ft 94% Current Canopy Removed
Post Demo Canopy	573 Sq ft 2% Lot Coverage Remaining
Added Canopy	7,480 Sq ft
Proposed Final Canopy	8,053 Sq ft 36% Final Coverage

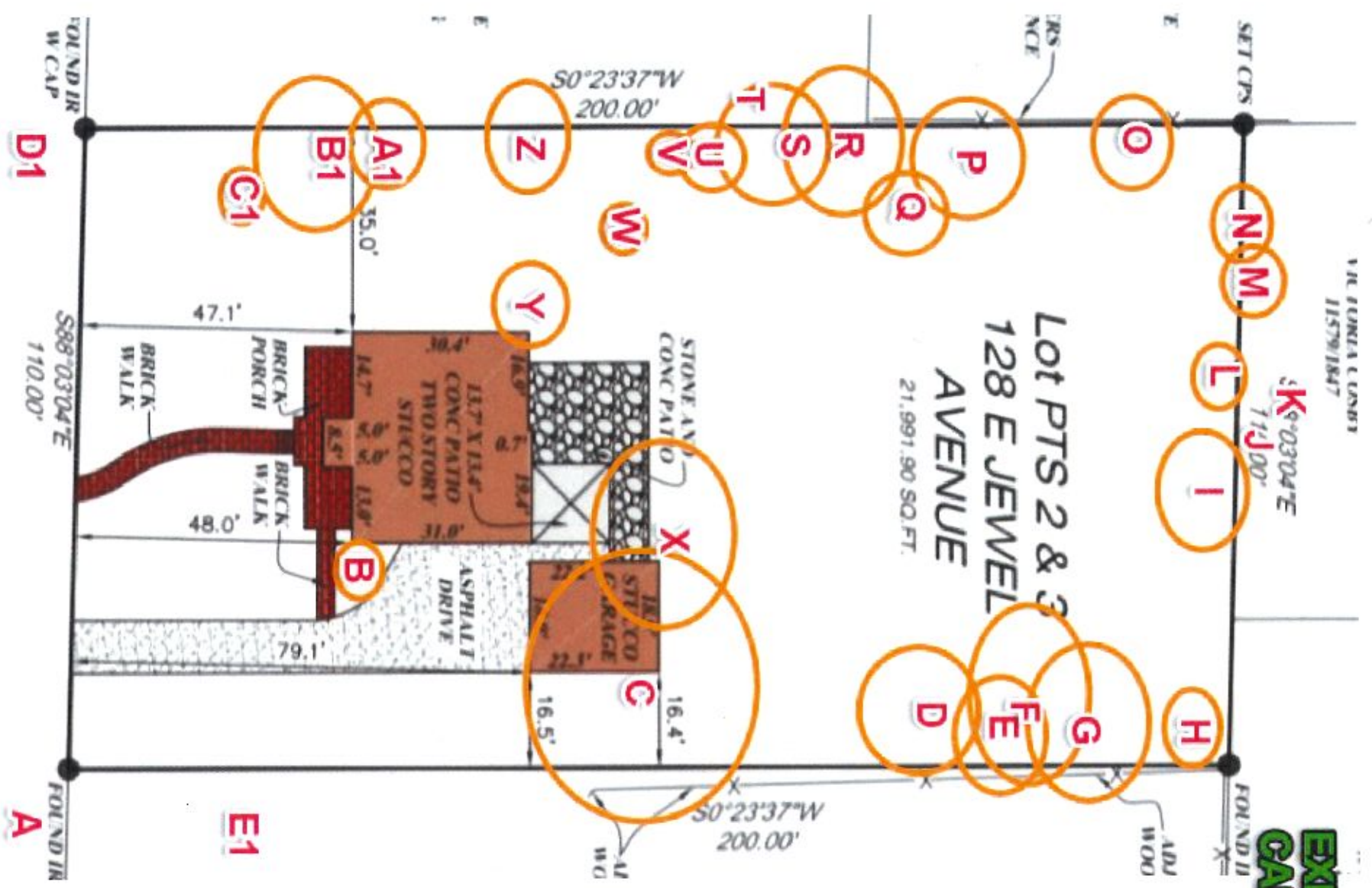


VIC FLORIDA CORP
11579/1847

K-0304-E
114.00'

EXISTING
CANOPY

Lot PTS 2 & 3
128 E JEWEL
AVENUE
21,991.90 SQ. FT.

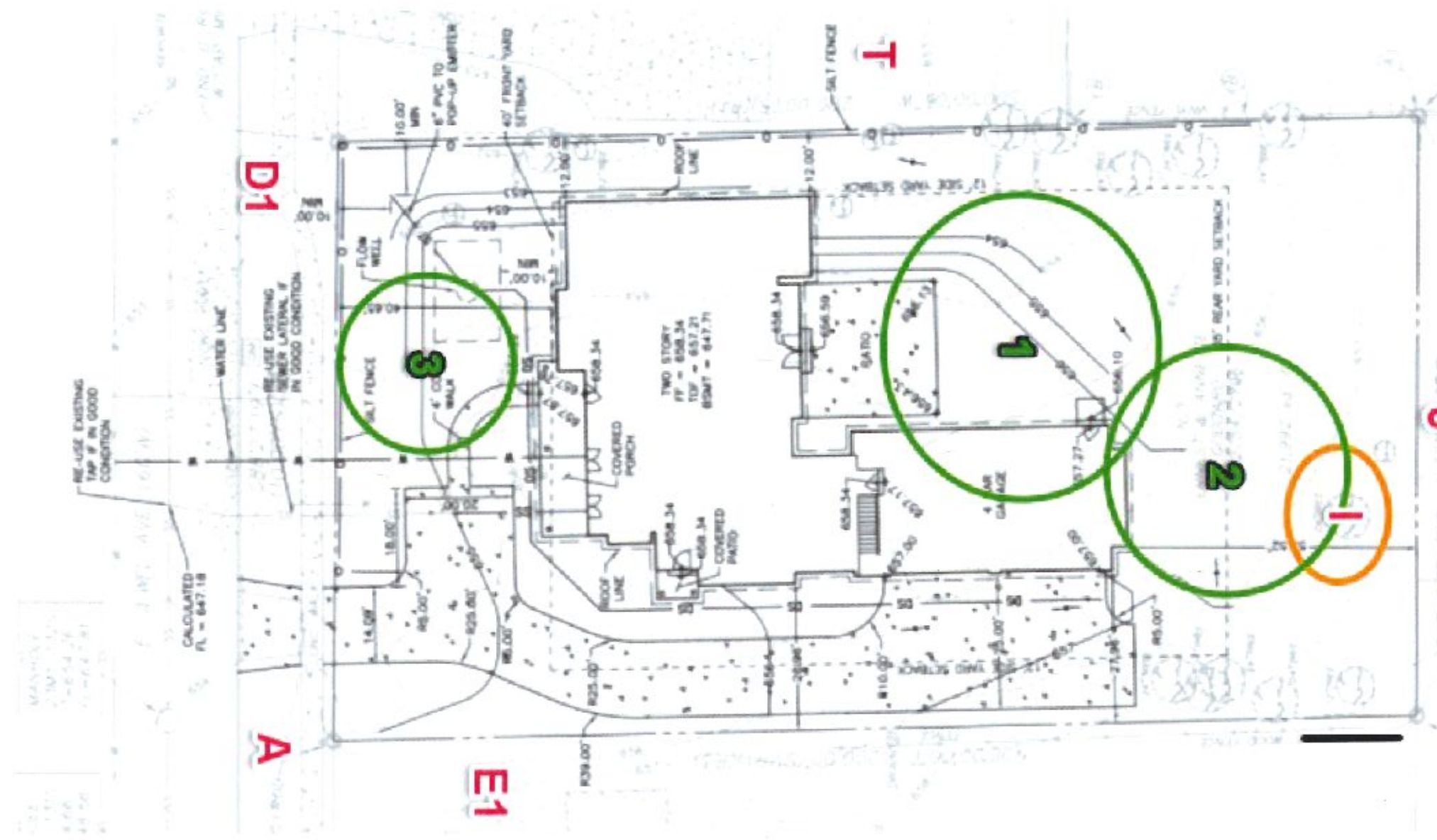


COMMENTS ON
SHOWING
TON AND

EAST JEWEL AVENUE

PROPOSED CANOPY

K J



NO.	DESCRIPTION	DATE
1	PLAN	11-11-11
2	REVISED	11-11-11
3	REVISED	11-11-11
4	REVISED	11-11-11
5	REVISED	11-11-11

CALCULATED FL = 847.18

RE-USE EXISTING TAP # IN GOOD CONDITION

RE-USE EXISTING SEWER LATERAL # IN GOOD CONDITION

WATER LINE

D1

A

E1

T

3

1

2

1

TWO STORY
FF = 828.34
1ST F = 857.21
BSMT = 847.71

COVERED PORCH

COVERED PATIO

4 CAR GARAGE

SALT FENCE

4" CL. WALK

FLOW WELL

10.00' MIN

47' FRONT YARD SETBACK

12' REAR YARD SETBACK

12' SIDE YARD SETBACK

12' SIDE YARD SETBACK

12' SIDE YARD SETBACK

12' SIDE YARD SETBACK

12' SIDE YARD SETBACK

12' SIDE YARD SETBACK

To whom it may concern:

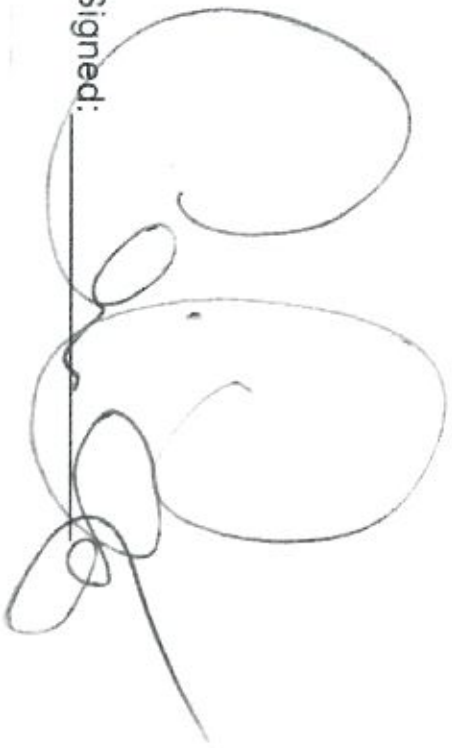
I, Jeffrey Burns ^{Truck} located at 130 E. Grand 63122, MO,
grant permission to Frontenac Forestry to remove shared/neighborhood trees:
R. 20" hackberry
S. 18" shingle oak

Signed: 

Date: 12/20/21

To whom it may concern:

I, Chris Cosh, located at 123 E. Marmod, Kinkaid, MO
grant permission to Frontenac Forestry to remove shared/neighboring trees:
M. 8" hackberry
N. 8" hackberry

Signed: 

Date: 12-20-2020



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**

740 N. TAYLOR

2. **Property Status**

- Local Landmark Designation
- National Register of Historic Places
- Within a Historic District

3. **Name of Applicant**

JASON LEHMANN - JEFF DAY & ASS. ARCHITECTS.

Mailing Address

14311 MANCHESTER RD.

City/State

ST. LOUIS, MO

Zip Code

63011

Office Phone

(314) 644-2725

Cell Phone

(636) 734-3834

Home Phone

()

E-Mail

jason@jodismythe.com

4. **Relationship of Applicant to Property**

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

5. **Existing Building Use**

N/A VACANT LOT

6. **Proposed Building Use**

SINGLE FAMILY RESIDENCE

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**

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 N/A Wood Frame Brick Stone Block

Stucco Other

12. Proposed Materials/Construction Wood Frame Brick Stone Block

Stucco 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 PAINTED BRICK AND FIBER CEMENT SIDING

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

Signature  Date 1-4-2021

Please print name JASON LEHMANN

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____



NEW SINGLE FAMILY RESIDENCE AT 740 N. TAYLOR AVE.

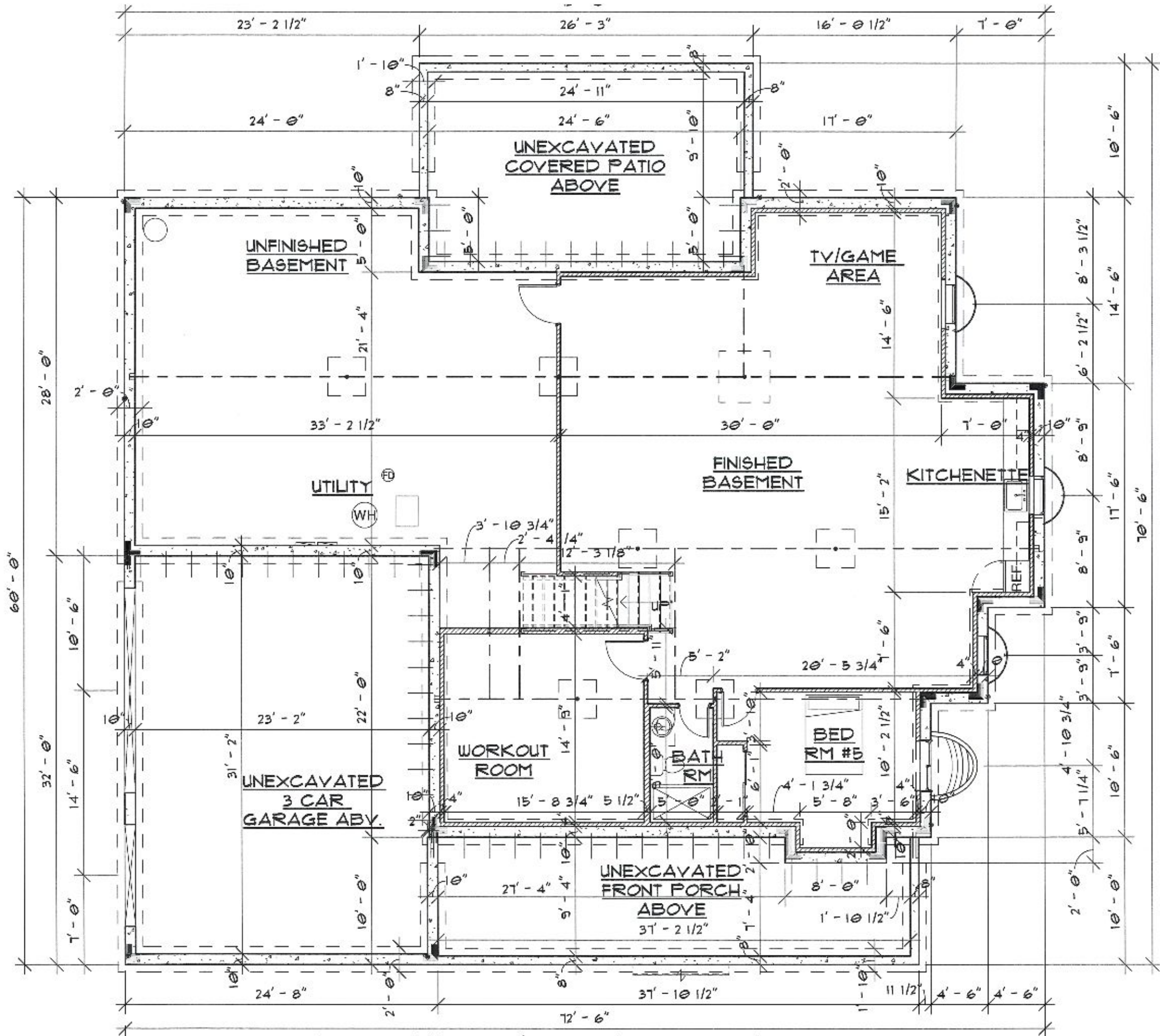


JDA11C20175
DATE: 01.04.2021

JEFF DAY
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Dd, Manchester, MO.
63011
314.644.2775
www.jeffdayllc.com
ASSOCIATES
ARCHITECTURE & PLANNING

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New Residence for:
740 N. Taylor Ave.
Kirkwood, MO 63122



FOUNDATION / LOWER LVL PLAN

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

FINISHED & CO FT 1432

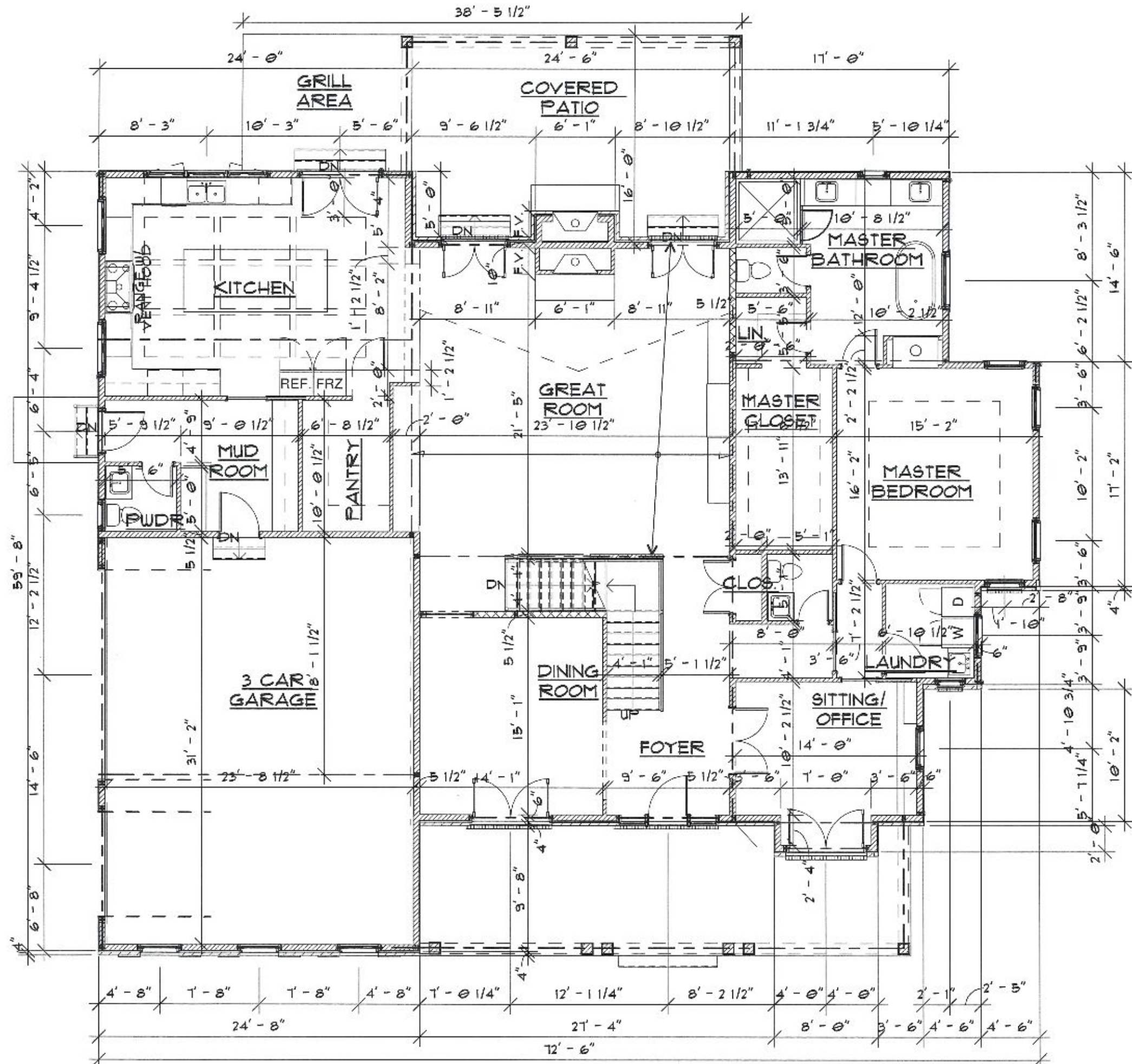


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New Residence for:
 740 N. Taylor Ave.
 Kirkwood, MO 63122

JDALLC20175
 DATE: 01.04.2021



FIRST FLR PLAN

DATE: 1/01/2021 07:40:00 PM

New Residence for:
740 N. Taylor Ave.
Kirkwood, MO 63122

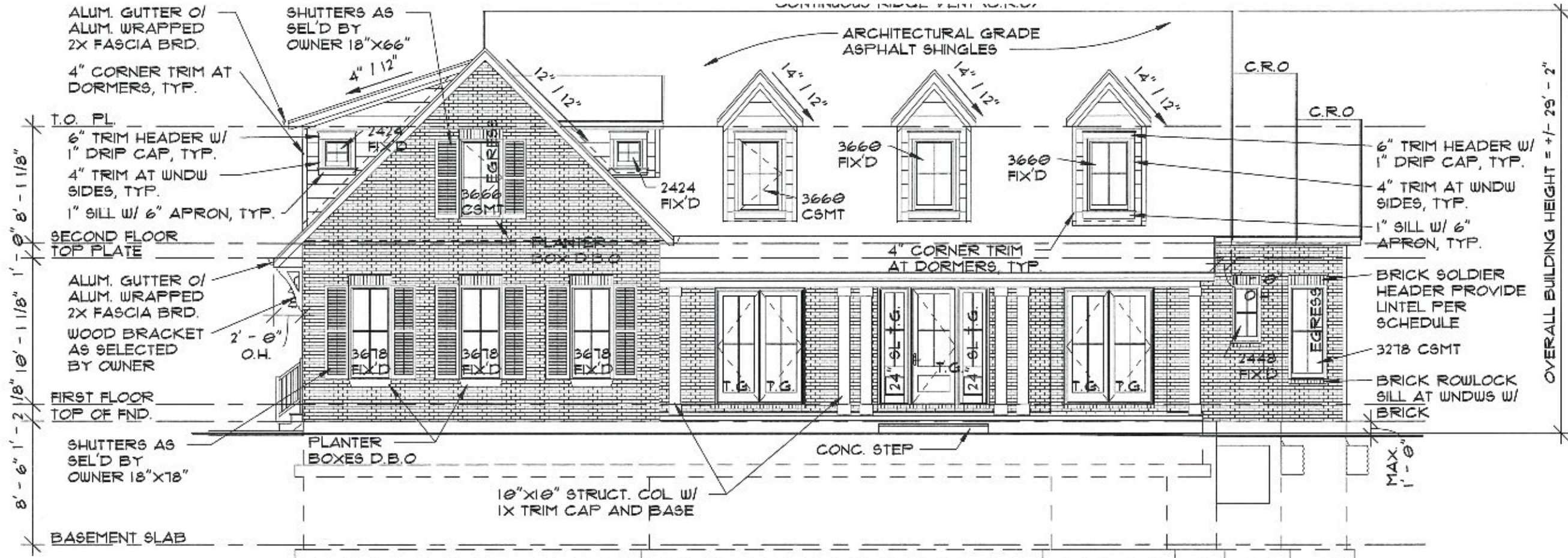
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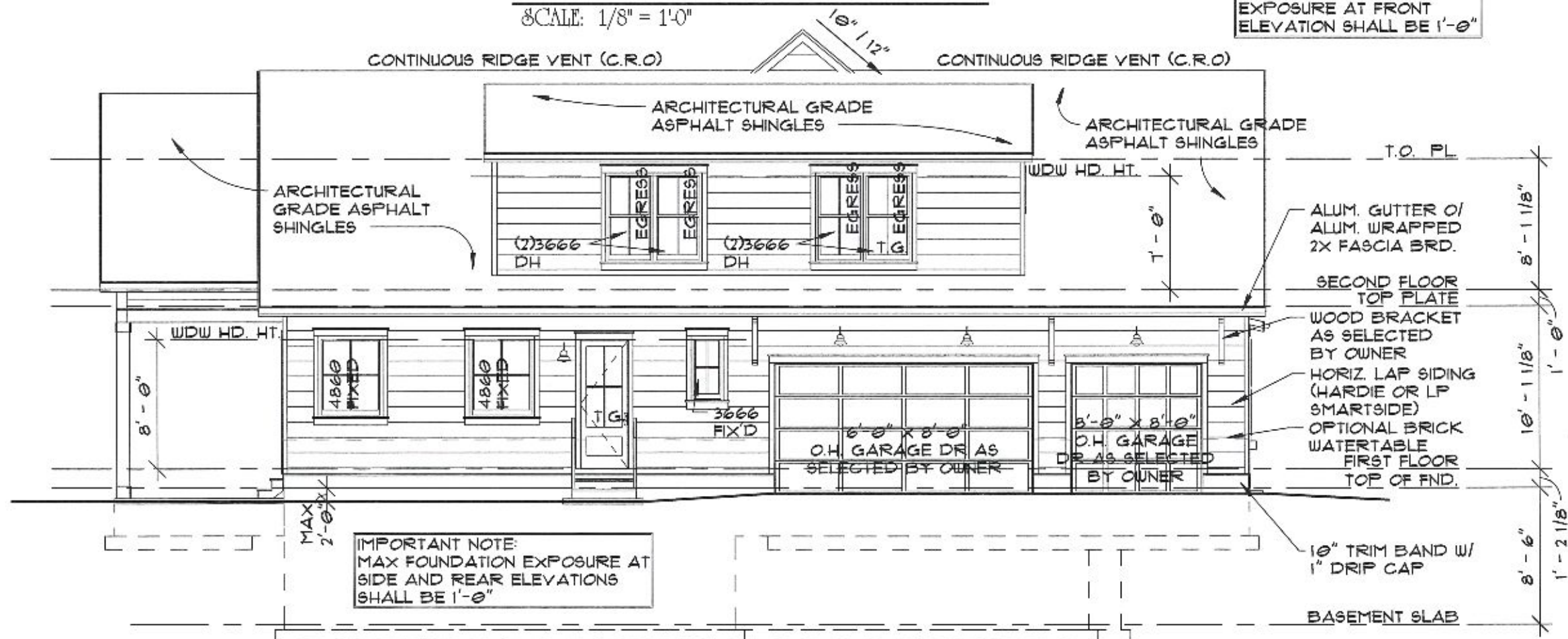
JDALLC20175
DATE: 01.04.2021



FRONT ELEVATION - ARB

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

IMPORTANT NOTE:
MAX FOUNDATION
EXPOSURE AT FRONT
ELEVATION SHALL BE 1'-0"



LEFT ELEVATION - ARB

IMPORTANT NOTE:
MAX FOUNDATION
EXPOSURE AT
SIDE AND REAR ELEVATIONS
SHALL BE 1'-0"

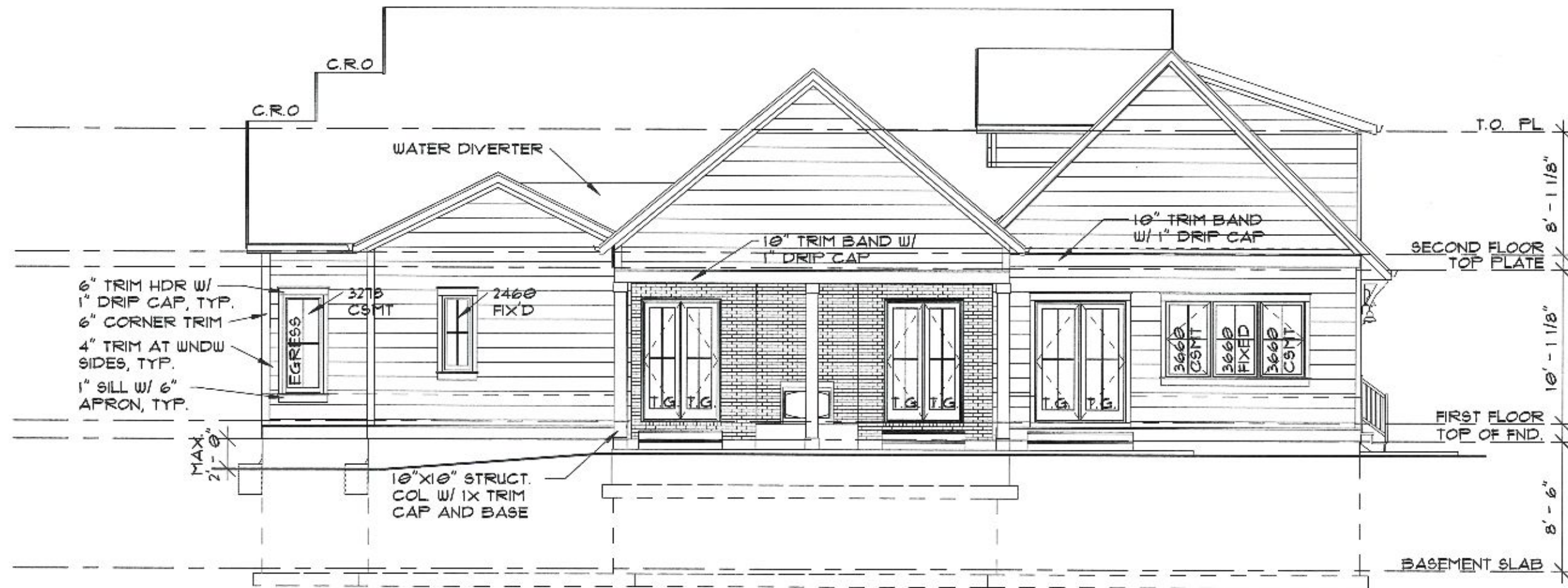
New Residence for:
740 N. Taylor Ave.
Kirkwood, MO 63122

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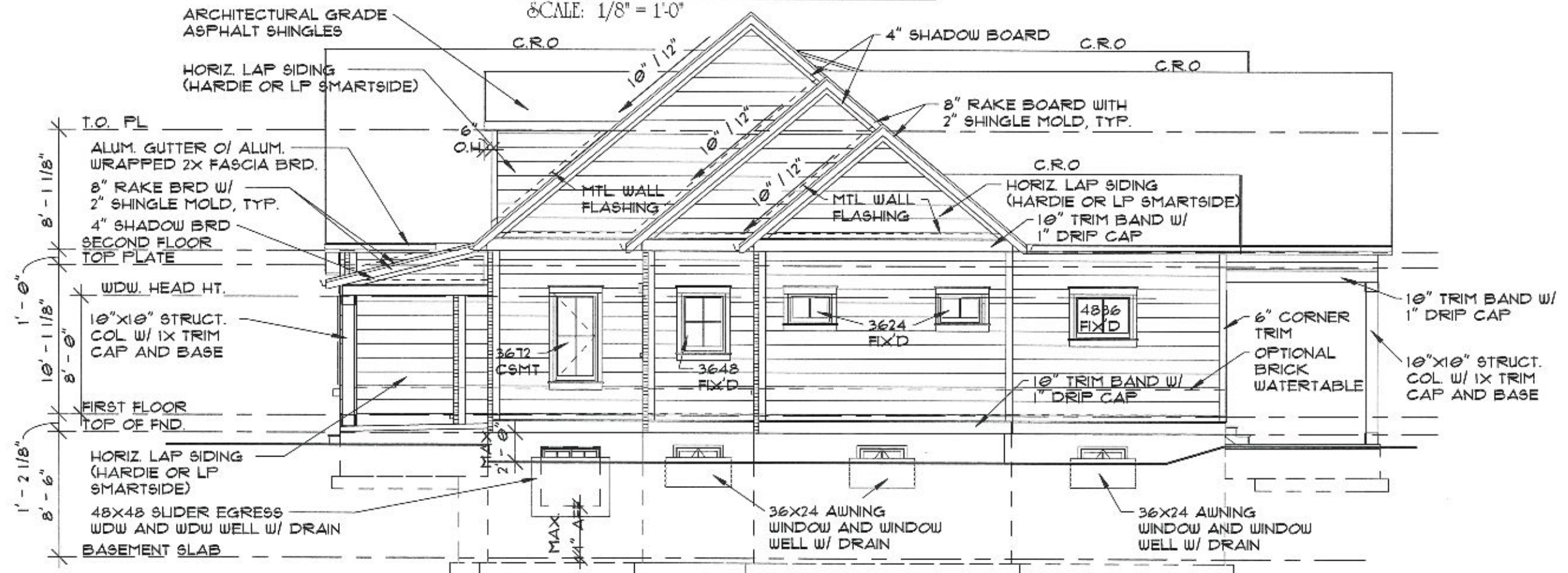
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REAR ELEVATION - ARB

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



RIGHT ELEVATION - ARB

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

New Residence for:
740 N. Taylor Ave.
Kirkwood, MO 63122

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806 N. TAYLOR AVE.

TAYLOR WOODS DR.



800 N. TAYLOR AVE.



760 N. TAYLOR AVE.



740 N. TAYLOR AVE.
(SUBJECT PROJECT)



18 TAYLOR WOODS DR.

TAYLOR WOODS DR.



17 TAYLOR WOODS DR.



720 N. TAYLOR AVE.

New Residence for:
740 N. Taylor Ave.
Kirkwood, MO 63122

N. TAYLOR AVE.



801 N. TAYLOR AVE.

SWAN AVE.



751 N. TAYLOR AVE.



745 N. TAYLOR AVE.



731 N. TAYLOR AVE.



747 N. TAYLOR AVE.



741 N. TAYLOR AVE.



725 N. TAYLOR AVE.

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DATE: 01.04.2021