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: November 11, 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 0963 or +1 669 900 6833 or +1 253 215 8782
Webinar ID: 917 1001 6479
International numbers available: https://zoom.us/u/acrek69VXa

SEE THE FOLLOWING PAGE FOR THE AGENDA
I. Approval of Minutes of October 14, 2020 and any additions or modifications to the current agenda.

II. Certificates of Appropriateness – Continued Business
   a. Case #15-2020, 12120 Old Big Bend Avenue (Landmark #50, Green Parrot Restaurant) – 2 small fence sections and new gate.

III. Certificates of Appropriateness – New Business
   a. Case #16-2020, 328 W. Argonne Dr. (West Argonne Historic District) – New detached garage
   b. Case #17-2020, 111 W. Argonne Dr. (Landmark #65, Coulter Feed Store Building) – Revisions to storefront and sign.

IV. New Business
   a. Citizens Comments/Seeking Advice to preserve their historic properties

V. Meeting Adjournment

Staff Liaison: Amy Lowry. Phone: 314-622-5815 Email: lowryaj@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 314-622-5802 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 314-622-5802.
Pursuant to notice of meeting duly given, the Landmarks Commission convened via a Zoom virtual meeting. Present: Chair Ryan Moilen, Commissioners Robert Rubright, Walter Smith, Jessica Worley and Staff Liaison Amy Lowry. The meeting was called to order at 7:10 p.m.

Chair Moilen 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 September 9, 2020 meeting minutes as submitted by Comr. Worley, seconded by Comr. Smith and unanimously approved. Motion to amend the agenda to add Case No. 15-2020 at 12120 Old Big Bend Avenue (which was submitted before the application deadline, but for which Ms. Lowry had to verify zoning issues) by Comr. Worley, seconded by Comr. Smith and unanimously approved.

II. Certificates of Appropriateness
   a. Case #12-2020 Amended, 212 N. Kirkwood Road (Landmark #91) – Sheila Miranda presented additional revisions to the building, including painting the brick grey and the trim alabaster, replacing windows, rebuilding the 2nd floor bay window, and replacing the glass block in the windows on the south façade. The Commission had previously approved window and door changes on the 1st floor and the “Whisker Station” signage. Comr. Rubright made a motion to approve the new windows, doorways, and other planned changes. Comr. Smith seconded the motion and it passed unanimously.
   b. Case #03-2018 Amended, 305 N. Harrison Avenue (Landmark #18, Swan Cottage) – Mark Gorris presented the revision to stone/siding juncture. Comr. Worley made a motion to approve the plans as submitted. Comr. Smith seconded the motion and it passed unanimously.
c. **Case #15-2020, 12120 Old Big Bend Avenue** (Landmark #50, Green Parrot Restaurant) – The applicant seeks to add 2 small fence sections and new gate to the front drive. The Commission had questions regarding the design and location of the fence. As the applicant was not available at the meeting, Comr. Worley made a motion to continue the application for clarification at the next meeting. Comr. Smith seconded the motion and it passed unanimously.

**III. New Business**

a. Citizens Comments/Seeking Advice to preserve their historic properties – none.

**IV. Meeting Adjournment** – Motion to adjourn at 8:00 p.m. made by Comr. Smith, seconded by Comr. Rubright 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 7:00 p.m. in City Hall.

1. Property Address 12120 Old Big Bend Rd, Green Parrot

2. Property Status
   - X Local Landmark Designation #50
   - ☐ National Register of Historic Places
   - ☐ Within a Historic District

3. Name of Applicant Jim Bischoff
   Mailing Address 200 S. Elam
   City/State Valley Park, MO Zip Code 63088
   Office Phone (314) 961-3328 Cell Phone 314-626-1111
   Home Phone ( ) E-Mail jbischoff@kirkwoodfence.com

4. Relationship of Applicant to Property Contractor for Gate installation
   - Owner ☐ Contractor
   - ☐ Architect ☐ Attorney
   - Other – Please specify

5. Existing Building Use residence

6. Proposed Building Use residence

7. Proposed Change to ☐ Primary Structure ☐ Accessory Structure X Landscape Element

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

9. Description of Proposed Improvements Adding two small sections of fence and a double leaf gate

   Across driveway.

11/18
10. Accompanying Documentation (8 copies each)
   - X Site Plan
   - Structural Report for Demolitions
   - Elevations
   - Landscape Plan
   - Floor/Building Plans
   - Photos
   - Other – Please Specify

11. Existing Materials/Construction
   - X Stucco
   - Other
   - Wood Frame
   - Brick
   - Stone
   - Block

12. Proposed Materials/Construction
   - X Stucco
   - Other
   - Steel Fence and gates
   - Wood Frame
   - Brick
   - Stone
   - Block

13. If materials differ from existing, explain reasons
    Unable to match existing fence

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  Jim Bischoff  Date 10/14/2020

Please print name  Jim Bischoff

COMMISSION ACTION  □ Approved  □ Approved with Conditions  □ Disapproved

Signature  ____________________________  Date  ____________________________

Conditions

Comments/Recommendations
## Historic Inventory

**No. 50**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>50</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>3. Location of Negatives</td>
<td>Linda Stockman</td>
</tr>
<tr>
<td>6. Specific Location</td>
<td>12120 Old Big Bend Road</td>
</tr>
<tr>
<td>7. City or Town</td>
<td>F. R. Harari, Township &amp; Vicinity</td>
</tr>
<tr>
<td>8. Kirkwood, Missouri</td>
<td></td>
</tr>
<tr>
<td>16. Thematic Category</td>
<td></td>
</tr>
<tr>
<td>17. Date(s) or Period</td>
<td>1925</td>
</tr>
<tr>
<td>18. Style or Design</td>
<td>Eclectic Craftsman</td>
</tr>
<tr>
<td>19. Architect or Engineer</td>
<td></td>
</tr>
<tr>
<td>20. Contractor or Builder</td>
<td>William Bopp</td>
</tr>
<tr>
<td>21. Original Use, if apparent</td>
<td>Commercial Restaurant</td>
</tr>
<tr>
<td>22. Present Use</td>
<td>Commercial</td>
</tr>
<tr>
<td>23. Ownership</td>
<td>Public ( ) Private (x)</td>
</tr>
<tr>
<td>24. Owner's Name &amp; Address</td>
<td></td>
</tr>
<tr>
<td>28. No. of Stories</td>
<td>1 1/2</td>
</tr>
<tr>
<td>29. Basement</td>
<td>Yes (x); No ( )</td>
</tr>
<tr>
<td>30. Foundation Material</td>
<td>Stone</td>
</tr>
<tr>
<td>31. Wall Construction</td>
<td>Masonry</td>
</tr>
<tr>
<td>32. Roof Type</td>
<td>Side Gable Asphalt Shingles</td>
</tr>
<tr>
<td>33. No. of Bays</td>
<td>Front: 3 Side: 4</td>
</tr>
<tr>
<td>34. Wall Treatment</td>
<td>Stone</td>
</tr>
<tr>
<td>35. Plan Shape</td>
<td>Irregular</td>
</tr>
<tr>
<td>36. Changes:</td>
<td>Additions ( ) Altered (x) Moved ( )</td>
</tr>
<tr>
<td>(Explain in #42)</td>
<td></td>
</tr>
<tr>
<td>37. Condition:</td>
<td></td>
</tr>
<tr>
<td>Interior:</td>
<td></td>
</tr>
<tr>
<td>Exterior:</td>
<td>Good</td>
</tr>
<tr>
<td>38. Preservation Underway</td>
<td>Yes ( ) No (x)</td>
</tr>
<tr>
<td>39. Endangered</td>
<td>Yes ( ) No (x) By What?</td>
</tr>
<tr>
<td>40. Visible from Public Road</td>
<td>Yes ( ) No (x)</td>
</tr>
<tr>
<td>41. Distance From and Frontage on Road</td>
<td></td>
</tr>
<tr>
<td>42. Further Description of Important Features:</td>
<td>This building is primarily read as a one-and-a-half story rectangular block with side gables. The roofline features moderately overhanging eaves with regularly spaced wood brackets. There is a projecting porch addition at this building, which was built at a later date. The primary elevation features a projecting entrance/sunroom. The entrance is central. It contains a single-leaf door with a full-length light, flanked by a full-length light, topped by a cased sunburst style transom set within a larger transom. This transom as well as the door structure itself is in turn flanked by multi-light sidelights. The windows of the entrance/sunroom are double-hung wood sash windows with heavy molding surrounds featuring wood keystones. The windows have two over two light configurations. The building features other types of windows such as single-over gable wood casement windows featuring twelve lights in each leaf. These windows are topped by wood transoms with lights. Also featured are double-hung wood sash windows with two over two light configurations. There is a projecting porch room on the southwest corner at the rear of the building. There is a basement level garage entrance, which is recessed beneath this projecting porch room. The building now features a large addition at the rear and to the side. This addition has an irregular plan. It has a concrete block foundation and is basically a frame addition. The addition features many windows, which are tripartite featuring a large fixed central unit with double-hung wood sash side units. The windows are covered by aluminum awning.</td>
</tr>
<tr>
<td>The outbuilding is primarily read as a one-and-a-half story square block with a hip roof. The roof features four identical hipped dormers. The roofline features a moderate overhang. The primary entrance is slightly off-center. It contains a single-leaf wood door with four lights in the upper half. It is covered by a wood storm door. The building features double-hung wood sash windows on the first floor. The windows have two over two and one over one light configuration. They are deeply inset. The home also features double-leaf wood casement windows on the attic level. The majority of these contain eight lights in each leaf. Some of them have been replaced with a single light, i.e., the dormer on the east elevation.</td>
<td></td>
</tr>
</tbody>
</table>
43. History and Significance:
1. Permit 2074, 9/27/46—addition to present building, addition to kitchen, 12' x 30'—owner, John Toothman.
2. Permit 3065, 1/18/49—addition to present dining room—owner John Toothman.
3. Permit 1369, 6/11/51—one (1) room milking barn for personal use—owner, John Toothman.
4. Permit 9025, 3/23/73—fire exit and fire escape steps.
5. Permit 635, 3/16/45—internal alterations.
7. Permit 59, 12/8/41—one (1) room addition to restaurant.
8. Permit 4552, 3/11/40—one (1) room frame kitchen addition to restaurant.
9. Permit 910, 4/6/46—addition to kitchen, 12' x 34'.
10. Microfirmed letter on file with permits refers to purchase agreement between Edward H. Weinhardt and Green Parrot Inn—5/19/83

44. Description of Environment and Outbuildings: This is a large lot with an asphalt parking lot to the south of the building. There is an 'astro-turf' seating area in front and a large concrete block and frame addition to the rear of the main building. There is a stone building located to the rear of the main building, similar in construction.

[Permit 1428, 7/20/51—1½ story, five (5) room brick and frame dwelling—owner, L. E. Pierce; builder, L. E. Pierce.] Additionally there are lots of willow/cypress trees in the rear of the property.

45. Sources of Information:

46. Prepared by: Linda Stokman
47. Organization: Kirkwood Landmark Commission
48. Date: 05/88
49. Revision:
BOUNDARY AND IMPROVEMENT SURVEY
LOT 1 OF THE SOMMET AT OLD BIG BEND
A SUBDIVISION RECORDED IN
PLAT BOOK 350 PAGE(S) 300,
ST. LOUIS COUNTY, MO

Lot 4

12120 OLD BIG BEND ROAD
(NO WIDTH GIVEN)
12904 SQ. FT.

TOWN HOUSE

NOTES:
1. SUBJECT PROPERTY'S RESIDENCE LIES IN EASEMENT.
2. EASEMENT OF RECORD BASED ON CONSTRUCTION AND FIELD OBSERVATION.
3. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

REVISED: 06-29-2017

STATE OF MISSOURI

BRIAN J. FISCHER
MISSOURI P.L.S. #2504
THD DESIGN GROUP, INC.

148 CHESTERFIELD INDUSTRIAL BLVD., STE E
CHESTERFIELD, MO 63005
TEL: 636-264-2022
FAX: 636-264-3267
WEB: THDDESIGNGROUP.COM

ORDER # 17-2371
12120 OLD BIG BEND ROAD
DATE: 9/27/2017
DRAWN BY: BWS CREW: DR/RH

THD DESIGN GROUP, INC.
"your solution for engineering and
CORP. CERT. OF AUTH. # 201100433
surveying"

THIS IS TO CERTIFY THAT AT THE REQUEST OF JACOBY AND ERICA VAANIS, A U.S. TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A SURVEY WAS CONDUCTED ON LOT 1 OF THE SOMMET AT OLD BIG BEND, A SUBDIVISION IN ST. LOUIS COUNTY, MO. THE SURVEY WAS CONDUCTED IN CONFORMITY WITH THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS PROPERTY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERNEATH REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY THD DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, BRIAN J. FISCHER, A FULLY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI HEREBY CERTIFY AND ON BEHALF OF THE DESIGN GROUP TO JACOBY AND ERICA VAANIS, U.S. TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON SEPTEMBER 26, 2017, THAT SAID SURVEY AND THE ATTACHED PRINT HEREWITH EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL IMPROVEMENTS, INCLUDING FENCES, EASEMENTS, AND UNRECORDED EASEMENTS.
The street (colored Magenta). Two 6' Gates.

Two corner sections of fence. Gates to swing out toward
**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** 328 West Argonne Drive

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

3. **Name of Applicant** Matt & Debbie McWay
   **Mailing Address** 328 West Argonne Drive
   **City/State** Kirkwood, MO **Zip Code** 63122
   **Office Phone** (314) 622-3020 **Cell Phone** (314) 576-1810
   **Home Phone** (314) 622-2732 **E-Mail** mmcway@bigriversllc.com

4. **Relationship of Applicant to Property**
   - [x] Owner
   - [ ] Contractor
   - [ ] Architect
   - [ ] Attorney
   - [ ] Other – Please specify

5. **Existing Building Use** Garage

6. **Proposed Building Use** Garage

7. **Proposed Change to**
   - [ ] Primary Structure
   - [x] Accessory Structure
   - [ ] Landscape Element

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

9. **Description of Proposed Improvements** Replace existing garage (detached) with a new garage (detached).
10. **Accompanying Documentation (8 copies each)**
   - [x] Site Plan
   - [x] Elevations
   - [x] Floor/Building Plans
   - [ ] Photos
   - [ ] Structural Report for Demolitions
   - [ ] Landscape Plan
   - [ ] Other – Please Specify

11. **Existing Materials/Construction**
   - [x] Stucco
   - [ ] Wood Frame
   - [ ] Brick
   - [ ] Stone
   - [ ] Block
   - [ ] Other

12. **Proposed Materials/Construction**
   - [x] Stucco
   - [ ] Wood Frame
   - [ ] Brick
   - [ ] Stone
   - [ ] Block
   - [ ] 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** Match of existing stucco & brick detail & coloration

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

Signature Matthew J. McWay  
Date Oct. 1, 2020

Please print name Matthew J. McWay

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**COMMISSION ACTION**  
☐ Approved  
☐ Approved with Conditions  
☐ Disapproved

Signature  
Date

**Conditions**

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**Comments/Recommendations**

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ARCHITECTURAL/HISTORIC INVENTORY FORM

MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 175, Jefferson City, MO 65102

ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO.
2. SURVEY NAME:
West Argonne Historic District, Kirkwood, MO

3. COUNTY:
St Louis

4. ADDRESS (STREET NO.):
328

5. CITY:
Kirkwood

6. STREET (NAME):
West Argonne

7. TOWNSHIP/BASELINE:

8. HISTORIC NAME (IF KNOWN):

9. PERSON/OTHER NAME (IF KNOWN):

10. OWNERSHIP:
PRIVATE

11. HISTORIC USE (IF KNOWN):
Residence

12. CONSTRUCTION DATE:
1922

13. SIGNIFICANT DATE(S):
Transition to Automobile Suburb 1899-1945

14. AREA(S) OF SIGNIFICANCE:

15. ORG. NAME OR SIGNIFICANT OWNER:

16. PREVIOUSLY SURVEYED:
CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)

17. ARCHITECT:

18. NATIONAL REGISTER ELIGIBLE:
INDIVIDUALLY ELIGIBLE

19. BUILDING/CONTRACTOR:

20. NATIONAL registers DETERMINED

21. HISTORICAL INFORMATION ON CONTINUATION PAGE:

ARCHITECTURAL INFORMATION

22. CATEGORY OF PROPERTY:
BUILDING(S) □ SITE □ STRUCTURE □ OBJECT

23. ROOF MATERIAL:
Asphalt Shingles

24. VERNACULAR OR PROPERTY TYPE:

25. ARCHITECTURAL STYLE:

26. PLAN SHAPE:
Irregular

27. NO. OF STORIES:
1.5

28. NO. OF DAYS (+ FLOOR):
4

29. ROOF TYPE:
Side Gable with Hip or Offset Gable

30. BASEMENT TYPE:
Full

31. CHIMNEY PLACEMENT:
Interior offset left side slope

32. STRUCTURAL SYSTEM:
1st floor: Clay block; 2nd: Frame

33. EXTERIOR WALL CLADDING:
1st floor: Sutco; 2nd: false half timbers

34. FOUNDATION MATERIAL:
Clay Tile

35. FURNITURE(S) DATE(S):
1953, 1999, 2010

36. ROOM ARRANGEMENT:

37. HISTORIC:

38. REPLACEMENT:

39. PANEL ARRANGEMENT:
Sash 6/1, 4/1, 4/4

40. ACREAGE (RURAL):

41. CHANGES DESCRIBED IN BOX 41 CONT.

42. OTHER:
VENIBLE FROM PUBLIC ROAD

43. ADDITION(S) DATE(S):

44. ADDED:

45. MOVED DATE(S):

46. ENDANGERED BY:

47. NO. OF OUTBUILDINGS DESCRIBED IN BOX 40 CONT.
1

OTHER

48. CURRENT OWNERSHIP:
Matthew & Debra McWay

49. FORM PREPARED BY (NAME AND ORG.):
Amy Lowry and Andrew Raimist, Kirkwood Landmarks

50. SURVEY DATE:
11/02/2014

51. DATE OF REVISION:

FOR SHPO USE

52. DATE ENTERED IN INVENTORY:

53. LEVEL OF SURVEY:

54. ADDITIONAL RESEARCH NEEDED:
YES □ NO □

NATIONAL REGISTER STATUS:

55. LISTED □ IN LISTED DISTRICT
NAME:

56. PENDING LISTING □ ELIGIBLE (INDIVIDUALLY)

57. ELIGIBLE (DISTRICT) □ NOT ELIGIBLE

58. NOT DETERMINED

788-2192 (36-12)
This home is the 5th of 6 total homes completed in land known as Mudd's Grove in the heart of original Kirkwood.

<table>
<thead>
<tr>
<th>Sources of Information</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Linda Stockman survey</td>
<td>05/01/1988</td>
</tr>
<tr>
<td>Owner Questionnaire</td>
<td>03/01/2013</td>
</tr>
<tr>
<td>St. Louis County Real Estate Information</td>
<td>01/07/2015</td>
</tr>
</tbody>
</table>

Tudor gardens on 3 sides of home; large oak varieties provide canopy.

Original Detached Frame Garage built with home (1922) (c)

Tudor style home with asymmetric front entry; includes dormer in the second story roof projection. All corners and openings are framed in brick quoins. Foundation and first story construction is clay brick, double rowed, with stucco finish. Second story is frame construction with false half-timbers and stucco and one roof dormer. Wood 6-pane windows may be reconstructed. Windows &1 on sides. 8 rooms, 4 bedrooms, 2 full and 1 1/2 bath, 2867 total square feet.

1953 turned side porch into interior space; 1999 replaced kitchen door and kitchen windows; 2010 replaced side door with windows.
BUILDING SITE LOOKING WEST

NEW GARAGE BUILDING SITE
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 111 WEST ARGONNE, KIRKWOOD, MO 63122

2. Property Status
   - [ ] Local Landmark Designation
   - [ ] 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 Retail

6. Proposed Building Use Retail

7. Proposed Change to
   - [ ] Primary Structure
   - [ ] Accessory Structure
   - [ ] Landscape Element

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

9. Description of Proposed Improvements
   The existing awning would be replaced and a sign added to the existing front canopy. A new light would be installed. The original center doorway would be re-established with new double doors. A new sign would be hung from the existing awning. 2nd floor windows would be replaced front and rear. Existing wood trim color would be changed from green to white.
10. Accompanying Documentation (8 copies each)
  ☐ Site Plan ☐ Structural Report for Demolitions
  ☑ Elevations ☐ Landscape Plan
  ☐ Floor/Building Plans ☑ Photos
  ☐ Other – Please Specify

11. Existing Materials/Construction
  ☑ 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
   
I understand the work will not begin until the Landmarks Commission completes its review of this application.

Signature __________________________ Date 10/29/2020
Please print name __________________________ Daniel W McGinnis

COMMISSION ACTION ☐ Approved ☐ Approved with Conditions ☐ Disapproved

Signature __________________________ Date

Conditions __________________________

Comments/Recommendations __________________________
# Historic Inventory

**No. 65**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>65</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>3. Location of Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>4. Present Name(s)</td>
<td>Coutter Feed Store Building</td>
</tr>
<tr>
<td>5. Other Name(s)</td>
<td>Bug Store 111-113 West Argonne Drive</td>
</tr>
<tr>
<td>6. Specific Location</td>
<td>23M120967 LOT PTS 22 &amp; 21 S PTS 4 15 81</td>
</tr>
<tr>
<td>7. City or Town</td>
<td>Kirkwood, Missouri</td>
</tr>
<tr>
<td>8. Coordinates</td>
<td>UTM</td>
</tr>
<tr>
<td>9. Latitude</td>
<td></td>
</tr>
<tr>
<td>10. Longitude</td>
<td></td>
</tr>
<tr>
<td>11. Site (aS) Building (x)</td>
<td>Structure (x) Object (x)</td>
</tr>
<tr>
<td>12. On National Register? Yes (x) No (x)</td>
<td></td>
</tr>
<tr>
<td>13. Part of Establishment Hist. District? Yes (x) No (x)</td>
<td></td>
</tr>
<tr>
<td>14. District Potential Yes (x) No (x)</td>
<td></td>
</tr>
<tr>
<td>15. Name of Established District</td>
<td></td>
</tr>
<tr>
<td>16. Thematic Category</td>
<td></td>
</tr>
<tr>
<td>17. Date(s) or Period</td>
<td>CA 1912; 1914, 1912</td>
</tr>
<tr>
<td>18. Style or Design</td>
<td>Vernacular</td>
</tr>
<tr>
<td>19. Architect or Engineer</td>
<td></td>
</tr>
<tr>
<td>20. Contractor or Builder</td>
<td></td>
</tr>
<tr>
<td>21. Original Use, if apparent</td>
<td>Commercial</td>
</tr>
<tr>
<td>22. Present Use</td>
<td>Commercial</td>
</tr>
<tr>
<td>23. Ownership</td>
<td>Public (x) Private (x)</td>
</tr>
<tr>
<td>24. Owner's Name &amp; Address</td>
<td>WHITESITT ROBERT A 111 West Argonne Drive</td>
</tr>
<tr>
<td>25. Open to Public? Yes (x) No (x)</td>
<td></td>
</tr>
<tr>
<td>26. Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27. Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>28. No. of Stories</td>
<td>2</td>
</tr>
<tr>
<td>29. Basement</td>
<td>Yes (x) No (x)</td>
</tr>
<tr>
<td>30. Foundation Material</td>
<td>Reinforced Concrete</td>
</tr>
<tr>
<td>31. Wall Construction</td>
<td>Masonry</td>
</tr>
<tr>
<td>32. Roof Type</td>
<td>Flat Composition</td>
</tr>
<tr>
<td>33. No. of Bay: Front</td>
<td>Side</td>
</tr>
<tr>
<td>34. Wall Treatment</td>
<td>Red Brick Painted</td>
</tr>
<tr>
<td>35. Plan Shape</td>
<td>Rectangular</td>
</tr>
<tr>
<td>36. Changes, Additions (x) Altered (x) Moved (x)</td>
<td></td>
</tr>
<tr>
<td>37. Condition</td>
<td>Interior: good</td>
</tr>
<tr>
<td>38. Preservation Underway? Yes (x) No (x)</td>
<td></td>
</tr>
<tr>
<td>39. Endangered? Yes (x) No (x)</td>
<td></td>
</tr>
<tr>
<td>40. Visible from Public Road? Yes (x) No (x)</td>
<td></td>
</tr>
<tr>
<td>41. Distance From and Frontage on Road</td>
<td>F36 b35 L52 r52 8</td>
</tr>
<tr>
<td>42. Further Description of Important Features:</td>
<td>Restored - newer windows &amp; frames on 1st and 2nd floor. Never wood storefront entry &amp; canopy. 3rd floor &quot;pent house&quot; was originally brick but torn down, replaced with framed vinyl sided structure that holds telecommunications.</td>
</tr>
<tr>
<td>43. History and Significance:</td>
<td>Typical and significant, Atlas 1909</td>
</tr>
<tr>
<td>44. Description of Environment and Outbuildings:</td>
<td></td>
</tr>
<tr>
<td>45. Sources of Information:</td>
<td></td>
</tr>
<tr>
<td>46. Prepared by</td>
<td>LS; AL; SE; TR</td>
</tr>
<tr>
<td>47. Organization:</td>
<td>Kirkwood Landmarks Commission</td>
</tr>
<tr>
<td>48. Date</td>
<td>1988</td>
</tr>
<tr>
<td>49. Revision</td>
<td>2008</td>
</tr>
</tbody>
</table>
18780000 MP-HUTAWA KWD. SEC 1 T44N R5E
--looks like a building is indicated in Lot # 22; no name shown

18930000 MP-JOHNSON KWD. SECT 1 T44N R5E
--very difficult to read
--Lot # 21- P.A. Auto__
--Lot # 22 - M.A. ___ban
--Lot # 23 & 24 - one owner - can't read it

18960000 DIRECTORY DIR. OF ST. LOUIS COUNTY
--Andrew Coulter-Kirkwood & Madison Ave. [Note Webster was not yet called Kirkwood R.---? error in listing]
Note—Joseph Coulter is Andrew Joseph coulter.
[In the 1893 next available directory, Joseph coulter is not listed]

19040704 DAHL-247 A HISTORY OF KIRKWOOD

--pp.246-247
The "Kirkwood Tablet" gave a resume of Kirkwood's business establishments and professional services in 1908. "The businesses listed by 'The Tablet' in 1908, when compared with those listed by the 'Suburban Leader' in 1896, showed a number of changes. While it is quite possible that 'The Tablet' did not include every business in Kirkwood in 1908, it is reasonable that the list was representative of the kinds of businesses in the early part of the 20th century."—
Coulter Feed Company—established about 1904 by Joseph Coulter

19090000 DIRECTORY BOOS DIR. OF ST. LOUIS CO
--Joseph Coulter—flour & seed, 113 N. Webster, Kirkwood [Was the street listed in error?

19090000 MP-PLAT KWD. SEC. 1,2,6 T44R5 & 6
indicated building at the street on Lots # 22 & 23
--"Livery" indicated across Lots # 21 & 22

19240000 DAHL-246 A HISTORY OF KIRKWOOD

19471217 C)- 2331-0428 GENERAL WARRANTY DEED
Effie L Coulter, a widow to
Oscar J. Krieger & M. Lucille Krieger
PROPOSED CHANGES TO FRONT ELEVATION

STAINLESS STEEL LETTERS PAINTED WHITE 72” x 60”

REPLACE (4) SECOND FLOOR WINDOWS ON FRONT & (3) SECOND FLOOR WINDOWS ON REAR WITH NEW WINDOWS (WHITE TRIM) (12 PANE WINDOW)

REPLACE EXISTING METAL CANOPY WITH RUSTED TIN CANOPY PAINT UNDERSIDE OF CANOPY SUPPORT STRUCTURE BLACK.

ADD LIGHT

WOOD SIGN 72”x10”

RE-ESTABLISH CENTER DOORWAY WITH DOUBLE DOORS 67.5” x 83”

CHANGE WINDOW TRIM WORK FROM GREEN TO WHITE.
1 - Bulb 15" H Outdoor Barn Light

Product Details
- LED Location: Direct view orientation
- Energy Efficient
- Dimmable
- Standard Voltage: 120V

Description
Exuding classic charm, this wall light is perfect for creating a glowing entryway or adding a touch of rustic elegance to any living room and beyond. Its sturdy body showcases an understated style with clean lines and a bell-shaped shade for a touch of sophistication. Available in various finishes, this versatile piece can be customized to fit your unique needs. It's also a great pick for country-style interiors, adding a rustic feel to any space.

Weights & Dimensions

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>15&quot; H x 15&quot; W x 10&quot; D</td>
</tr>
<tr>
<td>Bulb Info</td>
<td>15&quot; H x 15&quot; W</td>
</tr>
<tr>
<td>Overall Product Weight</td>
<td>4 lbs</td>
</tr>
</tbody>
</table>

- Height from the bottom of the shade to the top of the backplate: 15"
- Spacing from the backplate to the beginning of the cordless fixture: 6.5"
- Height from the midpoint of the backplate to the center of the fixture: 13.5"
- Distance from the exit to the transition of the fixture: 10"
- Length of arm: 10"
- Width of arm: 5/8"