



ARCHITECTURAL REVIEW BOARD AGENDA

March 21, 2022 at 7:00 p.m.

City Hall – Council Chambers 139 S. Kirkwood Rd. Kirkwood, MO 63122

I. Approval of Minutes – March 07, 2021

II. Sign Review - Old Business

None

III. Sign Review - New Business

None

IV. Residential Review - Old Business

- a. 25-22R – 705 Lavinia Pl – R3 Formwork Architecture, applicant. Second story addition
- b. 26-22R – 425 W. Essex Ave – R4 C.J. Moss, applicant. Pergola

V. Residential Review - New Business

- a. 30-22R – 656 E. Argonne Dr – R3 Lewis Homes LLC, applicant – Single family residence
- b. 32-22R – 745 W. Jewel Ave – R4 Max Bemberg, applicant – Carport
- c. 33-22R – 212 Nelda Ave – R3 Kurt KostECKi, applicant – Rear addition
- d. 34-22R – 467 S. Clay Ave – R4 Lewis Homes LLC, applicant – Single family residence
- e. 35-22R – 220 Way Ave - R3 Mark & Denise Friederich, applicant – Addition
- f. 36-22R 424 W. Essex Ave - R4 FM Design Build, applicant – Single family residence
- g. 37-22R 417 Meyer Ave - R3 Jolen Investments LLC, applicant – Single family residence

VI. Commercial Review - Old Business

- a. 02-22C – 150 W. Argonne Dr – B2 Drew Lesinski, applicant – Exterior renovations for 4 Hands

VII. Commercial Review - New Business

None



ARCHITECTURAL REVIEW BOARD

AGENDA

March 21, 2022 at 7:00 p.m.

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Adam Edelbrock; Alternates Don Hussman, Pat Jones, and Todd Neu; and, Council Liaison Kara Wurtz

Contact Information: For full Architectural Review Board contact information, please call Planning and Development Services at 314-984-6943. To contact the Staff Liaison, call Planner I Christie Voelker at 314-822-5899.

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.

C: Bill Bensing, Director of Public Services
Laurie Asche, City Clerk
Kim Sansegraw, Deputy City Clerk
Tim Griffin, Mayor
Kara Wurtz, Council Liaison
Donna Poe, SBD
Freddy Doss, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Christie Voelker, Planner I



CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD

March 07, 2022 – Draft Meeting Minutes

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Adam Edelbrock

Members Absent

Chris Burton

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the meeting to order at 7:01 pm.

Mr. Campbell stated for the record that Section 610.015 of the Missouri Sunshine Law provides that members of the Architectural Review Board who are not physically in the City 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. Therefore, members of the Architectural Review Board have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

Mr. Campbell asked if there were any comments for the February 22, 2022 meeting minutes.

Michael Chiodini made a motion to approve the February 22, 2022 minutes. Seconded by Dick Gordon. Motion approved unanimously.

II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 02-22S – 10463 Manchester Rd Ste F – B4 Dale Sign Services, applicant. Wall signage for Hello Juice

Austin Smith, representing Hello Juice, addressed the Board. Mark Campbell asked whether the raceway color will match the wall behind and Dick Gordon inquired why the word smoothie was not in the signage. Austin Smith said they chose to leave out the word smoothie and confirmed the raceway would match.

Adam Edelbrock made a motion to approve Case 02-22S as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

- b. 03-22S – 350 N. Kirkwood Rd – B2 V Three Studios, applicant. Wall signage for Commerce Bank – **Continued**

IV. Residential Review - Old Business

None

V. Residential Review - New Business

- a. 22-22R – 230 E. Clinton Pl – R3 Rombach Development, LLC, applicant. New single family residence

William Rombach with Rombach Development addressed the Board and indicated the new single family residence will be a traditional spec house with vinyl siding. The following items were discussed:

- As noted on the plans the rear deck will have lattice and the foundation coverage will be addressed
- The column between the front door and window should be centered
- The front and back columns should match – applicant stated the rear columns would be typical 8” cedar
- Add a window to side of garage and submit garage door cut sheet

Don Anderson made a motion to approve Case 22-22R with the following requirements: 1) that the deck have framed lattice; 2) that a window is added to the right elevation at the garage; 3) that the front porch column be centered between the window and front door; 4) that the garage door cut sheet be submitted. Seconded by Adam Edelbrock. Motion approved unanimously.

- b. 24-22R – 743 Cleveland Ave – R4 Lewis Homes, LLC, applicant. Room addition and cover porch

Mike Lewis with Lewis Homes addressed the Board. The following items were discussed:

- The roof element should be simplified. Don Anderson suggested some changes with a sketch on how to bring it together
- The roof line change would then affect the window placement. Michael Chiodini suggested a structural gable could work
- The front egress window well was discussed. Mr. Lewis indicated that the homeowner wanted it for natural light
- The front porch roof extension was discussed regarding the porch foundation not extending. Mr. Lewis indicated that the homeowner will landscape around window well
- The shakes will match the scallops on existing home

Don Anderson made a motion to approve Case 22-22R with the following requirements: 1) that they address the roofline suggestions and submit changes for cursory approval; 2) that the shingles match existing. Seconded by Michael Chiodini. Motion approved unanimously.

- c. 25-22R – 705 Lavinia Pl – R3 Formwork Architecture, applicant. Second story addition

Sean Finley, homeowner addressed the Board. The following items were discussed:

- Re-sizing both front gables to be smaller and the same in the rear
- Correlate the 1st floor windows with the 2nd floor windows
- Corrugated metal is not a permitted siding material in residential districts

Michael Chiodini made a motion to continue the case. Seconded by Dick Gordon. Motion approved unanimously.

- d. 26-22R – 425 W. Essex Ave – R4 C.J. Moss, applicant. Pergola

No representative at the meeting – case continued.

- e. 27-22R – 410 S. Harrison Ave – R4 Chris Delleart, applicant. Roof over backdoor on existing deck

Brian and Patti Brennan, homeowners addressed the Board and indicated that they are constructing a roof over the back door on the existing deck. The following items were discussed:

- The deck will need to be opened for post footings
- Two level roofline is a concern regarding water issues. It is preferable to line the gutter boards up
- Steel roof to be shingles to match existing
- Roof pitch to match both sides, headers not shown

Don Anderson made a motion to approve case 27-22R with the following requirements: 1) that the roof lines are raised to match existing; 2) that the shingles match existing; 3) that the structural headers on both side elevations be visible to carry roof. Seconded by Mike Chiodini. Motion approved unanimously.

f. 28-22R – 2041 Lily Ave – R4 Derek Onstott, applicant. New single family residence

Derek Lauer, Architect for Derek Onstott addressed the Board and indicated that the home is intended to reflect other styles used on Derek Onstott's other projects in Kirkwood. The home is designed to emphasize the view to the back. The home is close on its floor area ratio which also influenced the design. The following items were discussed:

- Wood trim on the windows and band board are not needed on the brick portion. A monolithic look is preferred. A soldier course or bonding modifications would be appropriate. To address roof drainage issues, there will be a cricket and cistern to collect water
- The trim board on the left side of the left brick gable is not needed
- Garage strip lighting – very modern but goes with the contemporary farmhouse style of the house and complements the garage door
- Rear center section could have brick accent or similar color vinyl. Derek mentioned the deck will be there if allowed to encroach in the MSD easement. Negotiations with MSD are underway.
- Align the rear and side bandboard

Don Anderson made a motion to approve Case 28-22R with the following requirements: 1) that the bandboard on the side and rear are at the same height; 2) that the trim work on the front elevation where shown as wood could be a brick soldier course or different color brick; 3) that the corner boards around brick be removed. Seconded by Michael Chiodini. Motion approved unanimously.

g. 29-22R – 160 Sweetbriar –R3 Agape Construction, applicant. Dormer, second story addition and basement remodel

Kurt Kostecki with Agape representing the homeowners addressed the Board and indicated the dormer/second floor addition was designed to match the existing home. The Board had no comments.

Michael Chiodini made a motion to approve Case 29-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

None

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:03 pm.

Mark Campbell, Chairman

Michael Chiodini, Vice-chairman

Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, Architectural Review Board.