



ARCHITECTURAL REVIEW BOARD AGENDA

April 04 2022 at 7:00 p.m.

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

I. Approval of Minutes – March 21, 2022

II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 04-22S – 325 N. Kirkwood Rd – B2
Chris DeHeer – Horizon Sign Company, applicant
Wall sign for Victoria Q. Daugherty, DDS St. Louis Dental West
- b. 05-22S – 1042 S. Kirkwood Rd – B5
Anna Sampson, applicant
Wall sign for Target, Drive-up
- c. 06-22S – 200 N. Kirkwood Rd – B2
Michael Shadwick, applicant
Wall sign for Honey Bee's

IV. Residential Review - Old Business

- a. 26-22R – 425 W Essex Ave
CJ Moss, applicant
Pergola on rear

V. Residential Review - New Business

- a. 31-22R – 1240 Oakshire Ln – R-3
Louis Henry, applicant
Pool pavilion with fireplace
- b. 39-22R – 821 Craig Dr – R3
Grandon Brimley, applicant
Addition, attached garage and living space
- c. 40-22R – 343 E. Bodley Ave – R3
Tracy Collins with Formworks Architecture, applicant
New covered front porch



ARCHITECTURAL REVIEW BOARD AGENDA

April 04 2022 at 7:00 p.m.

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VI. Commercial Review - Old Business

- a. 22-21C – 144 W. Adams – B2
Tim Hollerbach Designs, LLC, applicant
Revisions to approved plans submitted at the January 18, 2022 meeting

VII. Commercial Review - New Business

- a. 04-22C – 1280 Simmons Ave – R4
Helen Lee Architect, applicant
Shed, trash enclosure and rear addition for the Villa di Maria School campus
- b. 05-22C – 1603 Dougherty Ferry Rd – R1
Janet Hazel with EFS Energy Inc, applicant
Install grid ties, roof mounted solar array
- c. 06-22C – 200 N. Kirkwood Rd – B2
Michael Shadwick, applicant
Awnings at Honey Bee's

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 21, 2022 – Draft Meeting Minutes

Members Present

Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Adam Edelbrock

Members Absent

Mark Campbell, Chairman

I. Call of Meeting to Order and Approval of Minutes

Vice-Chairman Michael Chiodini called the ARB meeting to order at 7:00 pm.

Mr. Chiodini asked if there were any comments for the March 07, 2022 meeting minutes.

Don Anderson made a motion to approve the March 07, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.

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

Tracy Collins from Formwork Architecture addressed the Board for the proposed second story addition. The following items were discussed:

- The gables were condensed and they removed the shutters from the first story existing windows to make them consistent with the second story
- The corrugated metal was changed to horizontal siding
- The roof is stick framed
- The center windows should be larger
- Trim at the center portion

Adam Edelbrock made a motion to approve case 25-22R with the following requirements: 1) that the center windows be enlarged to double-hungs; 2) that trim is added at the center portion of the second story, on the front and back. Seconded by Chris Burton. Motion approved unanimously.

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

C.J. Moss addressed the Board for the proposed pergola. The following items were discussed:

- The louvers will be black and posts will be white
- New pressure-treated wood posts under the deck will be added and the railings of the deck will be adjusted to receive the new aluminum posts
- The Board recommended that the applicant submit the plan on how the pergola will be attached to the house
- Submit a house elevation with the pergola
- The Board would like to see colors of the pergola

Don Anderson made a motion to continue case 26-22R. Seconded by Dick Gordon. Motion approved unanimously.

V. Residential Review - New Business**a. 30-22R – 656 E. Argonne Dr – R3 Lewis Homes LLC, applicant – Single family residence**

Mike Lewis with Lewis Homes, LLC addressed the Board for the proposed new single family two-story residence with a wraparound porch and locker room area. The following items were discussed:

- Underside of front and rear porches will be vinyl beaded
- The front gable should project 4”
- The foundation coverage requirements
- A false corner board could be added at the larger gable on the side elevations
- Rear bump-out could have larger windows or add faux windows
- Chimney placement

Don Anderson made a motion to approve case 30-22R with the following requirements: 1) that the plane on the side elevations be broken at the gable with faux corner boards to match the corner boards of the house; 2) that the front center gable be re-worked to include a bump-out; 3) that faux windows be added under the transom windows on the rear elevation. Seconded by Chris Burton. Motion approved unanimously

b. 32-22R – 745 W. Jewel Ave – R4 Max Bemberg, applicant – Carport

Max Bemberg addressed the Board for the proposed carport addition. The following items were discussed:

- The Dutch gable roofline of the existing home is being extended over the driveway

- Trim and shingles will match existing
- There will be new footings for the carport
- The Board recommended re-roofing the entire house so the shingles match

Chris Burton made a motion to approve case 32-22R as submitted. Seconded by Adam Edelbrock. Motion approved unanimously

c. 33-22R – 212 Nelda Ave – R3 Kurt Kostecki, applicant – Rear addition

Applicant addressed the Board for the proposed rear addition. The following items were discussed:

- Align the ridge of the addition roof with the existing home
- The Board would like staff to perform a cursory review of the changes

Don Anderson made a motion to approve case 33-22R with the following requirements: 1) that the roof ridge be realigned to match the existing home; 2) that the plane be broken at the end of the old house to have an inset. Seconded by Dick Gordon. Motion approved unanimously

d. 34-22R – 467 S. Clay Ave – R4 Lewis Homes LLC, applicant – Single family residence

Mike Lewis with Lewis Homes, LLC addressed the Board for the proposed new single family residence. The following items were discussed:

- The rear is busy with the gable within a gable – option to hip it
- The scissor trusses
- The front door shown on plans was chosen by the owner
- The rising grade at the front door is for a wheelchair

Adam Edelbrock made a motion to approve case 34-22R with the following requirement: 1) that the rear bay bump-outs be changed to hips with asphalt. Seconded by Dick Gordon. Motion approved unanimously

e. 35-22R – 220 Way Ave - R3 Mark & Denise Friederich, applicant – Addition

Robert Wagstaff addressed the Board for the proposed rear addition. The following items were discussed:

- The roof is higher on the addition to keep the roof pitch equal, but it will not be visible from the street
- The chimney placement – designed to not obstruct the rear yard view and create steps for the length of the deck

- The Board recommended the fireplace to be brick and that the smoke shelf be designed correctly
- Add framed lattice to deck
- Duplicate trim to match the existing

Don Anderson made a motion to approve case 35-22R with the following requirements: 1) that the deck have framed lattice underneath at openings; 2) that the trim match the existing on windows and doors; 3) that the fireplace location be considered. Seconded by Chris Burton. Motion approved unanimously.

- f. 36-22R 424 W. Essex Ave - R4 FM Design Build, applicant – Single family residence

Matt Moore addressed the Board for the proposed new single family residence. The following items were discussed:

- Bring board and batten to right and rear elevations
- Add band boards to the left and right elevations at breaks in board and batten
- That the bump out was shown on the wrong side
- The foundation requirements for the front porch
- The back porch to have framed lattice
- The fascia on the front gable runs long, which is a drawing error
- Add detail the left and right gables with vents
- Add a window on the side of the garage
- Submit the cut sheet for the garage door and front door

Don Anderson made a motion to approve case 36-22R with the following requirements: 1) that bandboard be installed to break up the vertical siding on the side elevations at floor and gable levels; 2) that the rear porch be framed out with lattice; 3) that gable vents be added to the left and right elevations; 4) that cut sheets be submitted for the garage door and front door; and 5) that a window be added to the garage side elevation. Seconded by Dick Gordon. Motion approved unanimously

- g. 37-22R 417 Meyer Ave - R3 Jolen Investments LLC, applicant – Single family residence

Tim Hollerback addressed the Board for the proposed new single family residence. The following items were discussed:

- Bring characteristics of the front of the home around to sides and rear
- To add board and batten on left side
- To add board and batten at the rear gables

- That the columns are no more than 8” width
- That the gable should bump out 4”
- To add a vent to the front larger gable
- To add more windows at various locations on the house (1st floor powder room, 2nd level closet area and stairwell space)
- Suggested adding a man door at detached garage
- Suggested increasing the depth of the front porch to 6’
- The foundation requirements

Don Anderson made a motion to approve case 37-22R with the following requirements: 1) that there be a break in the front elevation at the gable; 2) that windows be added on the right side elevation in the closets; 3) that a window be added in the powder room on the left elevation; 4) that a window be added in the second floor common area; 5) that the board and batten be carried to full right side and add bandboard at floor levels; 6) That a vent be added at the front upper gable; 7) that the columns on the front porch be no greater than 8” wide; and 8) that a cut sheet be submitted on the garage door. Seconded by Dick Gordon. Motion approved unanimously

VI. Commercial Review - Old Business

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

Drew Lesinski with Savoy Properties addressed the Board for the proposed exterior renovations for 4 Hands Brewery. The following items were discussed:

- The wood trellis match other wood elements
- The bike rack be moved to either both sides of the entrance trellis or next to the trash enclosure, opening up more room for the actual entrance
- The planter at the base of the pergola rear entrance – the post would need to be in concrete. Wisteria will be planted in the planters and grow up the trellis
- There is no rear signage, and the Board advised that the mural seen in previous iterations will not be approved during sign review
- That the garden entrance be obvious – possibly flaring out the front walk way
- With the new bike trail connection coming to Downtown Kirkwood, there will be a greater need for bike racks
- Discussion regarding the public garden bathrooms
 - Material used – trying to mimic a train car with the cladding
 - The cladding will run up to act as a screen to the mechanical units
 - Cladding color should contrast with the retaining wall at the bridge
 - Savoy will clean the bathrooms
 - The ceiling material should be durable

- Lighting should be on a sensor
- The doors will be slab metal
- Water tightness of FRP panels
- The wood trash enclosure be maintained

Don Anderson made a motion to approve Case 02-22C with the following requirements: 1) that the bike rack location be explored, one on each side of the garden entrance; 2) that the garden trellis entry walk is flared to match the trellis; 3) that the tops of bathroom cladding be trimmed out like the bottom and to screen the equipment on top. Seconded by Chris Burton. Motion approved unanimously.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:19 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.