



ARCHITECTURAL REVIEW BOARD

AGENDA

May 2, 2022 at 7:00 p.m.

Council Chambers - City Hall

139 S. Kirkwood Rd. Kirkwood, MO 63122

I. Approval of Minutes – April 18, 2022

II. Sign Review - Old Business

None

III. Sign Review - New Business

None

IV. Residential Review - Old Business

None

V. Residential Review - New Business

a. 43-22R – 509 W. Washington Ave – R4

FM Design Build, applicant – New single family residence

b. 45-22R – 307 W. Rose Hill Ave – R4

FM Design Build, applicant – New single family residence

c. 46-22R – 461 Clemens Ave – R4

Lewis Homes, applicant – New single family residence

d. 47-22R – 341 E. Jefferson Ave – R3

William Cover - Architect, applicant – New single family residence

e. 48-22R – 735 N. Kirkwood Rd – R4

Michael Blaes – Architect, applicant – Modify 2-car garage and master suite addition

f. 49-22R – 302 George Ave – R4

Iconic Construction, applicant – New single family residence

g. 50-22 R – 304 George Ave – R4

Iconic Construction, applicant – New single family residence

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

None

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

April 18, 2022 – Draft Meeting Minutes

Members Present

Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Pat Jones (Alternate)

Members Absent

Mark Campbell, Chairman
Adam Edelbrock

I. Call Meeting to Order and Approval of Minutes

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

Mr. Chiodini asked if there were any comments for the April 4, 2022 meeting minutes.

Dick Gordon made a motion to approve the April 4, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.

II. Sign Review - Old Business

None

III. Sign Review - New Business

a. 07-22S – 128 W. Washington Ave - B2

Piros Signs – Joe Phillips, applicant - Wall signage for UMB Bank

Joe Phillips with Piros Signs addressed the Board and indicated that the sign was for the new temporary UMB Bank building. The following items were discussed:

- It was inquired as to whether the signage would be reused. The applicant indicated that it might be reused at another location.

Dick Gordon made a motion to approve Case 7-22S as submitted. Seconded by Pat Jones. Motion approved unanimously.

IV. Residential Review - Old Business

None

V. Residential Review - New Business

a. 38-22R – 665 Westchester Ct – R3

MK Custom Homes – Andrew Kelly, applicant/owner – New single family residence



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Andrew Kelly of MK Custom Homes addressed the Board and indicated that the home was a new build on a cul-de-sac. The following items were discussed:

- Make the gables on either end of the porch hip gables
- Add a window on the right elevation, possibly in the laundry room or the mud room
- Select a garage door with vertical panels to complement the rest of the house
- The gutterboard on the doghouse should be aligned with the porch gutterboard
- The fixed window in the master bath could be a safety issue if changed to an operable window
- The fixed window over the kitchen sink could be casement

Don Anderson made a motion to approve Case 38-22R with the following requirements: that 1) the gable roofs on the ends of the front porch be changed to hip gables; 2) that a window is added on the right elevation in the laundry room or mud room; 3) that the fireplace doghouse gutterboard be raised to match the level of the front porch; 4) that the window over the kitchen sink be changed to a large double hung or a casement; and 5) that the garage door panels be vertical. Seconded by Pat Jones. Motion approved unanimously.

b. 41-22R – 728 Evans Ave – R4

Lewis Homes – Mike Lewis, applicant/owner - New single family residence

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

- Mullions to be added to the bottom of the double hung windows to match the casements
- The small windows on the left elevation should be 12" x 20" at least
- The garage door should match the front door, the applicant may choose to alter either so long as they match
- The home will either be light or dark gray with white trim
- Foundation coverage on the front porch
- Coach lights on either side of the garage door and can lights on the front porch

Don Anderson made a motion to approve Case 41-22R with the following requirements: that 1) the front porch foundation coverage be adhered to; 2) that the front door and garage door be alike, either vertical or horizontal; and 3) that the small windows on the left elevation be a minimum of 12" x 24". Seconded by Chris Burton. Motion approved unanimously.

c. 42-22R – 2040 Westview Ave – R3

John Rehder, applicant/owner – Workshop addition



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John Rehder, homeowner addressed the Board and indicated that he has lived at the property for 47 years and built the residence 37 years ago. The following items were discussed:

- The Board sought clarity on where on the home the addition was being added
- The addition is going between the existing garage and kitchen
- The doors will be metal doors
- The foundation will be concrete
- There will be a gutter and downspout
- The addition will match the existing home

Chris Burton made a motion to approve Case 42-22R as submitted. Seconded by Pat Jones. Motion approved unanimously.

d. 44-22R – 330 E. Argonne Dr – R3

Michael and Lyn Niemann, applicants/owners – House relocation and addition

Jim Bulejski, architect addressed the Board and indicated that the basement of the existing house is in a state of disrepair. They will be replacing the basement and moving the house north and west. The addition will be to the east of the existing home. They are replacing the location of the front door and adding a front porch. The following items were discussed:

- The house will be re-sided, likely in a similar color with Hardie or LP
- The shutter placement and sizing on the existing home was discussed
- The home is in a historic district
- The existing shutters are being reused and new will be added to the addition. The Board prefers that any of the new shutters be sized appropriately
- Add trim to close off the underside of the porch
- Mr. Bulejski provided the Board with a revised front elevation which was viewed favorably by the Board. The revision was provided to Planner I, Christie Voelker

Don Anderson made a motion to approve Case 42-22R with the revised front elevation with the following requirements: that the deck be enclosed with trim. Seconded by Chris Burton. Motion approved unanimously.

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

a. 07-22C – 629 Maple Frst – R5

Consort Homes, applicant – Bike rack with shelter



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Bill Wanstedt addressed the Board and indicated that this is a revision from the mail station that was submitted to the Planning and Zoning Commission. The following items were discussed:

- The color will match one of the buildings
- The bike racks will be U-shaped
- The concrete footings will be rough and can be adjusted to stick out of the ground minimally, to the Board's preference
- There will be a metal post foot at the bottom which should be covered with cedar to match

Dick Gordon made a motion to approve Case 7-22C with the following requirements: 1) That the post footings be as low as possible; and 2) that the 6"x6" uprights have a wooden framed base treatment where they meet the pier. Seconded by Pat Jones. 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 7:33 pm.

	Michael Chiodini, Vice-Chairman
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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, and Architectural Review Board.