



**ARCHITECTURAL REVIEW BOARD
AGENDA**

May 16, 2022 at 7:00 p.m.

Council Chambers - City Hall

139 S. Kirkwood Rd. Kirkwood, MO 63122

I. Approval of Minutes – May 2, 2022

II. Sign Review - Old Business

a. 08-22S – 2017 Lily Ave – R3

Trinity Investments, owner/applicant – Subdivision monument sign

b. 09-22S – 204 N. Clay Ave – B2

Awning Concepts, contractor/applicant – New sign panel on existing awning

c. 10-22S – 1220 S. Kirkwood Rd – B5

Simon Sign Erection Co, contractor/applicant – Replace existing signage with new

III. Sign Review - New Business

None

IV. Residential Review - Old Business

None

V. Residential Review - New Business

a. 51-22R – 337 Caroline Ave – R4

Christopher Brown, owner/applicant – Add a one story addition

b. 52-22R – 311 Way Ave – R3

Tracy Collins, architect/applicant – Rebuild sunroom, side stair and add fire pit

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



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Members Present

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

Members Absent

Mark Campbell, Chairman

I. Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the meeting to order at 7:02 pm.

Mr. Campbell asked if there were any comments for the April 18, 2022 meeting minutes.

Dick Gordon made a motion to approve the April 18, 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

None

V. Residential Review - New Business

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

FM Design Build, applicant – New single family residence

Matt Moore with FM Design Build addressed the Board and indicated that this was a custom home. The following items were discussed:

- There are short returns on the side that aren't shown on the drawings
- There will be 4" standard siding corners
- Garage lights will be coach lights
- The garage door will be a shaker door with flat recessed panels, with the top row being glass panels
- Columns will be PVC wrapped with foot and crown detail, although details are not currently shown on drawings
- Front garage window will be centered on gable
- Downspouts will be at the outside corners and piped to amended soils. The shed at the front will be tied to the front column. Downspouts will be black



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Dick Gordon made a motion to approve Case 43-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. 45-22R – 307 W. Rose Hill Ave – R4

FM Design Build, applicant – New single family residence

Matt Moore with FM Design Build addressed the Board and indicated that this is another custom home. The following items were discussed:

- The Board indicated that samples would be nice to see for true color. The applicant stated that the colors are darker on the rendering than they will be in reality
- Board and batten could be added on rear elevation over the gable
- Front porch column material is rough sawn cedar
- Fixed window on left elevation to be operable
- The Board indicated that the dark color does not fit with its neighborhood context
- Garage door is recessed panel with a configuration of three longer horizontal panels
- Corner trim will be 4”
- Top window on left elevation should be aligned

Chris Burton made a motion to approve Case 45-22R with the following requirements: that 1) Put in board and batten siding over the gable on the rear elevation; 2) Move the window on the left elevation to be in alignment as intended. Seconded by Adam Edelbrock. Motion approved unanimously

c. 46-22R – 461 Clemens Ave – R4

Lewis Homes, applicant – New single family residence

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

- Fixed windows are due to client preference for black windows with a certain grill pattern. Client did not like the thicker middle rail of double-hung windows.
- Siding is white and windows are black. Shutters will be black or darker color and will stain the front door
- Brick will likely be white washed, which the Board viewed favorably
- Front arch material is wood tongue and groove and front flat face will be PVC
- Back porch will be vinyl beaded
- Gables on right and rear elevations are labeled as 6:12 pitch but seem drawn as closer to 4:12. Revise to 6:12.



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- Pilaster on left to be a full column, and move column on outside right to be symmetrical
- Two center on windows look awkward because there's no break in plane on the gable. Windows and doors interfere with the ability to break the plane.
- Center porch gable under gable above
- Change sets of windows on rear elevation to be twin windows and make breakfast room door stack up

Adam Edelbrock made a motion to approve Case 46-22R with the following requirements: that 1) Align the gables on the rear; 2) Pairing the two sets of windows on rear to be symmetrical around the gable bump out; 3) Adjust the slope to be 6:12 on the gable on the rear and right elevation; 4) Make the pilaster a full column on the porch and move in the one on the corner to be symmetrical. Seconded by Chris Burton. Motion approved unanimously

d. 47-22R – 341 E. Jefferson Ave – R3

William Cover - Architect, applicant – New single family residence

Bill Cover, Architect addressed the Board. The following items were discussed:

- Will be adding a stone footing effect to the floor line all around

Chris Burton made a motion to approve Case 47-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously

e. 48-22R – 735 N. Kirkwood Rd – R4

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

Alex Blaes, Blaes Architects addressed the Board. The following items were discussed:

- The existing garage is extending by approximately 18" and building a second floor on top of it
- Vinyl shakes will be added in the gables of the addition
- Garage door will be new as shown in white
- Siding to match – re-using salvageable from existing for infill areas

Michael Chiodini made a motion to approve Case 48-22R as submitted. Seconded by Chris Burton. Motion approved unanimously



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- f. 49-22R – 302 George Ave – R4
Iconic Construction, applicant – New single family residence

Steve Hayes with Iconic Construction addressed the Board. The following items were discussed for both 302 and 304 George:

- Materials need to be carried around to side and rear to create continuity
- Add articulation either with windows or breaks in the planes
- Porch entry area does not look buildable as drawn, which the applicant is aware of
- Reduce the taper of the columns (16" to 12")
- Detail on front porch columns to be different from the home next door
- Front door and garage door need to correlate
- Vertical siding brought around to the sides with shake in the gables
- Window trim to match with sills and aprons
- Break-up the long strips of siding
- Add transom windows
- On South elevation, outer windows of set of three could be drawn down to engage the lower level, or add another set below
- Add lights to garage but each home different
- Wrap base and top of post columns on deck
- Shake in gables

Adam Edelbrock made a motion to approve Case 49-22R for cursory review with the following requirements: 1) that the front porch structure is adjusted and the column tapers adjusted to a less severe taper; 2) that the front vertical siding is changed to horizontal lap siding to match the sides; 3) that trim and sill is added at the basement egress windows; 4) that shake is added into gables on either side; 5) that a window is added to bedroom two on the south elevation; 6) that the windows in the double height space are extended down to level one; 7) that shake is added on the fireplace bump-out; 8) that a monitor window is added in bedroom three as well as the primary suite; 9) that the deck column base and tops are trimmed out with 1"x4" or 1"x6"; 10) that the front door and garage door correlate. Seconded by Chris Burton. Motion approved unanimously

- g. 50-22 R – 304 George Ave – R4
Iconic Construction, applicant – New single family residence



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Steve Hayes with Iconic addressed the Board. The following items were discussed for both 302 and 304 George:

- Materials need to be carried around to side and rear to create continuity
- Add articulation either with windows or breaks in the planes
- Porch entry area does not look buildable as drawn, which the applicant is aware of
- Detail on front porch columns to be different from the home next door
- Front door and garage door need to correlate
- Vertical siding brought around to the sides with shake in the gables
- Window trim to match with sills and aprons
- Break-up the long strips of siding
- Add transom windows
- On South elevation, outer windows of set of three could be drawn down to engage the lower level, or add another set below
- Add lights to garage but each home different
- Wrap base and top of post columns on deck
- Shake in gables

Adam Edelbrock made a motion to approve Case 50-22R with cursory review with the following requirements: 1) that the front porch structure is adjusted and the columns changed to square; 2) that the front door and garage door correlate; 3) that the front vertical siding is changed to horizontal lap siding to match sides; 4) that trim and sill is added for basement egress windows; 5) that a capital and base is added to deck posts; 6) that monitor windows are added to the primary suite and bedroom three; 7) that shake is added into gables on either side; 8) that a window is added on the south elevation in bedroom two; 9) that the windows in the double height space are extended further down into level one; 10) that shake is added on fireplace bump-out. Seconded by Dick Gordon. Motion approved unanimously

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

None



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Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:59 pm.

	Mark Campbell, 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.