



**ARCHITECTURAL REVIEW BOARD
AGENDA**

June 6, 2022 at 7:00 p.m.

Council Chambers - City Hall

139 S. Kirkwood Rd. Kirkwood, MO 63122

I. Approval of Minutes – May 16, 2022

II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 11-22S – 10357 Manchester Rd – B4
Warren Sign – Sue Winter, applicant
Driveway signage for First Community Credit Union
- b. 12-22S – 1001 S. Kirkwood Rd #130 – B5
Horizon Sign Company – Chris DeHeer, applicant
Wall signage for Brown & Crouppen

IV. Residential Review - New Business

- a. 53-22R – 360 N. Woodlawn Ave – R2
Lorine Fumagalli – Architect/Applicant
Remodel 2nd floor bathroom and connect two dormers
- b. 55-22R – 511 S. Geyer Rd – R4
Jared Keplinger – Homeowner/applicant
Front porch
- c. 56-22R – 626 Scottsdale – R3
Banner Construction, Contractor/applicant
Front entry porch roof/side entry awning
- d. 57-22R – 562 N. Taylor – R3
Darryl Labruyere, Architect/applicant
New single family residence

V. Commercial Review - New Business

- a. 08-22C – 12205 Old Big Bend – B1
Old Big Bend Investments, Aaron Senne, Owner/applicant
Renovation of existing office building for Studio Lark

- b. 09-222C – 10935 Manchester Rd – B3
Brian Ivy, Architect/applicant
Interior and exterior alterations for future business'

- c. 10-22C – 11111 Manchester Rd – B3
Kurt Kaemmerlen, Contractor/applicant
Complete renovations- exterior changes for Taco Buddha

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

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
 - Nancy Luetzow, 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

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Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton

Members Absent

Adam Edelbrock

I. Call Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the meeting to order at 7:00 pm.

Mr. Campbell asked if there were any comments for the May 2, 2022 meeting minutes.

Dick Gordon made a motion to approve the May 2, 2022 minutes. Seconded by Michael Chiodini. Motion approved unanimously.

I. Sign Review - Old Business

None

II. Sign Review – New Business

a. 08-22S – 2017 Lily Ave – R3

Trinity Investments, owner/applicant – Subdivision monument sign

Derek Onstott with Trinity Investments addressed the Board. The following items were discussed:

- The sign will be set back 15 feet from the road
- The 10” x 10” timber will cast a shadow over the top line of text of the sign. The applicant indicated that a light will be directed at the face of the sign. The applicant clarified that the timber is 6” wide, not 10”
- The lettering will be a matte gold
- The uplighting shown as an alternate is not allowed. The light must be directed on the face of the sign.

Chris Burton made a motion to approve Case 08-22S as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

b. 09-22S – 204 N. Clay Ave – B2

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



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JoAnn Warren, owner of 204 N. Clay Avenue, addressed the Board. The following items were discussed:

- There is a logo sign on the door. Planner I Christie Voelker informed Ms. Warren that this sign will contribute to the overall square footage of signage. The Board will review this additional sign on a cursory basis.

Michael Chiodini made a motion to approve Case 09-22S with the requirement that 1) the door sign is submitted for cursory review. Seconded by Chris Burton. Motion approved unanimously.

c. 10-22S – 1220 S. Kirkwood Rd – B5

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

John Simon with Simon Sign addressed the Board. The following items were discussed:

- The signage is being updated from exposed neon to LED
- There will be small repairs to the façade before replacing the signage

Dick Gordon made a motion to approve Case 10-22S as submitted. Seconded by Chris Burton. Motion approved unanimously.

III. **Residential Review - Old Business**

None

IV. **Residential Review - New Business**

a. 51-22R – 337 Caroline Ave – R4

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

Jennifer Brown, sister of the applicant, addressed the Board. The following items were discussed:

- The section with the brick veneer should end in a 2” x 6” or 2” x 8” framing built-up corner
- The corner could be PVC
- Ms. Brown believed the soffit over the alcove will be aluminum

Dick Gordon made a motion to approve Case 51-22R with the requirement that 1) the ceiling over the alcove is submitted for cursory review and 2) that the corners at the brick veneer are built up. Seconded by Michael Chiodini. Motion approved unanimously.



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b. 52-22R – 311 Way Ave – R3

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

Zach Bevins with Bevins Renovations addressed the Board. The following items were discussed:

- The porch is replacing an existing porch to match the rest of the house
- New piers will be poured
- There will be 1x1 square lattice to match the front porch
- The side porch will be rebuilt to match the front. The roof is being reused but the deck and stairs will be rebuilt
- The back porch will be a composite deck
- An alternative to the trellis would be to bring the composite down on the sides. Mr. Bevins indicated that the homeowners wanted to maintain the existing look of the house
- The columns at the side door will be square to match the front
- The fireplace will be full masonry with stone over concrete block
- The railings of the back deck will be a Treks system to match the decking
- The concrete piers should come about 6” out of the ground then transition to wood
- The existing seating wall will be replaced
- Mr. Chiodini recommended that a prefabricated smoke shelf be used for the fireplace

Don Anderson made a motion to approve Case 52-22R with the requirement that 1) the final railing selection be submitted for cursory review and 2) the lattice be framed. Seconded by Chris Burton. Motion approved unanimously.

V. Commercial Review - Old Business

None

VI. Commercial Review - New Business

None

Chairman Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:22 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.