



ARCHITECTURAL REVIEW BOARD

AGENDA

June 20, 2022 at 7:00 p.m.

Council Chambers - City Hall

139 S. Kirkwood Rd. Kirkwood, MO 63122

- I. Election of Officers**
- II. Approval of Sign Variance Minutes – June 6, 2022**
- III. Approval of Minutes – June 6, 2022**
- IV. Sign Review - Old Business**
 - None
- V. Sign Review - New Business**
 - a. 13-22S – 11111 Manchester Rd – B3
Engraphix – Daniel Kirchhoff, applicant/contractor
Monument and wall signage for Taco Buddha
- VI. Residential Review - New Business**
 - a. 58-22R – 620 Pearl Ave – R3
John Guarino – applicant/architect
Replace existing deck with covered porch
 - b. 59-22R – 1221 Evans Ave – R4
Rafferty Company – applicant
New single family residence
 - c. 60-22R – 335 W. Woodbine Ave – R4
Daniel Stauder – applicant/architect
Addition to house and replacement of detached garage
 - d. 61-22R – 528 S. Crescent Dr – R3
Daniel Stauder – applicant/architect
Garage and covered porch addition
 - e. 62-22R – 1951 Grassy Ridge Rd – R1
Greg Romano – applicant/homeowner
Shed replacement
 - f. 63-22R – 1232 Grandview Dr – R3
Michelle Ricks – applicant/homeowner
Addition and detached two-car garage

VII. Commercial Review - Old Business

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

VIII. Commercial Review - New Business

- a. 11-22C – 200 Thomas Ave – R4
Matt Patterson – applicant/architect
Renovation of existing building and additions to building for Kirkwood Schools

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Adam Edelbrock, 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
Amy Lowry, Planner II



**CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD
SIGN VARIANCE**

June 6, 2022 – Draft Meeting Minutes

Members Present

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

Members Absent

Mark Campbell, Chairman
Chris Burton

I. Call Meeting to Order

Vice-Chairman, Michael Chiodini called the meeting to order at 6:58 pm.

II. Variance Sign Review - New Business

a. 01-22SV – 320 S. Kirkwood Rd – B-2

Dale Sign Service – Austin Smith, applicant
Internally illuminated projecting sign – Gateway Cleaners

The applicant is requesting a variance from the requirements put forth in the Sign Code, Article II of Chapter 5 of the City of Kirkwood's Code of Ordinances, §5-15(b)(2)(vi)(g) on "Projecting Signs", which indicates that if a projecting sign is illuminated, it shall be by indirect lighting methods such as gooseneck lighting.

The request is to install on the building a projecting sign with internal illumination.

Austin Smith with Dale sign addressed the Board and indicated the sign will be illuminated and relocated.

Dick Gordon made a motion to approve Case 01-22SV as submitted. Seconded by Don Anderson. 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 6:59 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.



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Members Present

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

Members Absent

Mark Campbell, Chairman
Chris Burton

Call Meeting to Order and Approval of Minutes

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

Mr. Chiodini asked if there were any comments for the May 16, 2022 meeting minutes.

Dick Gordon made a motion to approve the May 16, 2022 meeting minutes. Seconded by Adam Edelbrock. Motion approved unanimously.

I. Sign Review - Old Business

None

II. Sign Review - New Business

- a. 11-22S – 10357 Manchester Rd – B4
Warren Sign – Sue Winter, applicant
Driveway signage for First Community Credit Union

Bill Barrons with Warren sign addressed the Board. The following items were discussed:

- Sign location is in the green space

Adam Edelbrock made a motion to approve Case 11-22S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- b. 12-22S – 1001 S. Kirkwood Rd #130 – B5
Horizon Sign Company – Chris DeHeer, applicant
Wall signage for Brown & Crouppen

Dave Greathouse with Horizon Sign Company addressed the Board and indicated the new sign will be in the same location and size as previous tenant. The following items were discussed:

- The holes from the previous sign mounting have been patched



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Don Anderson made a motion to approve Case 12-22S as submitted. Seconded by Adam Edelbrock. Motion approved unanimously.

III. Residential Review - New Business

a. 53-22R – 360 N. Woodlawn Ave – R2

Elizabeth Carver – Homeowner/applicant

Remodel 2nd floor bathroom and connect two dormers

Elizabeth Carver, Homeowner addressed the Board. The following items were discussed:

- Will they be adding gutters and downspouts
- Adding an overhang
- Shed roof be flush with the dormers vs a gutter and downspout

Don Anderson made a motion to approve Case 53-22R with the requirement that 1) gutter boards on the new section be on the same level as the existing gutter boards on the existing dormers; and 2) there be an overhang flush with the existing dormers to allow proper water run-off. Seconded by Dick Gordon. Motion approved unanimously.

b. 55-22R – 511 S. Geyer Rd – R4

Jared Keplinger – Homeowner/applicant

Front porch

Jared Keplinger, homeowner addressed the Board. The following items were discussed:

- The side stair as originally proposed was removed so as to not encroach in the side setback. The portion is left open with no railing
- Planner I Christie Voelker explained that the existing home is closer to the property line than 5 feet, so the deck must step in in order to be 5 feet from the property line
- Recommended eliminating the steps down to the deck, raising the deck portion and adding a railing

Don Anderson made a motion to approve case 55-22R with the requirements that 1) the porches be level with one step down to the deck; and 2) install a railing at the side deck. Seconded by Dick Gordon. Motion approved unanimously



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- c. 56-22R – 626 Scottsdale – R3
Banner Construction, Contractor/applicant
Front entry porch roof/side entry awning

John Wimmer addressed the Board. The following items were discussed:

- The front canopy is open air
- The trusses are cedar trim

Adam Edelbrock made a motion to approve Case 56-22R as submitted. Seconded by Don Anderson. Motion approved unanimously

- d. 57-22R – 562 N. Taylor – R3
Darryl Labruyere, Architect/applicant
New single family residence

Darryl Labruyere, Architect and Monte Herring, Contractor addressed the Board. The following items were discussed:

- On the rear elevation, the windows over the garage in the attic space look unbalanced. The square window could be turned into a long window to match the other side and center the double windows.
- At the stepped out roofline in the rear elevation, the double windows in bedroom 4 should be centered, the double windows to the right eliminated, and a trim board brought down at the change in roofline
- The triple windows on the second story of the rear elevation are at a higher level than the double windows to the left
- The windows in the office are not symmetrical over the gable beneath, but due to the projection of the gable the misalignment will be imperceptible
- The windows in the master bathroom and walk in closet are inconsistent. The window in the walk in closet can be changed to a smaller window to match the window over the toilet
- The triple windows in the pantry are narrow, which is due to homeowner preference on the interior
- The filled-in windows on the garage are at the request of the homeowner and will be stone. This garage already has windows on one side and the Board permits one elevation without windows.
- If the wood shake shingles are not installed as indicated it would need a cursory approval
- The window mullions should be consistent around the house. The window frames will be dark bronze



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- The front door is glass and iron

Dick Gordon made a motion to approve Case 57-22R with the requirement that 1) South elevation on the second floor attic space that the square window be replaced by a full height matching window to the left; 2) between the two single windows that the double window be centered; 3) second floor - bedroom four, at the change in roofline, place trim board to simulate a change in elevation and remove the two windows; 4) center the two windows in bedroom four; and 5) first floor master bedroom – walk in closet will be changed to the same size window as the toilet (narrow style). Seconded by Don Anderson. Motion approved unanimously.

IV. 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

Aaron Senne, owner addressed the Board and the following items were discussed:

- Screening the rooftop HVAC unit
- Existing bollards (possible removal)

Dick Gordon made a motion to approve Case 08-22C with the requirement that the rooftop unit be screened. Seconded by Adam Edelbrock. Motion approved unanimously.

b. 09-22C – 10935 Manchester Rd – B3

Brian Ivy, Architect/applicant
Interior and exterior alterations for future business'

Brian Ivy, Architect addressed the Board and the following items were discussed:

- Materials used – clean, modern simplified look
- Unfinished look at EIFS needs detail
- Roof screens will be moved where needed – use a mesh or perforated corrugated screening

Dick Gordon made a motion to approve Case 09-22C with the requirement that 1) metal details around the deck and top of EIFS to be a substantial gauge to avoid distortion. Seconded by Michael Marlo. Motion approved unanimously.



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c. 10-22C – 11111 Manchester Rd – B3

Kurt Kaemmerlen, Contractor/applicant

Complete renovations- exterior changes for Taco Buddha

Kurt Kaemmerlen, contractor addressed the Board and the following items were discussed:

- Old Hardees building – lower EIFS will be repaired, replaced and painted
- The red metal roofing will be removed, which will expose the parapet wall and refaced in corrugated metal. The corrugated metal will be carried into the wall that faces Manchester
- The walls screening the patio will also include gabian panels
- The Board recommended reducing the corrugated metal or choose a different material
- The walls are high, and while this reduces noise from Manchester, it isolates the space and detracts from the pedestrian experience. Perhaps some low walls could be interjected periodically, or the wall lowered on the side
- Would like to see elevations of the building without the patio walls
- The window on the bar will be the existing storefront window
- The signage package is forthcoming
- The entry is hard to find
- The current parapet wall screens the rooftop units

Don Anderson made a motion to continue Case 10-22C. Seconded by Adam Edelbrock. 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 8:13 pm.

	Michael Chiodini, Vice-Chairman
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