



**Architectural Review Board
Agenda
Tuesday July 5, 2022 at 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes

II. Sign Review- Old Business - None

III. Sign Review – New Business - None

IV. Residential Review- Old Business

- a. 59-22R – 1221 Evans Ave – R4
Rafferty Company, applicant – New single family residence
- b. 60-22R – 335 W. Woodbine Ave – R4
Daniel Stauder, applicant – Addition to house & replacement of detached garage

V. Residential Review- New Business

- a. Case 64-22R – 467 S. Clay Ave – R4
Mike Lewis – Lewis Homes, applicant – Renovated detached garage
- b. Case 65-22R – 700 W Essex Ave – R3
Christopher Pike, applicant – Remodel side porch
- c. Case 66-22R – 4 Hawbrook Ln – R2
Agape Construction, applicant – Addition with deck
- d. Case 67-22R – 621 Arminda Ave – R3
Scharf Land Development, applicant – New single family residence
- e. Case 68-22R – 536 S. Harrison Ave – R4
Ken Burns, applicant – Rear one-story addition
- f. Case 69-22R – 1200 Forest Ave – R1
Michael Blaes, applicant – New single family residence
- g. Case 70-22R – 144 Manlyn – R4
Riggs Company, applicant – Garage addition

- h. Case 71-22R – 807 Simmons Ave – R4
Jill Wallenberg, applicant – Concrete patio and covered structure
- i. Case 72-22R – 415 George Ave – R4
NJL Custom Homes, applicant – New single family residence

VI. Commercial Review- Old Business – None

VII. Commercial Review- New Business – None

VIII. Election of Officials

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, 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

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Members Present

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

Members Absent

Mark Campbell, Chairman
Michael Marlo

I. Call Meeting to Order and Approval of Minutes

Vice Chairman, Michael Chiodini called the meeting to order at 7:07 pm.

Mr. Chiodini asked if there were any comments for the June 6, 2022 sign variance meeting minutes.

Don Anderson made a motion to approve the June 6, 2022 sign variance minutes. Seconded by Chris Burton. Motion approved unanimously.

Mr. Chiodini asked if there were any comments for the June 6, 2022 meeting minutes.

Dick Gordon made a motion to approve the June 6, 2022 meeting minutes. Seconded by Chris Burton. Motion approved unanimously.

II. Election of Officers

Vice Chairman, Michael Chiodini made a motion to move the election of officers to the July 5, 2022 meeting. Seconded by Don Anderson. Motion approved unanimously.

III. Sign Review – Old Business

None

IV. Sign Review – New Business

a. 13-22S – 11111 Manchester Rd – B3

Engraphix – Daniel Kirchhoff, applicant/contractor
Monument and wall signage for Taco Buddha

Kurt Eller, owner of Taco Buddha, addressed the Board. The following items were discussed:

- A sample of the metal material was provided for the Board's consideration
- The life warranty on the metal finish is sufficient
- On the wall signs, the individual letters are backlit with white LED light



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- There is no additional concrete structure to the monument sign besides what is shown in the drawings
- The Board indicated a preference for internally lighting the monument sign as opposed to external illumination

Chris Burton made a motion to approve Case 13-22S with the requirement that 1) the monument sign be internally lit. Seconded by Pat Jones. Motion approved unanimously.

V. Residential Review – Old Business

None

VI. Residential Review – New Business

a. 58-22R – 620 Pearl Ave – R3

John Guarino – applicant/architect

Replace existing deck with covered porch

John Guarino, applicant, addressed the Board. The following items were discussed:

- The applicant provided the Board with conceptual imagery of the proposed screened-in porch
- The Board indicated that there are structural issues with the drawings that, when addressed, will change the appearance of the porch
- The lumber proposed is oversized
- The center beam is unnecessary
- The lattice under the deck will need to be framed
- Headers are not shown between posts to hold the roof up
- The columns should be equally spaced and carry down to piers
- The Board recommended matching the pitch of the porch roof to the pitch of the existing house. Mr. Guarino stated that a steeper roof pitch would interfere with a second story window
- The shingles on the roof will match the house

Don Anderson made a motion to approve Case 58-22R with the requirements that 1) the deck and stairs have framed lattice underneath, 2) the structural issues be addressed per feedback from the City Plans Examiner, 3) that the roof pitch match the existing house as closely as possible, and 4) that the changes be submitted for cursory review. Seconded by Chris Burton. Motion approved unanimously.

b. 59-22R – 1221 Evans Ave – R4

Rafferty Company – applicant

New single family residence



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The applicant was not present at the meeting. The case will be continued to the July 5, 2022 meeting.

c. 60-22R – 335 W. Woodbine Ave – R4

Daniel Stauder – applicant/architect

Addition to house and replacement of detached garage

Daniel Stauder, applicant/architect addressed the Board. The following items were discussed:

- Besides the color and the siding, the addition has few similarities with the existing house
- Possibly replace the three dormers on the front elevation with a gable that could be carried through to the rear of the home. The applicant indicated that the dormers as opposed to a gable was the preference of the homeowner, and that the gable could not be carried through due to the porch roof on the rear of the addition
- The addition seems low and long compared to the existing house
- The stone is monotonous

Don Anderson made a motion to continue case 60-22R. Seconded by Chris Burton. Motion approved unanimously.

d. 61-22R – 528 S. Crescent Dr – R3

Daniel Stauder – applicant/architect

Garage and covered porch addition

Daniel Stauder, applicant/architect, addressed the Board. The following items were discussed:

- Boards should be added underneath the covered porch to enclose the space
- The garage door on the new portion of the garage is higher than the existing doors
- Flipping the gable to be front to back on the addition would improve the appearance and allow the gutterboards between existing and proposed new to be the same
- The back wall of the garage is being kept in place to satisfy zoning requirements
- Scissor trusses would allow the garage door to fit under the front-to-back gable
- The garage is only briefly visible from the street

Pat Jones made a motion to approve Case 61-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.



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e. 62-22R – 1951 Grassy Ridge Rd – R1

Greg Romano – applicant/homeowner
Shed replacement

Greg Romano, homeowner addressed the Board. The following items were discussed:

- This is a prefabricated shed
- It will be painted to match the house

Chris Burton made a motion to approve case 62-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

f. 63-22R – 1232 Grandview Dr – R3

Michelle Ricks – applicant/homeowner
Addition and detached two-car garage

Lauren Brimley, property co-owner, addressed the Board. The following items were discussed:

- A man door is needed on the garage
- Add an attic vent in the gable of the addition
- Add a vent to the garage

Dick Gordon made a motion to approve Case 62-22R with the requirements that 1) a man door is added to the garage, and 2) that attic vents be added to the gable of the addition and to the garage. Seconded by Chris Burton. Motion approved unanimously.

VII. Commercial Review – Old Business

a. 10-22C – 11111 Manchester Rd – B3

Kurt Kaemmerlen, Contractor/applicant
Complete renovations- exterior changes for Taco Buddha

Kurt Eller, owner of Taco Buddha, and Kurt Kaemmerlen, contractor/applicant, addressed the Board. The following items were discussed:

- The Board noted that the applicant had addressed many of their comments from the previous meeting
- The standing seam metal roof was viewed favorably
- The entry is better-defined
- The Board would approve of corrugated metal, so long as it is the same as the sample provided at the meeting
- Mechanical screening is needed on the rear (North) of the building. The screen could die into the gable



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- A door from the restaurant is being added to the patio
- The arc in the garden area as shown on the sign submission is outdated and will not be included
- Determine how the corners of the parapet wall will terminate

Don Anderson made a motion to approve case 10-22C with the requirement that 1) there will be mechanical screening with a parapet wall. Seconded by Pat Jones. Motion approved unanimously.

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

Mark Kranzen, Architect, addressed the Board. The following items were discussed:

- The school district is looking to invest in its existing building stock and clean up this side of the site
- The addition aligns with the houses along Angenette which will be confirmed by a survey
- The existing 2-story brick building will get new windows and windows filled in on the basement level
- The gables on the addition differ from the existing structure
- Mr. Kranzen provided color samples to the Board
- The existing brick is not being painted
- There will be small, low rooftop units
- The Board will require screening for these units and review them on a cursory basis
- The prefabricated metal canopies will be silver and cantilevered by a rod
- Mr. Chiodini made reference to the previous project before the Board, the Kirkwood High School addition, and requested that the Kirkwood School District consider re-engaging with the Board on the design of the addition

Don Anderson made a motion to approve Case 11-22C with the requirement that the mechanical equipment on the roof be screened and that the screening be submitted for cursory review. 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 8:12 pm.



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	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.