



**Architectural Review Board
Agenda
Monday, July 18, 2022, 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

III. Sign Review- New Business

- a. 14-22S – 426 N. Kirkwood Rd – B2
Brinkmann Constructors, applicant – Construction signage for The James
- b. 15-22S – 610 N. Geyer Rd – B1
Ziglin Signs – Matt Meyer, applicant – Awning with signage for Geyer Dental

IV. Residential Review- Old Business

- a. 59-22R – 1221 Evans Ave – R4
Rafferty Company, applicant – New single family residence
- b. Case 67-22R – 621 Arminda Ave – R3
Scharf Land Development, applicant – New single family residence
- c. 69-22R – 1200 Forest Ave – R1 (reconsideration request)
Michael Blaes, applicant – New single family residence

V. Residential Review- New Business

- a. 54-22R – 420 S. Van Buren Ave. – R4
Axton McCormack, applicant – New single family residence
- b. 73-22R – 741 Culloden Rd – R3
Jamey Edgerton, applicant – Enclosed patio
- c. 74-22R – 228 W Woodbine Ave – R4
NJL Custom Homes – Nick Luizza, applicant – New single family residence
- d. 75-22R – 834 Brookcreek Ln – R1
Alan Wolf, applicant – Attached rear patio portico structure

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



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

Members Present

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

I. Call Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the meeting to order at 6:58 pm.

Mr. Campbell asked if there were any comments for the June 20, 2022 meeting minutes.

Michael Chiodini made a motion to approve the June 20, 2022 minutes. Seconded by Dick Gordon. Motion approved unanimously.

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

Applicant was unable to attend the meeting and asked to be moved to the July 18, 2022 meeting

b. 60-22R – 335 W. Woodbine Ave – R4

Daniel Stauder, applicant – Addition to house & replacement of detached garage

Lauren Jameson and Andy Greenberg, Homeowners addressed the Board.

Chris Burton made a motion to approve Case 60-22R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

V. Residential Review- New Business

a. Case 64-22R – 467 S. Clay Ave – R4

Mike Lewis – Lewis Homes, applicant – Renovated detached garage

Mike Lewis addressed the Board.

Michael Chiodini made a motion to approve Case 64-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. Case 65-22R – 700 W Essex Ave – R3

Christopher Pike, applicant – Remodel side porch

Chris Pike, architect addressed the Board for the remodeled side porch and the following items were discussed:

- Matching existing column size
- Concrete exposure needs to be reduced or cover with form liner or fake stone. The applicant proposed sanded paint, which is not acceptable
- The A/C location was questioned due to heat and noise concerns of leaving it on porch
- Color of standing seam metal roof is to match existing shingles
- The Board questioned the roof design and the purpose of the ridge being so tight at the corner. The applicant stated he likes the look. The Board determined that the pitch of the roof was appropriate.
- Location of gutter and downspouts

Michael Chiodini made a motion to approve Case 65-22R with the following change: 1) that a stone form liner and stain be used on the porch foundation to match the existing foundation stone. Seconded by Chris Burton. Motion approved unanimously.

c. Case 66-22R – 4 Hawbrook Ln – R2

Agape Construction, applicant – Addition with deck

Ed Heine, architect and Anna Dankenbring, homeowner addressed the Board for the addition with deck.

Don Anderson made a motion to approve Case 66-22R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

d. Case 67-22R – 621 Arminda Ave – R3

Scharf Land Development, applicant – New single family residence

John Scharf, applicant addressed the Board and the following items were discussed:

- The color rendering shows more contract than in reality
- The slope of the roof follows the slope of the ground

- The shake siding should be continued around the house
- There is no break in the wall plane at the gable over the first story window. There should be a bump out or eliminate the gable
- Explore doing hipped roof all around rather than gables
- Porch columns to be trimmed out with base and cap
- The garage fireplace is mislabeled as wood burning. It will be a gas fireplace that is vent-free.

Don Anderson made a motion to continue Case 67-22R with the following recommendations: 1) address the roof in a different manner, 2) correct the fireplace label, 3) add trim to the porch columns, and 4) continuity of materials. Seconded by Dick Gordon. Motion approved unanimously.

e. Case 68-22R – 536 S. Harrison Ave – R4

Ken Burns, applicant – Rear one-story addition

Rick Gettling addressed the Board and the following items were discussed:

- The siding on the existing house has a 10" profile while a much smaller size is used on the addition
- The homeowner is hoping to reside the existing home in the future
- The material of the existing siding is possibly asbestos and would need to be treated accordingly if removed or replaced
- Shake siding on the addition would be more suitable than using a different-sized siding, or board and batten
- The spacing of the windows should be reconsidered to account for furniture configuration

Michael Chiodini made a motion to approve Case 68-22R with the following change: 1) that the material on the addition is changed to either shake or board and batten and is submitted for cursory review. Seconded by Chris Burton. Motion approved unanimously.

f. Case 70-22R – 144 Manlyn – R4

Riggs Company, applicant – Garage addition

Amie Riggs addressed the Board and the following items were discussed:

- Scale of the addition is larger than the original home
- Continuity of materials is needed from original home to the addition
- Change direction of roof from front to back to side to side and lower the walls
- Reduce height to be less obtrusive in front
- The vinyl siding needs to be broken up
- Possibly bringing down the roof deck

Don Anderson made a motion to continue Case 70-22R to address the items discussed. Seconded by Michael Marlo. Motion approved unanimously.

g. Case 71-22R – 807 Simmons Ave – R4

Jill Wallenberg, applicant – Concrete patio and covered structure

Cory Lohnes addressed the Board and the following items were discussed:

- The kitchen cabinets will have stone face exterior to match column posts, stepped back to allow the protrusion of the column
- The ends of the counters should also have stone
- Fascia and gutter will be white, beams will be cedar

Don Anderson made a motion approve Case 71-22R with the following changes: 1) that the kitchen cabinetry have stone face on outside that returns around sides 2) that the cabinetry sits back from the corner pilaster. Seconded by Dick Gordon. Motion approved unanimously.

h. Case 72-22R – 415 George Ave – R4

NJL Custom Homes, applicant – New single family residence

Nick Liuzza addressed the Board and the following items were discussed:

- Gable material to be shake throughout and the bump out
- Break up the vinyl run
- Window at stair on right elevation to mimic the bathtub bump out on the other side (2-3 window look) but make taller
- Front and rear porches needs another column or pilaster with caps and bases.
- Return the stone on right elevation two feet
- A steeper pitch to the garage roof would eliminate some of the siding
- Garage door to have vertical panels

Don Anderson made a motion to approve Case 72-22R with the following changes: 1) that the stone on the front return around the corner two feet; 2) that the stairwell landing be bumped out slightly and have two windows with window at top or a transom; 3) that the gable treatment will be shake to match the front; 4) that the porch columns have a base and cap; 5) that the roof over the garage change pitch and the gutter board brought down to eliminate siding; 6) add a porch column or pilaster at the inside corner of the house – both front and back porch; 7) that the window grids be shown accurately on the drawings 8) that a garage cut sheet be submitted; 9) submit the garage roof pitch revision and window modification for cursory approval. Seconded by Dick Gordon. Motion approved unanimously.

i. Case 69-22R – 1200 Forest Ave – R1

Michael Blaes, applicant – New single family residence

Alex Blaes and Matt Midden addressed the Board and the following items were discussed:

- Explore a new roofline at the garage side
- Instead of the garage bump out with gable and step back, keep the garage wall as one long wall and make the gable front-to-back instead of having a hip there. Instead of joining roofs, you create a ridge that goes front to back. Separate garage roof and upper roof to eliminate long slope.
- On east elevation, change upper windows in great room to four windows. Add grids on top half to match rest of house.
- Columns are tapered – make consistent

Don Anderson made a motion to approve Case 69-22R will the following changes: 1) that the garage bump in to the side be made straight; 2) that the garage gable be brought front to back; 3) that the connection between the garage roof and the house be eliminated in favor of a cricket; 4) That the upper windows in the great room be four windows with grids at top to match the rest of the house; 5) that the roof modification be submitted for cursory review. Seconded by Chris Burton. Motion approved unanimously.

VI. Election of Officials – Michael Chiodini made a motion to nominate Mark Campbell as Chairman and Michael Chiodini as Vice-Chairman. Seconded by Don Anderson. Motion approved unanimously.

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:04 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.