



**Architectural Review Board
Agenda
Monday, October 3, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – September 19, 2022

II. Sign Review- Old Business - None

III. Sign Review- New Business

- a. 28-22S – 343 S. Kirkwood Rd – B2
Chris Smith with Dale Sign Service, applicant
New east and west wall signage for Starbucks
- b. 29-22S – 10210 Manchester Rd – B3
Sewing Concepts, LLC dba Awning Concepts, applicant
Awning signage for The Nerd Merchant
- c. 30-22S – 110 N. Kirkwood Rd – B2
Sewing Concepts, LLC dba Awning Concepts, applicant
Awning signage for Salty paws

IV. Residential Review- Old Business - None

V. Residential Review- New Business

- a. 91-22R – 221 Way Ave – R-3
Tracy Collins with Formwork Architecture, applicant
New pool house
- b. 105-22R – 715 Pearl Ave – R3
Taylor Seward, applicant
Build a new covered deck
- c. 107-22R – 303 W Rose Hill Ave – R4
Lewis Homes, applicant
New single family residence
- d. 108-22R – 1132 Dougherty Ferry –R3
Scott Lay, applicant
Roof structure over existing concrete patio

- e. 109-22R - 224 Frieda Ave – R3
Glen Rogan, applicant
Rear dormer extension and screen porch rebuild

- f. 110-22R – 737 Cleveland Ave – R4
Tracy Collins with Formwork Architecture, applicant
New rear covered patio addition

- g. 111-22R – 345 Couch Ave – R3
Tracy Collins with Formwork Architecture, applicant
New rear addition and detached garage

- h. 112-22R – 222 N Taylor Ave – R3
David and Lori Moser, applicant
New single family residence

- i. 113-22R – 930 Rochdale Dr – R3
DL Design, Inc, applicant
Front porch, sunroom and workshop addition at rear

- j. 114-22R – 339 Lee Ave – R4
Renovative Works, LLC, applicant
New covered deck with screens and a fireplace

- k. 115-22R – 506 Woodard Dr – R4
Build STL, applicant
New single family residence

VI. Commercial Review- Old Business – None

VII. Commercial Review- New Business

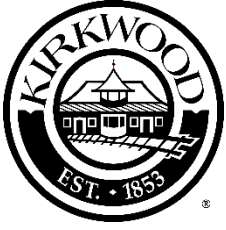
- a. 13-22C – 117 W Argonne Dr – B2
Daniel McGinnis, applicant
Re-establish store front windows on front elevation and change exterior color

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
Monday, September 19, 2022 at 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

Members Absent

Call Meeting to Order and Approval of Minutes

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

Mr. Campbell asked if there were any comments for the September 6, 2022 meeting minutes.

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

I. Sign Review- Old Business – None

II. Sign Review- New Business

- a. 26-22S – 115 W. Argonne Dr – B2
Mosby Building Arts, applicant
Projecting wall sign for Mosby Building Arts

Megan Toombs with Mosby Building Arts addressed the Board and indicated the sign location was chosen due to the awnings on street and that they changed the lighting from the bottom to the top and the following items were discussed:

- The size of the sign is too small
- Would like to see something more creative
- Make the sign vertical and add the year the business was established
- The sign height should relate to the existing sign
- Align the sign at the top of the existing sign

Michael Chiodini made a motion to approve Case 26-22S with the following requirements for cursory approval: 1) that the blade sign is increased to go vertically by adding Mosby Building Arts under the “M” and that it aligns with the

existing panel sign to look as if one continuous sign. Seconded by Chris Burton. Motion approved unanimously.

- b. 27-22S – 645 Leffingwell Ave – I1
Mosby Building Arts, applicant
Wall sign for Mosby Building Arts

Megan Toombs with Mosby Building Arts addressed the Board. There were no comments on the sign.

Chris Burton made a motion to approve Case 27-22S as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

III. Residential Review- Old Business

- a. 85-22R – 644 Huntwood Ln – R4
Naismith-Allen Inc – Nathan Rauh, applicant
Rear addition and renovation

No applicant was at the meeting to present the case. The changes that were requested at the previous meeting were made and the Board decided to approve without representation.

Michael Chiodini made a motion to approve Case 85-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

IV. Residential Review- New Business

- a. 81-22R – 1310 Laven Del – R4
Tony Hobbs with Patriot Sunrooms, applicant
Carport addition

Gene Nicholas with Patriot Sunrooms addressed the Board and indicated the proposed carport was designed to be dual purpose for a patio cover/carport and the following items were discussed:

- Length of the carport should fit a standard car
- Width of the garage is less than 10' – would be able to open both doors
- A carport does not have to meet garage standards – just cannot create a front yard parking space
- They are constrained by the side yard setback

Chris Burton made a motion to approve Case 81-22R as submitted. Seconded by Dick Gordon. Motion was denied by a vote of 3 to 3.

Michael Chiodini made a motion to approve Case 81-22R with the following requirement: 1) that there is at least 16 feet from the edge of the stair rail to

the end of the carport. Seconded by Don Anderson. Motion approved by vote of 5-1, with Chris Burton voting not in favor.

- b. 99-22R – 409 Bogey Ln – R4
Agape Construction, applicant
Front porch renovation

Ed Heine with Agape addressed the Board and the following items were discussed:

- The porch foundation is existing – they are painting
- Adding a simple gable roof covering over the existing footprint

Michael Chiodini made a motion to approve Case 99-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

- c. 100-22R – 424 W Jefferson Ave – R4
David Barnard with Aesthetic Design & Build, applicant
Replace existing wood pergola with new motorized aluminum pergola

David Barnard with Aesthetic Design & Build addressed the Board and the following items were discussed:

- Replacing existing and extending on the right side
- New piers and columns
- Finish will be powder coated dark bronze

Michael Chiodini made a motion to approve Case 100-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

- d. 101-22R – 1513 W. Woodbine Ave – R3
MRM Manlin Development Group, applicant
New single family residence

Linda Clark with MRM Manlin addressed the Board and the following items were discussed:

- Materials on plans differ from the photo rendering - there is no siding on the front of the house
- Discussion on cedar shake and the board and batten
- Porch roof to be flush with corner so it doesn't protrude
- Foundation exposure requirements
- Gutter board on the doghouse should align with the front porch gutter board
- Lattice needed at the rear porch

Don Anderson made a motion to approve Case 101-22R with the following requirement: 1) that the porch roof end at the corner of the building; 2) that the fireplace doghouse gutter board match the height of the front porch

gutter board; 3) lattice be installed on the back porch; 4) that the foundation exposure requirements are met. Seconded by Chris Burton. Motion approved unanimously.

e. 102-22R – 415 N Van Buren Ave – R4

Lewis Homes, applicant
New single family residence

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

- Add a ½ pilaster at the garage
- Chimney pipe, please explain – Interior direct vent gas fireplace that meets code. It is on an interior wall so it has to go out the roof to pull in air from the outside. Drawn higher than it will be, it will not be higher than the ridge line.
- Material is fire rated metal pipe with a stainless finish with a termination kit and roof flashing

Don Anderson made a motion to approve Case 102-22R with the following requirement: 1) that a ½ pilaster be put at the front porch. Seconded by Chris Burton. Motion approved unanimously.

f. 103-22R – 633 W. Adams Ave – R4

Michael Blaes, AIA; applicant
Patio, pergola and outdoor gas fireplace

Rob Griffith with Kirkwood Webster Construction addressed the Board and indicated that the representative from Blaes was unable to attend. There were no comments.

Chris Burton made a motion to approve Case 103-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

g. 104-22R – 13 Taylor Woods Dr – R3

Hercules Design build – Kathryn Duckworth, applicant
Front door canopy, rear expansion, covered and open deck additions

Kathryn Duckworth with Hercules addressed the Board and the following items were discussed:

- Back crawlspace be enclosed with some horizontal spaced boards vs lattice due to the expansive area
- Shutters on the brick will remain
- There are not two meeting valleys as interpreted in the work session

Michael Chiodini made a motion to approve Case 104-22R with the following requirement: 1) that the area under the porch be covered with

either lattice or in board. Seconded by Dick Gordon. Motion approved unanimously.

V. Commercial Review- Old Business – None

VI. Commercial Review- New Business - None

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:36 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.