**Architectural Review Board**

**Meeting Minutes**

**Monday, December 19, 2022, 7:00 p.m.**

Council Chambers - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

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| **Members Present** |  | **Members Absent** |
| Mark Campbell, Chairman |  |  |
| Michael Chiodini, Vice-Chairman |  |  |
| Dick Gordon |  |  |
| Don Anderson |  |  |
| Chris Burton |  |  |
| Michael Marlo |  |  |

**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 December 5, 2022 meeting minutes.

**Dick Gordon made a motion to approve the December 5, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.**

1. **Sign Review- Old Business - None**
2. **Sign Review- New Business**
3. 34-22S – 138 W Adams Ave – B2

Canedy Sign, applicant/contractor – Re-facing the existing non-conforming pole sign for Shelter Insurance Agency

Jessica Schmidt with Canedy Sign addressed the Board for the sign replacement on an existing non-conforming pole sign and confirmed the sign will be trimmed out in blue as shown.

**Michael Marlo made a motion to approve case 34-22S as submitted. Seconded by Chris Burton. Motion approved unanimously.**

1. **Residential Review- Old Business - None**
2. **Residential Review- New Business**
3. 125-22R – 525 S. Fillmore Ave – R4

Todd Watts, applicant – Detached garage with studio

 Todd Watts addressed the Board and the following items were discussed:

* Add windows to garage door and provide cut sheet
* Matching doors to the existing home
* Aprons and sills to match primary on the home
* Existing home has multiple widths of siding

**Don Anderson made a motion to approve case 125-22R with the following requirements: 1) that windows are added to the garage door and that a cut sheet is submitted showing the door style; 2) that the window trim match the existing house with sills and aprons. Seconded by Michael Marlo. Motion approved unanimously.**

1. 132-22R – 541 E. Monroe Ave – R3

Mike Lewis/Lewis Homes LLC, applicant – Addition and renovations

Mike Lewis with Lewis Homes addressed the Board and submitted revised drawings modifying the front porch width and adding dormers to the front and a box bay at the rear. The following items were discussed:

* The roof is being replaced and the roof pitch will be changed

**Michael Chiodini made a motion to approve case 132-22R as submitted on the revised plans. Chris Burton seconded. Motion approved unanimously.**

1. 133-22R – 3 Boxwood Ln – R1

Patriot Sunrooms, applicant – Patio cover on existing garage

Jeff Woodard with Patriot Sunrooms addressed the Board and indicated the patio cover will be aluminum with insulated roof with the structure going thru to the existing garage foundation with new footings. The following items were discussed:

* The garage will still be usable for parking
* Existing railings to remain
* Shingle roof to match existing

**Michael Chiodini made a motion to approve case 133-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

1. 134-22R – 819 Nirk Ave – R4

Agape Construction, applicant – Garage addition

Ed Heine, Architect and homeowner Mr. Orrill addressed the Board and indicated they will be adding a garage, replacing all siding, and removing the shutters. The following items were discussed:

* Need a break in the plane of the face of the house at the garage with the changing roofline
* West elevation – add window to match existing
* Keep the gutter line and step back the garage
* Add windows to garage doors and submit a cut sheet

**Don Anderson made a motion to approve case 134-22R with the following requirements: 1) that a break be put into the wall at the new garage on the front elevation; 2) that the garage door has windows and a cut sheet is submitted; 3) that a window be added to the west elevation towards the north. Seconded by Dick Gordon. Motion approved unanimously.**

1. 135-22R – 2008 Brookcreek Ln – R1

Shea Construction & Design – Covered screen porch

Jason with Shea Construction and design addressed the Board and the following items were discussed:

* They will be using existing piers and adding new ones
* No new siding or roof on existing – just a new roof on the porch to match existing
* Adding framed vinyl lattice

**Michael Chiodini made a motion to approve case 135-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

1. 136-22R – 334 E. Jefferson Ave – R3

Kim Hany (for Jane Ann Forney), applicant – Master suite and deck addition

Kim with Jane Forney and homeowner Mr. & Mrs. Jones addressed the Board and the following items were discussed:

* The proposed window grids should be matching the existing – 6 divided lights throughout

**Don Anderson made a motion to approve case 136-22R with the following requirement: 1) that all windows in the addition match the existing home – six (6) on top one (1) on bottom. Seconded by Dick Gordon. Motion approved unanimously.**

1. 137-22R – 411 E. Argonne Dr – R3

Jay Sparks, AIA; applicant – New 2-story home with a detached 2-car garage

Jay Sparks addressed the Board and indicated the design intent started with the narrow lot and an open floor plan downstairs with bedrooms above. The design inspiration is Greek Revival. The following items were discussed:

* The proposed chimney material is stucco, but the Board would prefer the use of brick with corbeling at top for character.
* Will have ridge vent
* Supports for pergola need to add detail to top and bottom
* Showing gutters but no downspouts – they will be added at each end
* Siding will be light gray with white trim, gray window frames, and dark asphalt shingle roof

**Dick Gordon made a motion to approve case 137-22R with the following requirements: 1) that the chimney have brick appearance and detail added to the top; 2) that the pergola posts to be more like columns. Seconded by Chris Burton. Motion approved unanimously.**

1. 138-22R - 1232 Grandview Dr – R3

Michelle Ricks, applicant/owner – Adding attached pergola to front of home

Michelle Ricks, homeowner addressed the Board and the following items were discussed:

* The pergola will be above the window and below the gutter
* The pergola will be attached on the side and beyond the front of the home
* Treated stained lumber – pine

**Chris Burton made a motion to approve case 138-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

1. **Commercial Review- Old Business - None**
2. **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 7:44 pm.

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|  | Mark Campbell, Chairman |

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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.