



Architectural Review Board

Agenda

Tuesday January 17, 2023, 7:00 p.m.

Main Level Conference Room - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

I. Approval of Minutes – January 3, 2023

II. Sign Review- Old Business - None

III. Sign Review- New Business

- a. 01-23S – 10170 Manchester Rd – B3
Custom Sign & Engineering, Inc, applicant – Signage for Huck's

- b. 03-23S – 1230 S. Kirkwood Rd – B5
Dale Sign service, applicant – Wall signage for Jersey Mikes

IV. Residential Review- Old Business - None

V. Residential Review- New Business

- a. 07-23R – 225 Barter Ave – R4
Lewis Homes, applicant – New single family residence

- b. 09-23R – 139 W. Bodley Ave – R4
Timothy Dangos, applicant – New detached garage

- c. 10-23R – 108 N. Taylor Ave – R3
Elizabeth Panke, applicant – Garage attic finish, new rear dormer, new front & rear window

- d. 11-23R – 624 W. Washington Ave – R4
A.C. Murphy, applicant – Rear addition above family room

- e. 12-23R – 444 Iris Ln – R3
NJL Custom Homes, LLC; applicant – New single family residence

VI. Commercial Review- Old Business

- a. 17-22C – 10170 Manchester Rd – B3
Ben F. Blanton Construction, applicant – Exterior remodel for Hucks

VII. Commercial Review- New Business - None

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
Deputy City Clerk
Tim Griffin, Mayor
Nancy Luetzow, Council Liaison
Donna Poe, SBD
Katherine Hessel, Communications Manager
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



**Architectural Review Board
DRAFT Meeting Minutes
Monday, January 3, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

Members Absent

Mark Campbell, Chairman

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 7:03 pm.

Mr. Chiodini asked if there were any comments for the December 19, 2022 meeting minutes.

Dick Gordon made a motion to approve the December 19, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 02-23S – 217 S. Kirkwood Rd – B2

Sign-a-Rama – Don Greer, applicant – Door graphics for CTA Choice Travel Agency

Don Greer with Sign-A-Rama addressed the Board and indicated at this time they are only installing door graphics; they may have signage for the awning at a later date.

Pat Jones made a motion to approve case 02-23S as submitted. Seconded by Chris Burton. Motion approved unanimously.

III. Residential Review- Old Business - None

IV. Residential Review- New Business

a. 131-22R – 2007 Brookcreek Ln – R1

California Custom Decks, applicant – Install pergola on existing patio

Cully Eisenbeis, homeowner addressed the Board and the following items were discussed:

- Cedar stained wood will be used
- Need to add detail to the base of the columns
- Top slats of pergola roof should have decorative corbelled ends to match lower slats
- Connection to the house needs to be flashed or use a spacer against the home

Don Anderson made a motion to approve case 131-22R with the following requirements: 1) That the pergola is built to match the rendering with the posts detail and corbel ends; 2) that flashing or a spacer is put against the house where the pergola attaches to avoid collection of water. Seconded by Chris Burton. Motion approved unanimously.

b. 01-23R – 619 Pamela Ln – R3

Gordon Ward with Roeser Home Remodeling, applicant – Rear addition

Gordon Ward with Roeser Home Remodeling addressed the Board and the following items were discussed:

- Bring the siding down over the foundation with no more than 2' exposed at the mud/laundry room
- Applicant responded that the project includes re-roofing the whole house and extending the chimney to match existing masonry chimney
- The new chimney extension design should be revised to be corbeled at the top
- Applicant confirmed that the windows will be trimmed to match existing
- Triangle louvers at the gable are recommended

Don Anderson made a motion to approve case 01-23R with the following requirement: 1) that the siding at the laundry room be stepped down to keep a maximum foundation of no more than 2' on the side and rear elevation; 2) that the chimney top is corbeled. Seconded by Dick Gordon. Motion approved unanimously.

c. 02-23R – 128 W Rose Hill Ave – R4

Mosby Building Arts, applicant – Infill open covered porch into conditioned room

Jeff Anderson with Mosby Building Arts addressed the Board and the following items were discussed:

- Placement of the mini-split condensor – Will be under one of the room addition windows but exact location is to be determined

Chris Burton made a motion to approve case 02-23R as submitted. Seconded by Michal Marlo. Motion approved unanimously.

d. 03-23R – 214 E. Clinton Pl – R4

FM Design Build, applicant – New single family residence

Matt Moore with FM Design Build addressed the Board and the following items were discussed:

- Board and batten should be added on rear gable
- No egress windows on left elevation in the primary and 3rd bedroom
- Porch depth is only 3' – applicant responded that is what the homeowner wanted
- Foundation coverage requirements acknowledged
- Cricket needs to go corner to corner – fix roof drawing

Pat Jones made a motion to approve case 03-23R with the following requirements: 1) That board and batten be used in rear gable; 2) that the foundation coverage requirements are met with a maximum of 12" exposed in front and 24" on side and rear; 3) that egress windows are added to the left elevation in the primary and 3rd bedroom. Seconded by Don Anderson. Motion approved unanimously.

e. 04-23R – 630 Knierim Pl – R4

TRC Outdoor, applicant – Covered pergola, gas fireplace, paver walk and patio

Jane Sharp with TRC Outdoor addressed the Board and the following items were discussed:

- Roof slope is 2/12 pitch but this can be lowered based on board discussion
- Metal roof with tongue and groove ceiling under the roof
- 6x6 posts with a 12" high base treatment
- All sides are stone of the fireplace
- Concerns about the span and wind load were voiced and recommended to review
- Treated pine stained white

Don Anderson made a motion to approve case 04-23R with the following requirements: 1) That the roof pitch be changed to 1/12 instead of 2/12; 2) that all four sides of the chimney are stone; 3) that posts are 6x6. Seconded by Chris Burton. Motion approved unanimously.

f. 05-23R – 835 Brookcreek Ln – R1

Great Day Improvements, applicant – Sunroom addition on deck

Ben with Great Day Improvements addressed the Board and the following items were discussed:

- Why the super foam knee wall and not glass - the HVAC unit will be there and the top is too narrow for glass
- Slope on roof 1/12 pitch – using aluminum skin panel
- Board expressed the importance of waterproofing of the roof and various recommended options

Chris Burton made a motion to approve case 05-23R as submitted. Seconded by Pat Jones. Motion approved unanimously.

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business

a. 17-22C – 10170 Manchester Rd – B3

Ben F. Blanton Construction, applicant – Exterior remodel for Hucks

The applicant requested to be moved to the next meeting on January 17, 2023

Chris Burton made a motion to continue case 17-22C to the January 17th, 2023 meeting. Seconded by Dick Gordon. 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 7:35 pm.

	Michael Chiodini, Vice-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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.