



Architectural Review Board

Agenda

Tuesday, February 21, 2023, 7:00 p.m.

**Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – February 6, 2023

II. Sign Review- Old Business – None

III. Sign Review- New Business

- a. 04-23S – 1253 S. Kirkwood Rd – B5
Dale Sign Service – Chris Smith, applicant – Wall sign for SSM Health-Physical Therapy

IV. Residential Review- Old Business

- a. 06-23R – 220 Avery Dr – R4
Derek Onstott with Trinity Investments, LLC; applicant – New single-family residence
- b. 08-22R – 221 Midway Ave – R4
Derek Onstott with Trinity Investments, LLC; applicant – Revisions to previous approved plans
- c. 12-23R – 444 Iris Ln – R3
NJL Custom Homes, LLC; applicant – Revisions to previous approved plans
- d. 13-23R – 318 Saratoga St – R4
That Solar Company, LLC; applicant – Roof mounted solar panels

V. Residential Review- New Business

- a. 26-23R – 348 W Rose Hill Ave – R-3
FM Design Build, applicant – Construct new single family home
- b. 27-23R – 344 W Rose Hill Ave – R-3
FM Design Build, applicant – Construct new single family home
- c. 29-23R – 1716 Stone Ridge Trails Dr – R1
Paul Brenden (Architect – Dadoworks), applicant – Front porch, open patio, window and door modification

VI. Commercial Review- Old Business - None

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



**Architectural Review Board
DRAFT Meeting Minutes
Monday, February 6, 2023, 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 – January 17, 2023

Chair, Mark Campbell called the meeting to order at 7:01 pm.

Mr. Campbell asked if there were any comments for the January 17, 2023 meeting minutes.

Chris Burton made a motion to approve the January 17, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

- I. Sign Review- Old Business – None**
- II. Sign Review- New Business - None**
- III. Residential Review- Old Business - None**
- IV. Residential Review- New Business**

a. 06-23R – 220 Avery Dr – R4

Derek Onstott with Trinity Investments LLC; applicant – New single-family residence

No representation at the meeting

Chris Burton made a motion to continue Case 06-23R to the meeting on Tuesday February 21, 2023. Seconded by Michael Marlo. Motion approved unanimously.

b. 13-23R – 318 Saratoga St – R4

That Solar Company, LLC; applicant – Roof mounted solar panels

No representation at the meeting

Chris Burton made a motion to continue Case 13-23R to the meeting on Tuesday February 21, 2023. Seconded by Michael Marlo. Motion approved unanimously.

c. 14-23R – 1520 Frances Rd – R1

Lakeside Renovation & Design, applicant – Rear covered patio

Dan Kary with Lakeside Renovations & Design addressed the Board and the following items were discussed:

- Fireplace chimney proximity to the dormer needs to be addressed
- Using rolled roofing – needs to have granular finish

Don Anderson made a motion to approve Case 14-23R with the following requirement: 1) that the fireplace be addressed with cursory review. Seconded by Chris Burton. Motion approved unanimously.

d. 15-23R – 537 S Clay Ave – R4

NJL Custom Homes, LLC; applicant – Addition (Deck & Pergola)

Nick Liuzza with NJL Custom Homes, LLC addressed the Board and explained the pergola will be black aluminum with square posts over a deck of composite decking.

The Board had no comments

Chris Burton made a motion to approve Case 15-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

e. 16-23R – 906 Rochdale Dr – R3

Naismith-Allen, Inc; applicant – Reconfigured rear covered deck and enlarged front porch

Hannah with Naismith-Allen, Inc. addressed the Board and the following items were discussed:

- Fireplace to be consistent with the other fireplace – needs stone or brick
- If the fireplace is ventless, they could reduce the height of the chimney and have less area to cover with stone or brick

Michael Chiodini made a motion to approve Case 16-23R with the following requirement: 1) that the fireplace be masonry or brick and submitted for cursory review. Seconded by Dick Gordon. Motion approved unanimously.

f. 17-23R – 115 N Van Buren Ave – R4

Redesign Architecture & Co, applicant – Detached one Car Garage

Dan May, homeowner addressed the Board and the following items were discussed:

- Need windows

- Garage door will face the street, so needs windows
- There will be a man door on the south elevation

Don Anderson made a motion to approve Case 17-23R with the following requirements: 1) that a window be added on the north elevation; 2) that a door be added to the south elevation; and 3) that there are windows in the garage door. Seconded by Michael Marlo. Motion approved unanimously.

g. 18-23R – 430 George Ave – R4

Schindler Homes, LLC; applicant – New single-family residence

Jeff Schindler with Schindler Homes addressed the Board and the following items were discussed:

- Front elevation – gable material is board and batten and vinyl siding
- Add a bandboard at gutter line on right and left side elevations
- Add board and batten at the gables on the side elevations
- Colors of the home will be black and white
- There will be a metal cap on the chimney
- Fireplace is wood burning
- Left elevation – replace with two full size windows in dining room or a full window in the office
- Home will have ridge vents
- Front elevation porch roof extends and needs to be pulled in to cut at the house

Don Anderson made a motion to approve Case 18-23R with the following requirements: 1) that the left hand side of front porch roof does not protrude beyond the side of the house; 2) that a full size window be added in the office; 3) that bandboard is added on the gable at the gutter board line and at the center of the 2nd floor on both sides; 4) that board and batten is used on the side gables; and 5) that the foundation coverage requirements be met. Seconded by Chris Burton. Motion approved unanimously.

h. 19-23R – 137 Girard Pl – R4

Agape Construction, applicant – Covered porch, rear deck and interior remodel

Taylor Huston with Agape Construction addressed the Board and the following items were discussed:

- Why are the stairs going both directions? – Customer requested
- Use a different material than lattice on the rear façade – solid surface. The applicant proposed riser trim boards
- Lattice is fine for the sides
- Porch roof will full return to the chimney

Michael Chiodini made a motion to approve with the following requirement:

- 1) That the north elevation deck has a solid surface infill in lieu of the lattice. Seconded by Chris Burton. Motion approved unanimously.**

i. 20-23R – 450 E. Bodley Ave – R3

Tracy Collins with Formwork Architecture, applicant – Convert existing screen porch to an enclosed porch with windows

Tracy Collins with Formwork Architecture addressed the Board and the following items were discussed:

- Windows to have grids to match
- East elevation foundation exposed – plant landscaping where the existing foundation is exposed

Michael Chiodini made a motion to approve case 20-23R with the following requirements: 1) Add landscape coverage of the foundation facing Woodlawn 2) that grids be added to match existing windows. Seconded by Michael Marlo. Motion approved unanimously.

j. 21-23R – 625 W. Jewel Ave – R4

FM Design Build, applicant – New single-family residence

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

- Closed soffits with rake board
- Scalloped in all gables
- Shutters be sized properly or eliminate
- Sills and aprons on windows
- Right elevation – add windows in kitchen
- Garage door to match the front door
- Front porch roof to not extend past edge of house
- Back porch will be vaulted open air
- Roof slope and water shed

Don Anderson made a motion to approve case 21-23R with the following requirements: 1) that the front porch header be at the edge of right hand post and roof doesn't go past the edge of the house; 2) that the garage curved windows be square or rectangle; 3) that the shutters be eliminated on the twin windows; 4) that two (2) windows be added to the kitchen; 5) that rake boards be added to gables. Seconded by Michael Chiodini. Motion approved unanimously.

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business

a. 01-23C – 10555 Big Bend Blvd – B3

NVS Properties 17, LLC – New Daycare building

Ben Undell, for NVS Properties 17, LLC addressed the Board and the following items were discussed:

- HVAC will be concealed on roof and included the stacks and vents in the well with access from inside – need a full section detail
- No food service, so no external exhaust
- Retaining wall needs texture to be submitted for cursory
- Trash enclosure to match colors on the building – grays
- Check on using lift or if it needs a full elevator

Michael Chiodini made a motion to approved case 01-23C with the following requirements: 1) that a cross section each way through the building is submitted for review; 2) that the retaining wall is finished out with some sort of form liner or stone veneer; 3) that the trash enclosure be a gray to match the building. Seconded by Dick Gordon. 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 7:56 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.