**Architectural Review Board**

**Meeting Minutes**

**Monday, February 6, 2023, 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 – 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.**

1. **Sign Review- Old Business – None**
2. **Sign Review- New Business - None**
3. **Residential Review- Old Business - None**
4. **Residential Review- New Business**
5. 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.**

1. 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.**

1. 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.**

1. 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.**

1. 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.**

1. 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.**

1. 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.**

1. 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.**
2. 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.**

1. 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.**

1. **Commercial Review- Old Business - None**
2. **Commercial Review- New Business**
3. 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.

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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.