



**Architectural Review Board
Agenda
Monday, March 20, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – March 6, 2023

II. Sign Review- Old Business - None

III. Sign Review- New Business

a. 10-23S – 10936 Manchester Rd. – B3
Signarama – West County/ Ron Nash, applicant – Signage for Kennelwood

b. 11-23S – 10312 Manchester Rd. – B3
Inner Circle Creative/John Ziebol, applicant – Signage for The Pasta House

IV. Residential Review- Old Business

c. 30-23R – 1518 Lynkirk Ln – R2
California Custom Decks, applicant – Construct a new front porch

V. Residential Review- New Business

a. 08-23R – 437 Greenleaf Dr. – R3
Behrens Construction Inc, applicant – Join two (437&443) residences together for one house

b. 22-23R – 36 Ponca Trail – R3
Jason Lehmann, applicant – New single family residence

c. 28-23R – 3 Hillcrest Pl. – R4
Joe Stockmann with Bartels-Missey, Inc; applicant – Bedroom and bath addition

d. 40-23R – 836 Elmtree Ln. – R3
Axton McCormack, applicant – Rear addition

d. 41-23R – 320 Crest Ave. – R4
Schindler Homes, LLC; applicant – New single family residence

VI. Commercial Review- Old Business

a. 05-23C – 300 N. Kirkwood Rd – B2
Erik Miller with PW Architects, Inc; applicant – New 4-story mixed use development with office, restaurant, parking garage and 60 apartments

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: Russ Hawes, CAO
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, March 6, 2023, 7:00 p.m.
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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

Chairman, Mark Campbell called the meeting to order at 7:02 pm.

Mr. Campbell asked if there were any comments for the February 21, 2023 meeting minutes.

Don Anderson made a motion to approve the February 21, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business – None

II. Sign Review- New Business –

a. 05-23S – 135 W Adams Ave – B2

Warren Sign Co. – Sue Winter – Wall and monument sign for 25 Financial

John Krone with Warren Sign Company addressed the Board and the following items were discussed:

- Top sign is not raceway – flush mounted to the building
- The illuminated part of the sign is the 25, arrows and financial wording
- EIFS behind the sign is getting painted darker
- Contractor, Rob Greary will be repainting the entire top of the building a darker color for a more sophisticated feel. He indicated that he was told that painting the commercial building didn't need approval.
- Lower sign will only be the address on a new color canopy, non-illuminated
- 25 Financial will eventually occupy the entire building and the monument sign will change at that time
- Monument sign bronze color will stay the same

Michael Chiodini made a motion to approve case 05-23S with the following requirements: 1) that the EIFS behind the sign only in the center portion be the bronze color of the metal on the monument sign; and 2) that the canopy below can be painted the bronze color. Seconded by Chris Burton. Motion approved unanimously.

b. 06-23S – 10230 Manchester Rd – B3

Charles Vincent George Architects, Inc - Jason Dutkovich; applicant – Wall and entrance signage for Audi

Chris Burton made a motion to amend the agenda to move cases 06-23S and 02-23C for 10230 Manchester Rd to the end. Seconded by Dick Gordon. Motion approved unanimously.

c. 07-23S – 343 S. Kirkwood Rd Ste.10 – B2

Dale Sign Service, applicant – Wall sign for Starbucks

Chris Smith with Dale Sign Service addressed the Board and stated this should have been submitted with the previous approved submittal but was missed. The Board had no comments.

Chris Burton made a motion to approve case 07-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

d. 08-23S – 118 W. Jefferson Ave – B2

Sweet Peace Yoga, LLC – Awning and window signage for Sweet Peace Yoga

Liz Roodman with Sweet Peace Yoga addressed the Board and the following items were discussed:

- Replace the existing awnings with new black and signage
- Logos on the door windows with a privacy film on the storefront that will not cover more than the allowed area
- Back sign should be like the front awning – black with white lettering. The applicant indicated it is an existing sign. The Board suggested adding a dark border or layer it so it stands out

Don Anderson made a motion to approve case 08-23S with the following requirement: 1) that the back sign have a black border. Seconded by Michael Marlo. Motion approved unanimously.

III. Residential Review- Old Business

a. 122-21R – 1259 Avery Ct – R4

Jennie Erke, applicant – Revisions to previous approved plans – window changes

Jennie Erke, homeowner addressed the Board and stated that she changed the windows on one side of the house. The Board had no comments.

Michael Marlo made a motion to approve case 122-21R as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. 48-22R – 735 N. Kirkwood Rd – R4

Michael Blaes, AIA; applicant – Revisions to previous approved plans

Alex with Blaes Architects addressed the Board and stated they made changes to remove a window on the rear, keep the existing garage door and add a small cantilever dormer bump out. The Board had no comments.

Dick Gordon made a motion to approve case 48-22R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

IV. Residential Review- New Business

Mark Campbell made a motion to amend the agenda to pull forward three cases where there were no questions, Case 33-23R, 34-23R and 35-23R. Seconded by Don Anderson. Motion approved unanimously.

a. 33-23R – 937 Robert Place –R3

Straight Up Solar, applicant – Installation of grid-tied solar panels

Michael Chiodini made a motion to approve case 33-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

b. 34-23R – 915 Craig Dr – R3

ADT Solar, applicant - Roof mounted solar panels

Michael Chiodini made a motion to approve case 34-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

c. 35-23R – 1916 N. Signal Hills Dr – R1

David Hercules, applicant – Window replacement with a kitchen renovation

Michael Chiodini made a motion to approve case 35-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

d. 23-23R – 327 Par Ln – R4

Jim Langford, applicant – Remove Breezeway & Garage, Add new 2-car garage and addition

Jim Langford, homeowner addressed the Board and the following items were discussed:

- Porch design – pitch of roof should be lowered to resemble the existing home
- Siding should be changed to shakes in the gable of the porch
- Eliminate the curve at the porch
- Columns will be square 6x6 with caps and base
- Garage door needs windows
- Bandboard at gutter board to break materials
- Headers for porch – need a structural header under the siding, visible all the way around
- Rear roof cricket comes to a point. Add 1' flat to give outlet for debris
- Rake boards on all gables
- Window grids to match

Don Anderson made a motion to approve case 23-23R with the following requirements: 1) that the garage door have windows; 2) that the window grids match on all the windows on the house; 3) that the porch have a header visible; 4) that the arch be taken out of the porch; 5) that the pitch of the porch roof match the garage roof; 6) that the cricket on the rear roof have a 1' point for debris to exit; 7) that a rake board be added to the gable of the garage and all new gables of the house; 8) that a bandboard be added to the front of the garage. Seconded by Dick Gordon. Motion approved unanimously.

e. 25-223R – 1824 Brookcreek Ln – R1

California Custom Decks, applicant – Remove existing deck and replace with new covered deck

Keith Schwacker, homeowner addressed the Board along with Mark from California Custom Decks and the following items were discussed:

- The gable will be open air
- Color under gable will be wrapped to match the soffit/fascia of the house
- Deck railing and posts will be black
- Will be doing new foundation pieces – the alignment of the support columns was discussed

Chris Burton made a motion to approve case 25-23R as submitted. Seconded by Don Anderson. Motion approved unanimously.

f. 30-23R – 1518 Lynkirk Ln – R2

California Custom Decks, applicant – Construct a new front porch

Mark with California Custom Decks addressed the Board and the following items were discussed:

- The front door is not changing, the drawing is in error

- The Board proposed extending the existing stoop style, making it wider and adding columns with a flat roof
- The style of the house is Mansard and the new porch needs to match or look like the roof of the garage
- The front porch will be coming out 10' and needs to look like it belongs

Don Anderson made a motion to continue case 30-23R to look into other roof solutions to pick up more on the primary structure. Seconded by Michael Marlo. Motion approved unanimously.

g. 31-23R – 57 Orchard Ln – R1

Andrew Bagy, applicant – Addition to house

Andrew Bagy, homeowner addressed the Board and the following items were discussed:

- The existing windows will remain
- Start the roof at the top plate of house roof for load risk
- Side elevation small window should be double hung and on both side elevations
- Slider doors with windows on both sides of patio doors
- The windows above the patio doors should match

Don Anderson made a motion to approve case 31-23R with the following requirements: 1) that the roof be structurally supported on top of the existing wall; 2) that the small window on the side elevation be changed to a double hung to match the garage window; and 3) that a double hung window is added to the opposite side elevation. Seconded by Michael Marlo. Motion approved unanimously.

h. 32-23R – 25 Silver Ln – R4

Agape Construction, applicant -Cedar overhang with brackets

Taylor Houston with Agape addressed the Board and stated this is a back door on a corner lot. The porch roof will be standing seam with a dark color to match the existing roof. The Board had no comments.

Michael Marlo made a motion to approve case 32-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

i. 36-23R – 1 Sugar Creek Trail – R1

Daniel Stauder, applicant – New single family residence

Dan Stauder, Architect addressed the Board and the following items were discussed:

- Windows will be trimmed out with sills and aprons in areas of siding and areas of brick will have a sill component
- 2nd level front porch is not accessible – looks unfinished without a railing, applicant is adamant that he does not want to add a railing
- Garage window grids to match

Chris Burton made a motion to approved case 36-23R with the following requirements: 1) that the windows in the siding have sills and aprons; 2) that the windows in brick have masonry sills; 3) that the window grids in the garage doors match each other. Seconded by Michael Marlo. Motion approved unanimously.

j. 37-23R – 501 Iris Ln – R3

Studio Lark, Aaron Senne; applicant – Garage addition

Elle Noll with Studio Lark addressed the Board and the following item was discussed:

- Garage door to have windows

Michael Marlo made a motion to approve case 37-23R with the following requirement: 1) that the garage door have windows. Seconded by Chris Burton. Motion approved unanimously.

k. 38-23R – 418 N. Van Buren Ave – R3

Tracy Collins with Formwork Architecture, applicant – New pergola extension at rear of existing detached garage

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

- Standing seam size – inspired by example shown
- Column material will be stained wood with decorative curve (Simpson Mission collection) on the posts
- Aluminum railing

Don Anderson made a motion to approve case 38-23R as submitted. Seconded by Michal Marlo. Motion approved unanimously.

l. 39-23R – 544 S. Clay Ave – R4

Adam Schmitz with Terra Nova Builds, applicant – Addition and detached garage

Adam Schmitz with Terra Nova Builds addressed the Board and the following items were discussed:

- Lattice and rear porch needs to be framed
- Possible future finish of the detached garage as a selling point – if allowed by Zoning regarding ½ story regulations

Michael Marlo made a motion to approve case 39-23R as submitted. Seconded by Chris Burton. Motion approve unanimously.

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business –

a. 03-23C – 545 W. Woodbine Ave – B1

Christopher Rhodes, applicant – Patio with outdoor kitchen, fireplace and pergola

Christopher Rhodes with TRC Outdoor addressed the Board and stated the building he purchased will be used for a design studio by appointment only. The following items were discussed:

- Replacing a portion of the parking lot with an outdoor patio display space
- Grill will be non-functioning
- Pergola will be cedar
- Will also be adding landscaping

Michael Marlo made a motion to approve case 03-23C as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 04-23C – 111 S. Geyer Rd – R1

Mike Keller, applicant – Exterior pavilion for Kirkwood Community Center

Mike Keller, Architect addressed the Board and the following items were discussed:

- Drainage slopes inward with an interior perforated gutter that allows runoff to drip into the landscape feature in the center
- Flag pole will be moved to the North
- Up-lighting on the columns

Michael Chiodini made a motion to approve case 04-23C as submitted. Seconded by Dick Gordon. Motion approved unanimously.

c. 05-23C – 300 N. Kirkwood Rd – B2

Erik Miller with PW Architects, Inc; applicant – New 4-story mixed use development with office, restaurant, parking garage and 60 apartments

Erik Miller, Architect and project manager addressed the Board. Brian Mayner from Intrinsic Development was also present. The following items were discussed:

- 1st floor limestone material samples were presented
 - The architects are looking at different options for the limestone, including the use of split face. Currently representing typical limestone
 - How to break down the podium to bring components from the building down to street level
 - Smooth high and rough low
 - Entry pieces split limestone

- The rough stone would be fitting to the historical aspect of the John Pitman School foundation that used to be at this location
- Dark corner will be a fiber cement product
- Ceiling finish on corners should be darker with a disk lighting feature
- Seeking to match brown brick to bank next door
- Adams elevation and garage – needs to meet openness for exhaust – Need samples
 - Will be a wire product but not chain-link
 - Architectural metal – vertical and horizontal profile metal
 - Corrugated/perforated material like used as a screening material for HVAC units
- Awnings over the juliette balconies are non-functional and should be removed.
- Lower windows will be non-reflective glazing low-e
- Working with different supply chains and hoping to use the same large brick style used on Commerce bank next door
- Lighting was questioned but will be addressed by code
- Cut sheet can be submitted for preliminary review before the next meeting

Chris Burton made a motion to continue case 05-23C to the March 20, 2023 meeting to see the material details. Seconded by Dick Gordon. Motion approved unanimously.

d. 02-23C – 10230 Manchester Rd – B3

Charles Vincent George Architects, Inc. – Jason Dutkovich; applicant – New 2-story automobile dealership for Audi

Michael Chiodini recused himself from the discussion on 10230 Manchester Rd.

Jason Dutkovich addressed the Board and the following items were discussed:

- The primary material - Perforated corrugated material for the building was presented – upper level
- EIFS smooth matte finish that is not metallic – lower level and entire rear of building
- Rear is abutting to residential about 20-25’ from the property line. There will be green space behind along with a retaining wall and a solid composite fence. A variety of trees and landscaping will be planted for color and texture, some trees will be quick growing and upsized at planting to provide some relief from the building
- Rooftop units will be screened and housed in the center of the building
- Bring around the perforated material to the back bump-out section at the top

Don Anderson made a motion to approve case 02-23C with the following requirements: 1) that the textured material be brought around to the top section on the rear right side. Seconded by Dick Gordon. Motion approved unanimously.

e. 06-23S – 10230 Manchester Rd – B3

Charles Vincent George Architects, Inc - Jason Dutkovich; applicant – Wall and entrance signage for Audi

Jason Dutkovich addressed the Board for the signage for Audi Kirkwood. The Board had no comments.

Chris Burton made a motion to approve case 06-23S as submitted. Seconded by Michael Marlo. 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 9:05 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.