



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

- I. Approval of Minutes – March 20, 2023**
- II. Sign Review- Old Business - None**
- III. Sign Review- New Business**
 - a. 12-23S – 124 W Jefferson Ave #107 – B2
Fastsigns, applicant – Wall signage for The Nerd Merchant
- IV. Residential Review- Old Business**
 - a. 08-23R – 437 Greenleaf Dr. – R3
Behrens Construction Inc, applicant – Join two (437&443) residences together for one house
 - b. 28-23R – 3 Hillcrest Pl – R4
Joe Stockmann with Bartels-Missey, Inc. – Redesign of proposed addition
 - c. 30-23R – 1518 Lynkirk Ln – R2
California Custom Decks, applicant – Construct a new front porch
- V. Residential Review- New Business**
 - a. 121-22R – 1947 Briargate – R3
Lisa Schierholz, applicant – Covered patio with new concrete slab
 - b. 24-23R – 1021 N. Clay Ave – R4
Agape Construction, applicant – Detached garage
 - c. 43-23R – 541 E Monroe Ave – R3
Mike Lewis, applicant – Pool House
 - d. 44-23R – 415 Rose Ln – R4
Andrew Kelly – New single family residence
 - e. 45-23R – 563 S Harrison Ave – R4
Rob Griffith, applicant – Re-locate detached 2 car garage from 335 W. Woodbine
 - f. 46-23R – 401 S. Harrison Ave – R4
Leslie McCormick, applicant – New shed

- g. 47-23R – 625 Simmons Ave – R4
Genesis Development Company, LLC; applicant – New single family residence
- h. 49-23R – 2000 Rieth Terrace – R1
Fischer & Frichtel, applicant – New single family residence

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: 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 20, 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
Don Hussman

Members Absent

Mark Campbell, Chairman

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 7:02 pm.

Mr. Chiodini asked if there were any comments for the March 6, 2023 meeting minutes.

Chris Burton made a motion to approve the March 6, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 10-23S – 10936 Manchester Rd. – B3

Signarama – West County/ Ron Nash, applicant – Signage for Kennelwood

Ron Nash with Signarama – West County addressed the Board and there were no comments.

Michael Marlo made a motion to approve case 10-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 11-23S – 10312 Manchester Rd. – B3

Inner Circle Creative/John Ziebol, applicant – Signage for The Pasta House

John Ziebol with Inner Circle Creative addressed the Board and the following item was discussed:

- Will there be signage over the outdoor patio area? – Not that he is aware of

Dick Gordon made a motion to approve case 11-23S as submitted. Seconded by Michal Marlo. Motion approved unanimously.

III. Residential Review- Old Business

c. 30-23R – 1518 Lynkirk Ln – R2

California Custom Decks, applicant – Construct a new front porch

Mitch Votruba, homeowner addressed the Board and the following items were discussed:

- The proposed design does not work with the roof transition
- Don Hussman presented photo examples with a shallow roof pitch
- Needs to be a low slope roof
- The front elevation needs to be drawn correctly

Chris Burton made a motion to continue case 30-23R to provide new renderings drawn to scale with a flat or low slope roof. Seconded by Don Hussman. Motion approved unanimously.

IV. Residential Review- New Business

a. 08-23R – 437 Greenleaf Dr. – R3

Behrens Construction Inc, applicant – Join two (437&443) residences together for one house

Rob, designer working with Behrens Construction addressed the Board and the following items were discussed:

- Difficult to review, no basis on the street of a house so long
- Overall length is a lot
- Connection point of two residences creates roof problems
- Center gable does not fit
- Center connection needs to be stronger, possibly taller to define the two homes as wings of a single structure
- Entry element could be larger
- Needs a break in the roofline
- The stone base on the existing home would be removed
- Looks like a duplex the way it is drawn
- Difficult to design and appreciate that they are trying to save the homes but it needs to flow better
- Look at ranch houses for inspiration

Chris Burton made a motion to continue case 08-23R to re-design to create a more desirable, less linear design. Seconded by Dick Gordon. Motion approved unanimously.

b. 22-23R – 36 Ponca Trail – R3

Jason Lehmann, applicant – New single family residence

Jason Lehmann with Jeff Day & Associates addressed the Board and the following items were discussed:

- Using materials and designs like the other house on Ponca Trail
- Long roof pitch to the rear needs to be visually eliminated from the side view
- Front ridge line needs to be brought all the way back and have a similar hip in the back just on that side – reason for being so low is that Landmarks wanted them to drop the ridgeline
- Tudor needs to be set out or in – frame it out or make a small cantilever
- Mike Lawless, contractor addressed the Board and stated everything is fine with this house, it has been sold and Landmarks approved the design
- East side needs additional windows
- Downspouts are not shown

Don Anderson made a motion to approve case 22-23R with the following requirements: 1) that the left side of the house have the ridge of front elevation go back all the way to the rear with hip on rear; 2) that the Tudor section be bumped out at least 3". Seconded by Chris Burton. Motion approved unanimously.

c. 28-23R – 3 Hillcrest Pl. – R4

Joe Stockmann with Bartels-Missey, Inc; applicant – Bedroom and bath addition

Joe Stockmann with Bartels-Missey addressed the Board and the following items were discussed:

- Need a complete front elevation to approve
- Needs to be drawn to scale and drawn accurately with details
- Existing roof has a large angled bottom section and addition needs to be similar
- Use pitch of existing house
- Windows on addition to match existing – proportions, sills and aprons, traditional style
- Separate paired windows

Don Anderson made a motion to continue case 28-23R. Seconded by Chris Burton. Motion approved unanimously.

d. 40-23R – 836 Elmtree Ln. – R3

Axton McCormack, applicant – Rear addition

Jason Lehmann with Jeff Day & Associates addressed the Board. The Board had no comments.

Dick Gordon made a motion to approve case 40-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

d. 41-23R – 320 Crest Ave. – R4

Schindler Homes, LLC; applicant – New single family residence

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

- Board and batten should be on the side gables separated by a bandboard
- Bandboard dividing the 1st and 2nd floor
- Shallowness of front porch – it is actually 5'
- Slim the chimney after the 1st floor and bring chimney to appropriate height

Don Anderson made a motion to approve case 41-23R with the following requirements: 1) that the side gables have board and batten with a bandboard between the 2nd floor and the gable 2) that rake boards be added to match the front elevation; 3) that you create a slimmer chimney after the 1st floor and the chimney height no more than 2' above the peak. Seconded by Dick Gordon. Motion approved unanimously.

V. **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

Erik Miller with PW Architects addressed the Board. The following items were discussed:

- Screening in the parking garage level will be stainless steel screen (2"x2" mesh with 9-gauge wire) with painted steel frame
- Electric lines along Adams will be eliminated
- Shear planes to be provided at corners
- Looking at church across the street for stone pattern inspiration
- Two types of limestone being used: base of split limestone and polished cut limestone above
- The applicant was provided with images of the historic Pitman School
- Limestone as it gets nearer to grade deteriorates due to salt. The applicant is proposing straight masonry at the grade level.
- Column work has been added since last iteration
- Railings on balcony will be painted metal, possibly aluminum

**Don Anderson made a motion to approve case 05-23C as submitted.
Seconded by Chris Burton. Motion approved unanimously.**

VI. Commercial Review- New Business - None

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:21pm.

	Michael Chiodini, Vice-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.