



**Architectural Review Board
Agenda
Monday, April 17, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes

II. Sign Review- Old Business

- a. 5-23S 135 W. Adams Ave – B2
Warren Sign Co, applicant – revisions to wall sign at 25 Financial

III. Sign Review- New Business

- a. 09-23S – 1208 S. Kirkwood Rd – B5
Piros Signs, Inc; applicant – Dunkin Donuts signage
- b. 13-23S – 12205 Old Big Bend Rd – B1
Aaron Senne, applicant – signage for Studio Lark
- c. 14-23S – 1311 S. Kirkwood Rd – R3
Engraphix, applicant – Vianney signage directional and monument

IV. Residential Review- Old Business – None

V. Residential Review- New Business

- a. 50-23R – 121 Morningside Dr – R4
Michelle Muir, applicant – Exterior and site renovations
- b. 52-23R – 12132 Old Big Bend Rd – R3
Joe Wiedemeier, Architect; applicant – Rear addition
- c. 53-23R 1815 Sunny Dr – R3
Robert Busch, Busch Contracting LLC, applicant – front porch
- d. 54-23R – 1125 Ruth Dr – R3
Kelly Development, applicant – covered patio
- e. 55-23R – 325 N. Woodlawn Ave – R2
Diversified Electrical Services, applicant – solar panels
- f. 56-23R – 1539 Friar Ln – R3
Marshall Ray of Ray Capital, LLC, applicant – New single family residence

- g. 57-23R – 549 E. Argonne Dr – R3
Will Kramer, applicant – Covered patio

VI. Commercial Review- Old Business – None

VII. Commercial Review- New Business

- a. 06-23C – 10414 Big Bend – R-MM
Jacob Crader, applicant – New construction of apartment building
- b. 07-23C – 142 W. Monroe Ave – B2
Michael B. Moloney, applicant – Exterior renovations

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 Building Commissioner Jack Schenck at 314-822-5814.

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, April 3, 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

Chairman, Mark Campbell called the meeting to order at 7:03 pm.

Mr. Campbell asked if there were any comments for the March 20, 2023 meeting minutes.

Chris Burton made a motion to approve the March 20, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

- a. 12-23S – 124 W Jefferson Ave #107 – B2
Fastsigns, applicant – Wall signage for The Nerd Merchant

Scott Brazell with Fastsigns addressed the Board and the following items were discussed:

- Letters are post-mounted
- There will be white returns

Dick Gordon made a motion to approve Case 12-23S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

III. Residential Review- Old Business

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

Rob Timm, designer addressed the Board and the following items were discussed:

- Planner I, Christie Voelker confirmed that there have been no changes to the floor plan
- The front entry has been made more prominent and raised up
- Rooflines above the garage have been altered
- Consistency with windows around the house
- The Board felt their comments from the previous meeting had been addressed and the design was much improved
- The color scheme of 437 building will be carried over to the entire project
- Stone will be removed from 443 building

Chris Burton made a motion to approve Case 08-23R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

b. 28-23R – 3 Hillcrest Pl – R4

Joe Stockmann with Bartels-Missey, Inc. – Redesign of proposed addition

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

- The Board's questions from the prior meeting have been addressed

Michael Chiodini made a motion to approve Case 28-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

c. 30-23R – 1518 Lynkirk Ln – R2

California Custom Decks, applicant – Construct a new front porch

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

- The ceiling will be tongue and groove pine

Chris Burton made a motion to approve Case 30-23R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

IV. Residential Review- New Business

a. 121-22R – 1947 Briargate – R3

Lisa Schierholz, applicant – Covered patio with new concrete slab

Tom Rensch, homeowner addressed the Board and the following items were discussed:

- The header shown in the elevations is not visible in the section view

Don Anderson made a motion to approve Case 121-22R with the following requirement: 1) that a structural header on the rear be installed as illustrated on elevation 2. Seconded by Chris Burton. Motion approved unanimously.

b. 24-23R – 1021 N. Clay Ave – R4

Agape Construction, applicant – Detached garage

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

- The primary structure has brackets in the eaves
- Garage door to be carriage style with glass at top
- Foundation coverage requirements to be met

Michael Marlo made a motion to approve Case 24-23R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

c. 43-23R – 541 E Monroe Ave – R3

Mike Lewis, applicant – Pool House

Mike Lewis addressed the Board and the following items were discussed:

- Clarification on the pergola structure
- Chimney is an insert

Michael Marlo made a motion to approve Case 43-23R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

d. 44-23R – 415 Rose Ln – R4

Andrew Kelly – New single family residence

Andrew Kelly addressed the Board and the following items were discussed:

- Materials shown on front of house to be brought around to all elevations
- Add bandboards at gutter lines and shake to the gables on rear elevation
- Center front porch column between the door and window
- Foundation coverage to be met on right elevation
- Bring porch roof in so it does not extend beyond edge of house

Chris Burton made a motion to approve Case 44-23R with the following requirements: 1) that the column on the front porch is centered between the door and window, 2) that the porch roof is brought in to not extend beyond the edge of the house, 3) that shake is added to the rear gable, and 4) that bandboards are added to all gables. Seconded by Michael Marlo. Motion approved unanimously.

e. 45-23R – 563 S Harrison Ave – R4

Rob Griffith, applicant – Re-locate detached 2 car garage from 335 W. Woodbine

Rob Griffith of Kirkwood Webster Construction addressed the Board and the following items were discussed:

- The garage door will not face the street
- There is a man door and window on the side that will be facing the street
- Garage will be painted to match new siding on primary structure

Don Anderson made a motion to approve Case 45-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

f. 46-23R – 401 S. Harrison Ave – R4

Leslie McCormick, applicant – New shed

Leslie McCormick, homeowner addressed the Board and the following items were discussed:

- Siding on shed will match new siding on house
- The Board recommends a man door
- There is a portion of shed roof on the house, so it is acceptable to use a shed roof on the proposed shed
- The roof needs to either have a greater pitch or be changed to membrane

Don Anderson made a motion to approve Case 46-23R with the following requirement: 1) that the roof is a membrane material. Seconded by Chris Burton. Motion approved unanimously.

g. 47-23R – 625 Simmons Ave – R4

Genesis Development Company, LLC; applicant – New single family residence

Chris Reatini with Genesis Development Company addressed the Board and the following items were discussed:

- The elevations and rendering are different; the elevations are accurate
- Create a break in plane at the front gable
- There should be bandboards at the floorplate line and gutter line
- Bring the window in the garage to the rear of the garage to break up the siding on the right side elevation
- Add a window on the second story left side elevation outside the laundry room
- Trim out the windows consistently throughout

Don Anderson made a motion to approve Case 47-23R with the following requirements: 1) that a window be added on the second floor hallway outside of the laundry room, 2) that the garage window be moved towards the rear of the garage to break up the siding on the right elevation, 3) that bandboards be added to the gables and floor plate, and 4) that there be a break in plane of at least 6” on the front gable. Seconded by Dick Gordon. Motion approved unanimously.

**h. 49-23R – 2000 Rieth Terrace – R1
Fischer & Frichtel, applicant – New single family residence**

Chris Fischer of Fischer & Frichtel addressed the Board and the following items were discussed:

- Two windows have been added to the right side elevation in bedroom #2
- Rear windows to be clear rather than prairie grilles. The Board requires that windows match throughout
- Left side elevation, add trim board at gable and add shake to gable
- Right side elevation, add shake at bump-out in master bedroom and trim board at large gable
- Fixed windows on right elevation do not meet Board guidelines. The applicant proposes single-hung instead. The window over the tub can be fixed.
- The front bump-out with shake should return to the interior, and the master bedroom bump-out with shake should also return

Don Anderson made a motion to approve Case 49-23R with the following requirements: 1) that bandboards are added to the side and rear gables, 2) that shake is added to the right smaller gable and to left main gable, 3) that two windows are added to bedroom #2, 4) that shake siding is returned on the side of the front protrusion, and 5) that all the windows be clear glass. Seconded by Chris Burton. Motion approved unanimously.

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business - None

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.