



**Architectural Review Board
Agenda
Monday, May 1, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – April 17, 2023**
- II. Sign Review- Old Business - None**
- III. Sign Review- New Business**
 - a. 15-23S – 10340 Manchester Rd – B3
Warren Sign Co., applicant – Four ground signs at a revised setback
- IV. Residential Review- Old Business - None**
- V. Residential Review- New Business**
 - a. 42-23R – 622 Rosewood Ln – R4
Tony Duncan, applicant – New single family residence
 - b. 58-23R – 709 S. Fillmore Ave – R4
NJL Custom Homes, applicant – New single family residence
 - c. 60-23R – 429 S. Harrison Ave – R4
Studio Lark, applicant – Partial porch infill
 - d. 61-23R – 1117 S. Geyer Rd – R1
Vijay Yalamanchili, applicant – Pavilion/storage shed
 - e. 62-23R – 24 Orchard Ln – R1
Daniel Stauder, Architect/applicant – Addition
- 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, April 17, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Chris Burton, Acting Chairman
Dick Gordon
Don Anderson
Pat Jones
Michael Marlo

Members Absent

Mark Campbell, Chairman
Michael Chiodini, Vice Chairman

Call Meeting to Order and Approval of Minutes

Acting Chairman, Chris Burton called the meeting to order at 7:00 pm.

Mr. Burton asked if there were any comments for the April 3, 2023 meeting minutes.

Michael Marlo made a motion to approve the April 3, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.

I. Sign Review- Old Business

a. 05-23S 135 W. Adams Ave – B2

Warren Sign Co, applicant – revisions to wall sign at 25 Financial

Jon Krone with Warren Sign Co. addressed the Board and indicated the entire wall sign will be illuminated to be more consistent. The Board had no comments.

Pat Jones made a motion to approve case 05-23S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

II. Sign Review- New Business

a. 09-23S – 1208 S. Kirkwood Rd – B5

Piros Signs, Inc; applicant – Dunkin Donuts signage

Joe Phillips with Piros Signs Inc. addressed the Board and indicated they are reducing signage and re-facing with new branding. The Board had no comments.

Michael Marlo made a motion to approve case 09-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- b. 13-23S – 12205 Old Big Bend Rd – B1
Aaron Senne, applicant – signage for Studio Lark

Jon Murphy with Studio Lark addressed the Board and indicated that the signage will be window/door graphics only. The Board had no comments.

Michael Marlo made a motion to approve case 13-23S as submitted. Seconded by Pat Jones. Motion approved unanimously.

- c. 14-23S – 1311 S. Kirkwood Rd – R3
Engraphix, applicant – Vianney signage directional and monument

Rick Davis with Vianney High School addressed the Board and indicated they are updating the graphics on the Kirkwood Rd monument sign and replacing the monument sign with the same graphics at Big Bend and Maryhurst. The Board had no comments.

Pat Jones made a motion to approve case 14-23S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

III. Residential Review- Old Business – None

IV. Residential Review- New Business

- a. 50-23R – 121 Morningside Dr – R4
Michelle Muir, applicant – Exterior and site renovations

Michelle Muir – Architect, addressed the Board and the following items were discussed:

- Using green products – handed out examples
- Dark on main and lighter color is a glazed thin brick
- Decking material will be a sealed wood – no sample
- Lighting will be at the steps
- Re-siding what is visible from the street (future renovation will be done)
- All new windows throughout
- Material under eaves – clear coated oak to match the interior of home

Michael Marlo made a motion to approve case 50-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- b. 52-23R – 12132 Old Big Bend Rd – R3
Joe Wiedemeier, Architect; applicant – Rear addition

Joe Wiedemeier – Architect, addressed the Board and the following items were discussed:

- No change to the front elevation – future plans to upgrade

- Siding existing kept on front
- Change Board and Batten to LP
- Open crawlspace height – roughly 3’ to 7’
- The crawlspace underside will be finished with insulation and suspended with isolator and closed soffit. A fabric and gravel will be the base
- Foundation should have a rubbed finish
- Supports of the elevated section will be 6x6 treated wood posts wrapped would be preferred

Dick Gordon made a motion to approve case 52-23R with the following requirements: 1) that the supports have vinyl casing or cladding; 2) that the foundation has a rubbed finish. Seconded by Pat Jones. Motion approved unanimously.

c. 53-23R 1815 Sunny Dr – R3

Robert Busch, Busch Contracting LLC, applicant – front porch

Robert Busch with Busch Contracting addressed the Board and the following items were discussed:

- Front gable face finish – frame as open, decorative ceiling with a hanging light
- Columns will be 6x6 with caps and bases and a fiberglass sleeve
- Concrete will be colored and stamped – handed out sample photos
- Structural roof meets mansard will need to be addressed with construction plans

Don Anderson made a motion to approve case 53-23R as submitted. Seconded by Pat Jones, Motion approved unanimously.

d. 54-23R – 1125 Ruth Dr – R3

Kelly Development, applicant – covered patio

Mark Kelly addressed the Board and the following item was discussed:

- Rear columns need to match the front

Pat Jones made a motion to approve case 54-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

e. 55-23R – 325 N. Woodlawn Ave – R2

Diversified Electrical Services, applicant – solar panels

Ronnie Mitchell with Diversified Electrical Services addressed the Board and the following items were discussed:

- Need elevation drawings with the panels on the house – front and sides
- Look into possible other locations – at grade or on other roof
- Discuss the possible options with the homeowners or have them at the next meeting

Pat Jones made a motion to continue case 55-23R to provide elevation drawings with panels on the house front and sides and possible alternative locations. Seconded by Michael Marlo. Motion approved unanimously.

f. 56-23R – 1539 Friar Ln – R3

Marshall Ray of Ray Capital, LLC, applicant – New single family residence

John Wimmer – Architect with Jeff Day and Associates, addressed the Board and the following items were discussed:

- Left side elevation needs windows
- Break up all the shingles with a bandboard at gutter board height and at garage
- Stone all around including both sides of garage door
- Garage rear elevation needs a window and/or both window and man door

Don Anderson made a motion to approve case 56-23R with the following requirements: 1) that windows be added at the 2nd floor left elevation in bedroom one and two; 2) that a window and man door be added to the garage rear elevation; 3) that the windows have sill and aprons throughout; 4) that the stone go back from right side around and on both sides of the garage door; 5) that band boards be added on gables lining up with the gutter boards. Seconded by Michael Marlo. Motion approved unanimously.

g. 57-23R – 549 E. Argonne Dr – R3

Will Kramer, applicant – Covered patio

Bill and Phyllis Ravensberg- homeowners, addressed the Board and indicated they are adding a new covered patio next to the newly installed pool. The Board had no comments.

Michael Marlo made a motion to approve case 57-23R as submitted. Seconded by Don Anderson. Motion approved by a vote of 4 to 1

V. Commercial Review- Old Business – None

VI. Commercial Review- New Business

Michael Marlo made a motion to move case 07-23C before 06-23C. Seconded by Pat Jones. Motion approved unanimously.

a. 07-23C – 142 W. Monroe Ave – B2

Michael B. Moloney, applicant – Exterior renovations

Pavel Ivanchuk addressed the Board and indicated the owner is rehabbing the first floor and the mechanical system of the building (the equipment will move from the west side to the south side). They are adding a chairlift to the building which

required enlarging the porch and eliminating a parking space. The Board had no comments.

Michael Marlo made a motion to approve case 07-23C as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 06-23C – 10414 Big Bend – R-MM

Jacob Crader, applicant – New construction of apartment building

Jacob Crader addressed the Board and the following items were discussed:

- Central entry front and back needs to be stronger – come to the peak of the building and beef up by adding pieces to the side and replace the horizontal windows with large fixed windows in the common spaces.
- Only the base level should be brick or stone – the other two should be the composite wood material
- Columns on the base level should be built-out so it is heavier to the eye
- Add a pilaster on sides
- Railing consistency on each level
- Break up the long façade of porch glass
- Add a barrier or railing to the ground floor to define it
- Mirror the front and back elevations

Pat Jones made a motion to continue case 06-23C to refine the plans on the discussed items. Seconded by Dick Gordon. Motion approved unanimously.

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:02 pm.

	Chris Burton, Acting 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.