



**Architectural Review Board
Agenda**

Monday, June 5, 2023, 7:00 p.m.

Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. Approval of Minutes – May 15, 2023**
- II. Sign Review- Old Business**
- III. Sign Review- New Business**
- IV. Residential Review- Old Business**
- V. Residential Review- New Business**
 - a. 48-23R – 12618 Big Bend Blvd – R3
Tony Duncan, applicant – Covered front porch and expand dormer
 - b. 63-23R – 566 Andrews Ave – R4
St. Louis Signature Realty LLC, applicant – New single family residence
 - c. 67-23R – 624 N Clay Ave – R3
DH Custom Homes, applicant – Attached covered deck with bar and outdoor space
 - d. 69-23R – 1432 Wilton Ln – R1
ADT Solar, LLC – Lisa Erthal, applicant – Roof mounted solar panels
 - e. 70-23R – 240 E. Clinton Pl – R4
Blake Dell, applicant – Patio cover over existing rear patio deck
 - f. 71-23R – 231 W Woodbine Ave – R4
Genesis Development Company LLC, applicant – New single family residence
 - g. 72-23R – 926 N Woodlawn Ave – R4
Naismith-Allen Inc, applicant – New single family residence
- VI. Commercial Review- Old Business**
 - a. 08-23C – 144 W Adams Ave – B2
Tim Hollerbach Designs, LLC; applicant – New 4 unit condo building – Continued from the May 15, 2023 meeting for re-design to look more residential and add detail to the side elevations.
- VII. Commercial Review- New Business**

- a. 10-23C – 10855 Manchester Rd – B3
John Pennington, applicant – Exterior renovations for Proper Brands

VIII. Open Board discussion of the Zoning Code changes regarding the Architectural Review Board

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, May 15, 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
Pat Jones

Members Absent

Mark Campbell, Chairman

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 6:58 pm.

Mr. Chiodini asked if there were any comments for the May 1, 2023 meeting minutes.

Chris Burton made a motion to approve the May 1, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business

II. Sign Review- New Business

a. 16-23S – 449 Peeke Ave – R4

Piros Signs, Inc; applicant – Signage for Smitty’s garage

Joe Phillips with Piros Signs addressed the Board and indicated they had originally designed with an aluminum cabinet halo lighting, but changed it to the goose necks to meet the Zoning code. The Board agreed that they would prefer to see halo lighting if allowed.

Pat Jones made a motion to approve case 16-23S as submitted with the comment that if the Zoning codes allows the lighting to be halo lit it is preferred by the Board. Seconded by Chris Burton. Motion approved unanimously.

b. 17-23S – 333 S. Kirkwood Rd #200 – B2

Dale Sign Service, applicant – Wall signage for PSMI Motion Orthopedics

Nick with Dale Sings addressed the Board and stated the signage is connected on one raceway going all the way across. The depth of the raceway is actually deeper

than the part of the wall that sticks out. There will be a spacer on the left and right side and the cabinet will go all the way back to the brick. The Board had no comments.

Chris Burton made a motion to approve case 17-23S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

III. Residential Review- Old Business

a. 11-23R – 624 W. Washington Ave – R4

A.C. Murphy, applicant – Revision to previously approved – change to the roofline

Andrew Murphy addressed the Board regarding the change to the roofline. The Board had no comments.

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

b. 55-23R – 325 N Woodlawn Ave – R2

Diversified Electrical Services – Continued to submit elevation drawings of solar panel placement

Mary Bauer, homeowner addressed the Board and stated they have adjusted the solar panel layout to only have seven in front and submitted a letter from one neighbor in support. The Board had no comments.

Chris Burton made a motion to approve case 55-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

c. 61-23R – 1117 S. Geyer Rd – R1

Vijay Yalamanchili, applicant – Continued for re-design of accessory pool structure

The Board liked the changes and had no further comments.

Michael Marlo made a motion to approve case 61-23R as submitted. Seconded by Don Anderson. Motion approved unanimously.

IV. Residential Review- New Business

a. 42-23R – 622 Rosewood Ln – R4

Tony Duncan, applicant – New single family residence

Anthony Duncan addressed the Board and the following items were discussed:

- South elevation rear porch roof should be hipped like the front porch
- Add one double hung window in the garage on the East elevation to match others in the house

- Where lattice is indicated just lower the bandboard

Don Anderson made a motion to approve case 42-23R with the follow requirements: 1) that the rear porch roof be hip with overhangs to match; 2) that the bandboard be lowered in lieu of lattice on the rear porch; 3) add a window to the garage east elevation to match the size of each other. Seconded by Chris Burton. Motion approved unanimously.

- b. 51-23R – 1007 N Woodlawn Ave – R4
Hennessey Development Inc, applicant – New single family residence

Pete Hennessey addressed the Board and indicated that he is proposing a new all white house with a reddish tone or charcoal roof. The following items were discussed:

- Front porch roof overhang needs to align with the structure
- Brick needs to be brought around on both sides
- Fireplace needs a foundation
- Exposed foundation requirements needs to meet code
- Add a full size window and or a door to the right elevation of the garage
- Add bandboard to the front elevation gable on the house to the garage bandboard
- Remove the turtle vents and use ridge vents
- Add bandboard at the stair tower gable

Don Anderson made a motion to approve case 51-23R with the following requirements: 1) that the front porch roof doesn't pass the side elevation and the porch sits back 6 or 8"; 2) that the brick turns the corner on the left elevation; 3) the rear fireplace needs to have a foundation; 4) the exposed foundation requirements must be met; 5) add two windows or a window and a door on the right elevation of the garage; 6) add bandboard on the front elevation to match the garage bandboard; 7) add a bandboard on the stair gable; and 8) remove the turtle vents on the roof. Seconded by Chris Burton. Motion approved unanimously.

- c. 59-23R – 613 Lindeman Rd – R1
Amory Sontag, applicant – Roof mounted solar array

Rachel with Titan Solar addressed the Board and the following items were discussed:

- Try to move some from the front to the back
- Check the age of the roof

Chris Burton made a motion to approve case 59-23R as submitted. Seconded by Pat Jones. Motion approved unanimously.

- d. 63-23R – 566 Andrews Ave – R4

St. Louis Signature Realty, LLC; applicant – New single family residence

No representative at the meeting for the case to be heard. Case will be continued.

e. 64-23R – 519 S. Clay Ave – R4

Beth Barton with Barton Legacy Builders, applicant – Deck remodel with addition of a 4-seasons room above

Beth Barton with Barton Legacy Builders addressed the Board and the following items were discussed:

- A mini-split will be located on the South side next to the existing a/c unit
- Bandboard separating the siding and shakes on rear

Dick Gordon made a motion to approve case 64-23R with the following requirements: 1) that a bandboard be added between the shake and siding on the rear. Seconded by Chris Burton. Motion approved unanimously.

f. 65-23R – 7 Hawbrook Ln – R3

Betsey Stratton, applicant – New 3-car garage with guest suite above

Joe with Jim Bulejski Architects addressed the Board and indicated the roof has been replaced and this project had been approved a few years ago and they are just now getting started. The Board had no comments.

Pat Jones made a motion to approve case 65-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

g. 66-23R – 664 Scott Ave – R3

Roeser Home Remodeling – Gordon Ward, applicant – Rear addition for kitchen expansion

Gordon Ward with Roeser Home Remodeling addressed the Board and indicated the addition windows and siding will match the existing. The Board had no comments.

Chris Burton made a motion to approve Case 66-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

V. Commercial Review- Old Business

a. 02-22C – 150 W. Argonne Dr – B2

Drew Lesinski, applicant – Exterior renovations for 4 Hands

Cara McKedy with Eddy Design Group addressed the Board and indicated a few changes were made such as removing the decking around the caboose and repositioned the accessible entrance off Argonne to be closer to the primary entrance, the canopy was previously angled and is now perpendicular to the building

and a re-adjustment of the entrance for a more direct path from the public parking. The following items were discussed:

- In the three season area it will be conditioned and the units will be on top of the canopy and will need to be screened
- The trash enclosure looks nice
- The stone wall in front will not be changed
- Entry from Argonne is a trellis, has not changed and it will have wisteria or hops growing on it
- The bathrooms look taller than before – yes it was adjusted for the screening of the mechanical units
- Signage will be addressed at a later date – the mural was removed
- The replacement window in back will be wood to match the existing

Chris Burton made a motion to approve case 02-22C as submitted. Seconded by Pat Jones. Motion approved unanimously.

b. 06-23C – 10414 Big Bend Rd – RMM

Jacob Crader, applicant – Resubmittal for new apartment building

Jacob Crader addressed the Board and indicated that he made all the requested changes. The following items were discussed:

- The composite siding are vertical panels
- Extend the front bandboard around the back and sides
- Need a termination strip at the gutter

Chris Burton made a motion to approve case 06-23C with the following requirements: 1) that a bandboard be run along the second and third levels all the way around the back and sides of the apartment in the same color as the front; 2) have a freeze board on the returns of the soffit. Seconded by Dick Gordon. Motion approved unanimously.

VI. Commercial Review- New Business

a. 08-23C – 144 W Adams Ave – B2

Tim Hollerbach Designs, LLC; applicant – New 4 unit condo building

Tim Hollerbach addressed the Board and the following items were discussed:

- 1st floor storage unit windows – needs to have binds or be frosted to not see in
- Three sides are visible and need more detail
- Cast stone vs stucco on top as a band but do not want it to go vertically
- Needs to look more residential, fix the front elevation and bring elements around to the side elevations – look into the knock-out openings on the side like pictured on the rear
- Look at the details on other new condo buildings that are located on Madison

Don Anderson made a motion to continue case 08-23C to redesign for a more residential look with details on elevations. Seconded by Chris Burton. Motion approved unanimously.

b. 09-23C – 505 S. Kirkwood Rd – R4/R5

Travis Van Buren with Archimages, Inc; applicant – Adding new stair and enclose wall

Travis Van Buren with Archimages, Inc addressed the Board and indicated the new stair and enclosure wall has been designed to blend the new with the old by using the same building materials, lighting, windows, and metal copper panel around the door to tie into the steeple. The Board had no comments, looks very nice.

Michael Marlo made a motion to approve case 09-23C as submitted. Seconded by Chris Burton. Motion approved unanimously.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:06 pm.

	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.