



Architectural Review Board

Agenda

Tuesday, June 20, 2023, 7:00 p.m.

Council Chambers – Kirkwood City Hall

139 S. Kirkwood Road – Kirkwood, MO 63122

- I. Approval of Minutes – June 5, 2023**
- II. Sign Review – Old Business**
- III. Sign Review – New Business**
- IV. Residential Review – Old Business**
- V. Residential Review – New Business**
 - a. 68-23R – 336 W. Jefferson Ave – R4
Daniel Stauder, applicant – Addition of detached garage, cupola on existing home
 - b. 73-23R – 1231 Simmons Ave – R4
John Rutledge, applicant – New single family residence
 - c. 75-23R – 977 N. Harrison Ave – R4
Mike Lewis, applicant – New rear covered porch
 - d. 76-23R – 810 Nirk Ave – R4
Michael Jacezko, applicant – New single family residence
 - e. 77-23R – 526 S. Fillmore Ave – R4
Homes by Rolwes dba LR Custom Homes, applicant – New single family residence
 - f. 78-23R – 418 E. Argonne Dr – R3
Pearl Construction, applicant – 2 story addition and detached garage
 - g. 79-23R – 141 Horseshoe Dr – R3
Denise Eisele with Jeff Day & Associates, applicant – New single family residence
 - h. 80-23R – 12154 Old Big Bend Rd – R3
Lombardo Homes, applicant – New single family residence
 - i. 81-23R – 19 Orchard Ln – R1
Home Matters Alliance, applicant – Addition and remodel of existing garage
- VI. Commercial Review- Old Business**
- VII. Commercial Review- New Business**
 - a. 11-23C – 10320 Manchester Rd – B3
Carl Uhlig, applicant – Exterior façade only
- VIII. Re-election of Officers**

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 Lauren Hoerr 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, June 05, 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
Michael Marlo
Pat Jones

Members Absent

Mark Campbell, Chairman
Chris Burton

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 7:01 pm.

Mr. Chiodini asked if there were any comments for the May 15, 2023 meeting minutes.

Pat Jones made a motion to approve the May 15, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

- I. **Sign Review- Old Business - none**
- II. **Sign Review- New Business- none**
- III. **Residential Review- Old Business- none**
- IV. **Residential Review- New Business**

a. 48-23R – 12618 Big Bend Blvd – R3

Ronald Moss, owner – Covered front porch and expand dormer

The applicant addressed the Board and the following items were discussed:

- Reduce the width size of the gable porch roof width by 1 foot on each side- total 2 feet overall
- The materials and color scheme of overall structure including the design features are to be as depicted in the submitted photo (submitted in meeting)
- Window shutters on the front elevation are approved

Don Anderson made a motion to approve case 48-23R with the follow requirements: 1) that the gable porch roof be reduced in width by 1 foot on each side (total 2 feet) ; 2) the shutters on the front elevation are approved as submitted; 3) the stone wainscot shall extend around each corner by 2

feet; 4) The design, material and color scheme depicted in the photo submitted at the meeting is approved and shall be used. Seconded by Michael Marlo. Motion approved unanimously.

b. 63-23R – 566 Andrews Ave – R4

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

Craig Smith of St. Louis Signature Realty LLC representative addressed the Board and indicated that he is proposing a new residence. The following items were discussed:

- The roof layout with the upper ridge to be continuous, the left side ridge meets the right side ridge
- Planner, Jonathan Raiche asked if this would increase the floor area- no
- Porch roof not to extending past the side of the residence
- Install ½ column at the side of garage and the columns need capitols and bases
- Stain finish of door and columns to be same color
- Removal of the brackets
- Providing sills and aprons on the windows
- The concrete exposure requirements to be met for new residence

Don Anderson made a motion to approve case 63-23R with the following requirements: 1) The left side ridge of the roof meets the right side ridge to be continuous 2) that the front porch roof does not extend pass the side of the house- recesses back approx. 1 foot; 3) the front door color matches the stain color of the columns; 4) sills and aprons are to be installed on the windows 5) the brackets are to be eliminated on the front porch 6) ½ (pilaster) be added at the garage. Seconded by Pat Jones. Motion approved unanimously.

c. 67-23R – 624 N Clay Ave – R3

DH Custom Homes, applicant – Attached covered deck with bar and outdoor space

Denny Hayden of DH Custom Homes addressed the Board and indicated that he is proposing a covered deck with outdoor living/fireplace. The following items were discussed:

- The materials that are proposed to be used on the walls of the fireplace. Michael Chiodini stated that you don't see fireplaces made from siding, either stone or brick is the method requested. The owner wanted to use ship lap siding to blend with the residence. It was stated that the ship lap could be used on the bench

Michael Marlo made a motion to approve case 67-23R with the following requirement: 1) The fire place sides are to be wrapped with either stone of brick. Seconded by Dick Gordon. Motion approved unanimously.

d. 69-23R – 1432 Wilton Ln – R1

ADT Solar, LLC – Lisa Erthal, applicant – Roof mounted solar panels

John Scariano, ADT Solar, LLC addressed the Board and the following items were discussed:

- Request was made to move some of the panels from the front to the back
- The height of the residence and the set back from the street
- Check the age of the roof

Pat Jones made a motion to approve case 69-23R as submitted Seconded by Dick Gordon. Motion approved unanimously.

e. 70-23R – 240 E. Clinton Pl – R4

Blake Dell, applicant – Patio cover over existing rear patio deck

Blake Dell, owner addressed the Board and the following items were discussed:

- The type and materials for the fireplace box and surround
- The placement of the columns and relation to the existing stairs and knee walls.
- The overhang of the roof and relationship to the deck and stairs. The materials of the roof

Don Anderson made a motion to approve case 70-23R as submitted. Seconded by Pat Jones. Motion approved unanimously.

f. 71-23R – 231 W Woodbine Ave – R4

Genesis Development Company LLC, applicant – New single family residence

Chris Reatini, Genesis Development Company addressed the Board. The items discussed were as follows:

- 1) The garage door exposure for viewing from the street due to being on a corner lot.
- 2) The concrete exposure per guidelines.

Michael Marlow made a motion to approve case 71-23R with the following requirements: 1) Provide glass in the top row of the garage door. Seconded by Dick Gordon. Motion approved unanimously.

g. 72-23R – 926 N Woodlawn Ave – R4

Naismith-Allen Inc, applicant – New single family residence

Nathan Rauh, Naismith-Allen Inc addressed the Board on the new residence. The discussion topics were:

- The pictures of the design elements for the new house
- The size of the windows on all elevation and which ones are too skinny

- Recommendation only: suggested was the style garage door that has vertical glass
- The standing seam roof and how it complements the contemporary style
- Windows or fenestrations needed to the back side of the garage
- Porch column is small and should be increased in diameter
- Concrete coverage to adhere to the guidelines
- Gutter placement and type of downspouts

Don Anderson made a motion to approve Case 72-23R with the following requirements: 1) address the coverage of the concrete foundation to have maximum exposure of 1 foot on front and 2 foot on remaining sides by covering with the siding or brick/stone 2) increase the width size of the windows labeled window D on all elevations. They shall all be a minimum width of window C size 3) the open space under the deck to be covered with siding framed in (in horizontal or vertical orientation) 4) add two windows or two windows and a man-door to the rear of the garage 5) the front metal column is to be larger in diameter 6) install standing seam metal roof (black) on the stair element gable roof Seconded by Dick Gordon. Motion approved unanimously.

V. 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

Tim Hollerbach, Tim Hollerbach Designs addressed the Board and explained that he had met with the chair and vice-chair to get detailed direction on the design to meet the guidelines. He explained the following design changes:

- They eliminated EIFS that went vertical and added brick in that location,
- Added brick detailing to the elevations
- Added dark brick to the elevations
- Added windows to the side elevations
- Added relief to the side elevations to emulate windows since this is the storage level
- Changed the EFIS grid pattern to emulate the stone pattern

Michael Marlo made a motion to approve case 08-23C as submitted. Seconded by Dick Gordon. Motion approved unanimously.

VI. Commercial Review- New Business

a. 10-23C – 10855 Manchester Rd – B3

John Pennington, applicant – Exterior renovations for Proper Brands

Cara McKedy with Eddy Design Group addressed the Board and explained the project includes the following items:

- Eliminating two of the three drive-through bays
- Eliminating the front entry vestibule
- Creating a new stylish façade, by breaking up the long façade using a few different materials
- Discussed the various materials they are using on the façade, as well painting the existing CMU block exterior walls
- Adding new coping to the top of existing block walls

Michael Marlo made a motion to approve case 10-23C as submitted. Seconded by Pat Jones. Motion approved unanimously.

Cara McKedy asked the board about painted artist murals on the building. She was inquiring if the board would consider the approval of a mural as part of the sign package. Michael Chiodini explained that a mural on this style of building would not work or look appropriate. He also conveyed that he is personally opposed to murals painted onto buildings. The board relayed that they felt it would be a distraction and they should rely on the wall signage.

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

- The board took a vote on the zoning code changes regarding the architectural review board

Michael Marlo made a motion to approve the zoning code changes regarding the Architectural Review Board. Seconded by Dick Gordon. 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 7:57 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.