



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

I. Approval of Minutes – June 20, 2023

II. Sign Review – Old Business

III. Sign Review – New Business

- a. 18-23S – 1229 S. Kirkwood Rd – B5
Michelle Sitton with Spirit Halloween, applicant – Wall sign for Spirit Halloween
- b. 19-23S – 314 S Clay Ave – B2
Chris DeHeer with Horizon Sign Company; applicant – Re-facing building front sign and adding wall sign on rear of building for American Legion

IV. Residential Review – Old Business

- a. 69-22R – 1200 Forest Ave – R1
Michael E. Blaes, applicant – New single family residence, changes: rear patio to be covered, open gable on front porch, new laundry room window
- b. 107-22R – 303 West Rose Hill Ave – R4
Lewis Homes, LLC, applicant – New Residence, siding style change

V. Residential Review – New Business

- a. 83-23R – 1947 N Signal Hills Drive – R3
Mark Mehrhoff; applicant – Convert an existing wood shop to a bedroom with rest room
- b. 84-23R – 514 W Woodbine Ave – R4
Dave Williams; applicant – Covered patio, sidewalk and retaining wall
- c. 85-23R – 2010 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence
- d. 86-23R – 2002 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence
- e. 87-23R – 2005 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence

- f. 91-23R – 240 E Jefferson Ave – R3
Michael E Blaes, AIA; applicant – Rear one story frame addition with master suite, kitchen and laundry room
- g. 92-23R – 300 Woodside Drive – R4
Joe Page – Srote & Co Architects; applicant – New single family residence

VI. Commercial Review – Old Business

VII. Commercial Review – New Business

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, please 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
Meeting Minutes
Tuesday, June 20, 2023, 7:00 p.m.
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Chris Burton
Dick Gordon
Don Anderson
Michael Marlo

Members Absent

Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the meeting to order at 7:01 pm.

Mr. Campbell asked if there were any comments for the June 5, 2023 meeting minutes.

Michael Marlo made a motion to approve the May 15, 2023 minutes. Seconded by Chris Burton. 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. 68-23R – 336 W. Jefferson Ave – R4

Daniel Stauder, applicant – Addition of detached garage, cupola on existing home

Dan Stauder of Stauder Architecture addressed the Board and indicated that he is proposing a new detached garage and a new cupola onto the existing home. The rationale for the underside of the deck being unfinished was discussed.

Chris Burton made a motion to approve case 68-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

b. 73-23R – 1231 Simmons Ave – R4

John Rutledge, applicant – New single family residence

John Rutledge introduced himself to the Board and indicated he is proposing a new single-family home. The following items were discussed:

- Front porch gable- line the gutter board up with both corresponding sides.

- Foundation exposure and coverage requirements- front porch needs finishing material like stone or brick to cover exposed concrete
- Provide board and batten siding on the front gable of garage
- Window in the staircase on the right elevation needs to be operable and with the sill height at no more than 3 feet above the landing
- The front porch roof is to be reduced 6" on each side, allows trim boards on each side to be continuous
- Homeowner indicated they wanted to add corbels/trim in gables to enhance craftsman style- board approved this

Don Anderson made a motion to approve case 73-23R with the following requirements: 1) Front porch gable- line the gutter board up with both corresponding sides 2) the foundation exposure on the front porch to comply with requirements, 3) front porch foundation be offset 1 foot on either side and the roof to be offset 6 inches on either side to create continuous finish, 4) vertical siding added to the garage gable, and 5) addition of corbels to be approved by the City. Seconded by Chris Burton. Motion approved unanimously.

c. 75-23R – 977 N. Harrison Ave – R4

Mike Lewis, applicant – New rear covered porch

Mike Lewis introduced himself to the Board and indicated he is proposing a new rear covered porch. The following items were discussed:

- Use of cricket to prevent snow dam
- Need for continuity of mass underneath deck near perma-casts through use of lattice or post articulation
- Run that post proud of the lattice and then put a backer between post to post where that lattice then terminates into the 12x12, build a box and then run the backer and that's the termination point
- Finishing of ceiling will be beaded vinyl and can lights and fan

Don Anderson made a motion to approve case 75-23R with the following requirements: 1) lattice be brought out to the outside edge of porch, fastening at each column 2) over-frame (12") the support columns under deck to match the porch column size. 3) porch support columns shall bear on the lower support columns. Seconded by Michael Marlo. Motion approved unanimously.

d. 76-23R – 810 Nirk Ave – R4

Michael Jacezko, applicant – New single family residence

Michael Jacezko addressed the Board and indicated he is proposing a new single family home. The following items were discussed:

- The size of the rear columns are not clearly marked by note #5 on A6
- Rear columns will need a trim and base treatment
- The finishing of the rear porch ceiling
- Board and Batten on the 2nd story rear middle section

- A7 has the left and right side elevations transposed
- Addition of windows needed on the left and right elevations
- Existing windows need more consistency

Chris Burton made a motion to approve case 76-23R with the following requirements: 1) caps and bases to be added on the front and rear columns, 2) the rear porch ceiling is finished, 3) add board and batten to the rear center portion of the 2nd story, 4) add 1-2 first floor windows on the true right elevation to the left of the garage door, 5) add 1 first floor window on the true left elevation to the front portion of the house, and 6) add two sets of twin windows to the second story, with one set on either side of the gabled bump out. Seconded by Mark Campbell. Motion approved unanimously.

e. 77-23R – 526 S. Fillmore Ave – R4

Homes by Rolwes dba LR Custom Homes, applicant – New single family residence

John Odom, architect, addressed the Board and indicated he is proposing a new single family home. The following items were discussed:

- Reducing variety of architectural styles present on the front elevation
- Using either fascia boards or decking material to enclose the portion underneath the deck, not using lattice

Don Anderson made a motion to approve case 77-23R with the following requirements: 1) the foundation exposure will comply with requirements, and 2) front of the side entrance garage be moved to the left of the elevation and the roof be changed to a gable style; to mimic the Tudor look on the right side of the house. Seconded by Chris Burton. Motion approved unanimously.

f. 78-23R – 418 E. Argonne Dr – R3

Pearl Construction, applicant – 2 story addition and detached garage

Rex Pearl of Pearl Construction addressed the Board and indicated he is proposing a 2 story addition to an existing home and a new detached garage. The following items were discussed:

- Removal of circular windows
- Rex discussed preference to change the roof of the detached garage from what is shown on the plans as a hip roof to a front-facing gable with a window (space behind window would not be storage/usable space, just decorative)

Chris Burton made a motion to approve case 78-23R with the following requirements: 1) change the circular window to a square window, 2) change the hip style roof to a gable style on the detached garage, to be approved by the City. Seconded by Michael Chiodini. Motion approved unanimously.

g. 79-23R – 141 Horseshoe Dr – R3

Denise Eisele with Jeff Day & Associates, applicant – New single family residence

Jeff Day addressed the Board and indicated he is proposing. The following items were discussed:

- Context of other homes in the neighborhood with blank sides of the house
- Inability to add windows to the right elevation due to ceiling height
- Recommendations from Landmarks Commission and next steps for approval

Michael Marlo made a motion to approve case 79-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

h. 80-23R – 12154 Old Big Bend Rd – R3

Lombardo Homes, applicant – New single family residence

A representative addressed the Board and introduced Jackie Needham, an architect from Lombardo Homes who was present via telephone. They indicated they are proposing a single family home. The following items were discussed:

- Clarifying that the roofs are all gabled, none of them are hip roofs
- Creating better symmetry on the front elevation by increasing the size of the small dormer on the left over the garage by having the same spacing between the edge of the dormer and the side of the double window, but keeping the same pitch of the gable
- Existing windows on right, left, and rear elevations and how to improve glazing, articulation and consistency,
- For the great room rear windows, change it from 8 individual windows to four sets of twin windows – 2 on top and 2 on bottom with space for siding in between.

Don Anderson made a motion to approve case 80-23R with the following requirements: 1) increase the size of the left dormer so the side distance of the widow edges are the same as the right dormer; this can be achieved by adding 3-4 feet to the dormer, 2) on the left elevation, add windows to both second floor bathrooms, and 1-2 windows in the garage and one in the entry, 3) on the right elevation, add 2x2 windows in the study and 2x2 windows in the bedroom, and 4) on the rear elevation, the 8 individual great room windows should be removed and replaced with 4 sets of 2 windows. Seconded by Michael Chiodini. Motion approved unanimously.

i. 81-23R – 19 Orchard Ln – R1

Home Matters Alliance, applicant – Addition and remodel of existing garage

Mary Mattingly of Home Matters Alliance addressed the Board and indicated that they are proposing an addition and remodel of an existing garage. The following items were discussed:

- The scope of the project was clarified to specify it will include an 18" addition to and remodel of the existing garage
- How the addition will be finished to tie it into the existing garage finish.

Don Anderson made a motion to approve case 81-23R with the following requirements: 1) that the brick be cut at the rear so that 4" of brick shows and the siding abuts the brick. Seconded by Dick Gordon. Motion approved unanimously.

V. Commercial Review- Old Business

VI. Commercial Review- New Business

- a. 11-23C – 10320 Manchester Rd – B3
Carl Uhlig, applicant – Exterior façade only

Carl Uhlig addressed the Board and indicated their proposal to update the exterior façade of an existing commercial building. The scope of the project was discussed.

Chris Burton made a motion to approve case 11-23C as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

VII. Re-election of Officers

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:57 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.