



Architectural Review Board

Agenda

Monday, July 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

III. Sign Review- New Business

- a. 20-23S – 10461 Manchester Rd. – B4
Glen Egart with Plasti-Lite Signs, applicant – Adding 3 directional signs and 1 wall sign, along with 1 monument sign.

IV. Residential Review- Old Business

- a. 47-22R 341 E Jefferson – R-3
William Cover, architect; applicant – change in exterior materials from stucco to brick for new single family residence.
- b. 81-23R – 19 Orchard Ln – R1
Kevin Franklin, Home Matters Alliance, applicant – Addition and remodel of existing garage.
- c. 91-23R – 240 E Jefferson Ave – R3
Michael E Blaes, AIA; applicant – Rear one story frame addition with master suite, kitchen and laundry room.

V. Residential Review- New Business

- a. 88-23R – 2017 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence.
- b. 89-23R – 2025 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence.
- c. 90-23R – 2033 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence.
- d. 93-23R – 531 Rosewood Lane – R4
Tracy Winters with Agape Construction – New covered deck & patio.
- e. 94-23R – 727 Cleveland Ave. – R4

Bob with Koehler's Outdoor Living & More, applicant – Removal of deck and installment of outdoor fireplace.

- f. 95-23R – 636 Craigwoods Dr – R3
Mike Wendt with Nectar Abodes, applicant – Replacement of deck, same size and location with new deck, roof and screening.
- g. 96-23R – 326 Midway Ave – R3
Bob Ott, applicant – Conversion of existing accessory structure to a single person residence.

VI. Commercial Review- Old Business

- a. 21-21C – 1280 Simmons Avenue – R4
Helen Lee with Villa Di Maria, applicant – Siding color revision to previous approval.

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, 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
Monday, July 3, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

Members Absent

Mark Campbell, Chairman

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 June 5, 2023 meeting minutes and there were none.

Michael Marlo made a motion to approve the June 20, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.

I. Sign Review- Old Business - none

II. Sign Review- New Business- none

a. 18-23S – 1229 S. Kirkwood Rd – B5

Michelle Sitton with Spirit Halloween, applicant – Wall sign for Spirit Halloween.

Bambi Eilers with Spirit Halloween introduced herself to the board and proposed a Wall sign for Spirit Halloween.

Chris Burton made a motion to approve case 18-23S with a condition to remove the sign when the seasonal business vacates the location. Seconded by Dick Gordon. Motion approved unanimously.

b. 19-23S – 314 S Clay Ave – B2

Chris DeHeer with Horizon Sign Company; applicant – Re-facing the buildings front sign and adding wall sign on rear of building for American Legion.

Bob Rural with American Legion Post 156 addressed the Board and proposed re-facing the buildings front sign while also adding a new sign at the rear of the building. He agreed to both signs looking the same with dark blue borders.

Dick Gordon made a motion to approve case 19-23S with a condition that the rear sign include a blue border to mimic the frame on the front sign. Seconded by Chris Burton. Motion approved unanimously.

III. 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.

Alex Blaes presented to the Board his plans for the changes which included a color coordinated metal seam roof for the back porch, an open gable on the front porch and a small window on the laundry room. The following items were discussed:

- Rear patio roof & chimney with limestone cap
- Front entry way
- Small window in the laundry room

Chris Burton made a motion to approve case 69-22R as submitted. Seconded by Don Anderson. Motion approved unanimously.

b. 107-22R – 303 West Rose Hill Ave – R4

Lewis Homes, LLC, applicant – New Residence, siding style change

Mike Lewis introduced himself to the Board and indicated that he is proposing to change the siding from vertical to horizontal due to an issue with matching color of the two different types of siding originally proposed. The following items were discussed:

- Band board being maintained
- Exterior walls

Michael Marlo made a motion to approve case 107-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

IV. 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

Mark Mehrhoff presented to the Board his plan to convert an existing wood shop to a bedroom, restroom along with a window. The following items were discussed:

- Colors
- Ceiling repair

Dick Gordon made a motion to approve case 83-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. 84-23R – 514 W Woodbine Ave – R4

Dave Williams; applicant – Covered patio, sidewalk and retaining wall

Charles Nigh introduced himself to the Board and then proposed he is adding a cover to the patio along with adding a sidewalk and retaining wall. The following items discussed:

- Pre-engineered fireplace and advisory to verify a smoke shelf is integrated
- Trim or cap for the top of the chimney
- Porch on the side with only a post

Chris Burton made a motion to approve case 84-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

c. 85-23R – 2010 Woodland Knoll – R1

NJL Custom Homes, LLC; applicant – New single family residence

Nick Liuzza presented to the Board plans for the first of three new single family residence with the following items discussed:

- Stucco confirmed as main material

Michael Marlo made a motion to approve case 85-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

d. 86-23R – 2002 Woodland Knoll – R1

NJL Custom Homes, LLC; applicant – New single family residence

Nick Liuzza and again presented to the Board plans this new single family residence

Michael Marlo made a motion to approve case 85-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

e. 87-23R – 2005 Woodland Knoll – R1

NJL Custom Homes, LLC; applicant – New single family residence

Nick Liuzza presented the last of three new single family residence. The following items were discussed:

- Addition of columns on the front porch adjacent to the entryway wall, in the outside corner of the side porch elevation, and the main front wall of the house
- Extra trim board (rake board) in gables confirmed
- Glass confirmed in upper portion of garage doors

Don Anderson made a motion to approve case 87-23R with the following requirement: 1) Adding one and one-half columns on the left side of the porch, one full column on the side elevation of the outside corner for a total of three, and one and one-half columns where the porch meets the main house wall. Seconded by Chris Burton. Motion approved unanimously.

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

Alex Blaes came back before the Board to discuss adding a one story frame addition with a master suite, kitchen and laundry room. The following items were discussed:

- Applicant decided to remove the egress window in the basement to add a door
- The pitch on the roof of the addition being raised to match the main house
- An additional window on the west elevation of the addition

Don Anderson made a motion to approve case 91-23R with the following requirements: 1) The pitch on the addition be revised to match the existing house and a roof pan be added as needed to address the obstruction with the window on the main house and 2) one additional window added in the back corner of the west elevation. Seconded by Michael Marlo. Motion approved unanimously.

g. 92-23R – 300 Woodside Drive – R4

Joe Page – Srote & Co Architects; applicant – New single family residence

Joe Page presented to the board a new single family residence. The following items were discussed:

- Windows on the right side upper story (master bedroom) and bathroom windows
- Front porch roof line and columns

Don Anderson made a motion to approve case 84-23R with the following requirements: 1) The front porch roof be brought back to be in line with the side wall of the house on both sides; 2) two small windows be added to the master bedroom on the right side upper story; and 3) the windows in the

**bathroom be revised to be operable (single/double-hung or casements).
Seconded by Chris Burton. Motion approved unanimously.**

V. Commercial Review- Old Business

VI. Commercial Review- New Business

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:32 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.