



Architectural Review Board Agenda

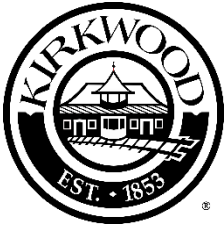
Monday, April 15th, 2024 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. **Approval of Minutes – April 1, 2024**
- II. **Sign Review – Old Business – None**
- III. **Sign Review – New Business**
 - a. **14-24S 1038 S. Kirkwood Rd – B5**
Piros Signs, Inc., applicant – Installation of monument sign for Kirkwood Commons
- IV. **Residential Review – Old Business**
 - a. **141-23R 531 N Crescent – R3**
NJL Custom Homes, applicant – Window and door changes
 - b. **33-24R 715 Westchester Ct – R3**
Alen Huskic, applicant – Conversion of garage to a living area
- V. **Residential Review – New Business**
 - a. **28-24R 302 W Rose Hill Ave – R3**
John D’Agostino, applicant – New single family home
 - b. **49-24R 740 N Taylor Ave – R3**
David Pape, applicant – Construction of a detached carriage house
 - c. **51-24R 517 Willow Ln – R4**
Stephen and Jocelyn Einspanier, applicant – Construction of a detached garage
 - d. **53-24R 461 Seekamp Ave – R4**
Agape Construction, applicant – Enclosed existing rear screened porch to enlarge garage
 - e. **56-24R 433 W Monroe Ave – R4**
NJL Custom Homes, applicant – Basement finish, kitchen renovation, and outdoor room addition
 - f. **57-24R 231 E Argonne – R3**
Jim Bulejski Architects, applicant – Bedroom suite, and kitchen additions
 - g. **58-24R 101 E Essex Ave – R4**
NEU Construction Services, applicant – Construction of garden pavilion
 - h. **60-24R 530 S Clay Ave – R4**
Larry Rolwes, applicant – New single family home
- VI. **Commercial Review - Old Business - None**
- VII. **Commercial Review - New Business**
 - a. **55-24R 1017 W Adams – R1**
Emil Frei & Associates, applicant – New studio addition

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo Ninad Garware; 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.



**Architectural Review Board
Meeting Minutes
Monday, April 1st, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

Members Absent

Ninad Garware

I. Sign Review – Variance Request

a. 10-24S 150 W Argonne – B2 *See Separate Variance agenda*****

Savoy Properties, applicant – Installation of a projecting wall sign for 4 Hands/Peacemaker
At the April 1st meeting, the Architectural Review Board made the following decisions on the variance requests from The City of Kirkwood’s Code section 5-15(b)(2)(vi):

1. Criteria (f) which limits a projecting sign to having 2 display faces. The proposed projecting sign on the east side of the building has a 3rd display face. **Variance request was unanimously denied.**
2. Criteria (g) which limits projecting signs to using indirect lighting methods. The two proposed projecting signs use internal lighting methods. **Variance request was denied.**
3. Criteria (c) which limits a sign structure from projecting more than three feet from the plane of the wall. The proposed projecting sign on the east side of the building projects 4.16 feet from the plane of the wall. **Variance request was not voted on by the Board.**

An exhibit was provided by the applicant that showed that a variance request from another portion of criteria (c) which limits a projecting sign to being at least 4 feet from the curb line or edge of any public street or alley was not necessary for the proposal. Therefore the Board did not vote on this matter.

II. Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the meeting to order at 7:02 pm. Mr. Campbell asked if there were any comments for the March 18th meeting minutes.

Mr. Burton made a motion to approve the March 18th minutes. Seconded by Mr. Marlo. Motion approved unanimously.

III. Sign Review – Old Business – None

IV. Sign Review – New Business

a. 11-24S 10935 Manchester Rd – B3

Plasti-Lite Signs, applicant - Installation of a wall sign for Snarf’s Sandwiches

A representative from Plasti-Lite Signs addressed the board regarding the proposed front and side signs of the building. Both signs will have channel letters, with neon inside the lettering, and a black raceway on the front sign. The sign located on the side of the building will have a white raceway to match the building. The board discussed size of the front sign in relation to the wall.

Mr. Burton made a motion to approve case 11-24S with the condition that 1) The edges of the wall signs will not protrude past the edges of the façade. Seconded by Mr. Chiodini. Motion approved unanimously.

b. 12-24S 11037 Manchester Rd – B3

Lawrence Fabric, applicant – Installation of awning/canopy sign for Rusted Chandelier
Marshall Tucker addressed the board about the four new awnings. The board questioned the position of the existing four lights. The owner stated that the lights will be repositioned in between the existing windows, and one relocated to the back of the building.

Mr. Campbell made a motion to approve case 12-24S as submitted. Seconded by Mr. Burton. Motion approved unanimously.

c. 13-24S 343 S Kirkwood Rd – B2

Doug Mitchell, applicant - Installation of a wall sign for Sound Health
Doug Mitchell addressed the board about installing a wall sign with channel letters on a raceway mounted in the center of the building. The board questioned the projection of the letters due to missing dimensions on the rendering. The applicant mentioned the limited options with placing the signage due to various structural obstacles. The board required the raceway match the façade.

Mr. Burton made a motion to approve case 13-24S as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

V. Residential Review – Old Business

a. 61-23R 1117 S Geyer Rd – R1

Vijay Yalamanchili, applicant – Resubmittal: Façade change
Mr. Yalamanchili addressed the board regarding the change to stone material on the façade.

Mr. Mario made a motion to approve case 61-23R as submitted. Seconded by Mr. Campbell. Motion approve unanimously.

b. 156-23R 917 Mindy Ln – R3

California Custom Decks, applicant – Construction of new deck over existing concrete patio
Homeowners addressed the board. The board questioned how the deck on the second floor would be accessed. The applicants stated that the existing window shown would be replaced with a door.

Mr. Burton made a motion to approve case 156-23R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

VI. Residential Review – New Business

a. 44-24R 415 Clark Ave – R3

Daniel Stauder, applicant – Addition to home
Daniel Stauder addressed the board about the delay in the original project. Since then, there have been changes to the design. The board questioned the reason for the length of the dormers on the right side front elevation. The applicant stated that they are working around the structure of the existing half story. They were not able to make a full story with the addition that matched the existing height.

Mr. Anderson made a motion to approve case 44-24R with the following requirements: 1) The two windows on the far right front elevation have a wider window trim above them so that the white continues up to the gutter board.

b. 48-24R 629 Simmons Ave – R4

Genesis Development Company, LLC, applicant – New single family residence
Chris Reatini addressed the board. The board questioned whether other houses similar to this style have been built on the street. The board also addressed concerns between the rendering break in the front elevation and the drawing, lack of sills and aprons on all windows. Lastly, adding band board to break up the siding.

Mr. Anderson made a motion to approve case 48-24R with the following requirements: 1) Windows in the front gables to both have a vertical orientation. 2) On the right side elevation, add a window in the walk-in closet of bedroom #3. 3) All windows to have sills and aprons.

d. 50-24R 815 N Clay Ave – R4

Formwork Architecture, applicant – Construction of partially covered rear deck, outdoor fireplace Tracey Collins addressed the board concerning the removal of the existing deck and pergola. The board discussed whether the house will have stucco material, and the joining pattern. The board also questioned how the fireplace would ventilate. The board was concerned with the structural integrity of the roof.

Mr. Anderson made a motion to approve case 50-24R with the following conditions: 1) The underpinning of the deck be added to the drawings. Seconded by Mr. Burton. Motion approved unanimously.

e. 51-24R 628 Knierim PI – R4

Srote & Co. Architects, applicant – New single family residence Robert Willmering addressed the board about the project details. The board questioned the style of the home, and material covering the bottom of the deck. The applicant stated that they would use a 1x8 composite material in addition to creating a gate for access.

Mr. Burton made a motion to approve case 51-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

f. 52-24R 725 Huntwood Ln – R4

Davis Development Properties, applicant – New single family residence Alex Davis addressed the board and they discussed the orientation of the home, the front façade, and material inconsistency. **Mr. Anderson made a motion to approve case 52-24R with the following requirements: 1) Stone material on the second floor gable of the front elevation be brought down to the first floor and carry across the front area to the left of the front doors. 2) Stone material be placed on the garage gable and return on the sides of the gable. 3) The front porch roof pitch be increased as much as possible by bringing the posts in by 1 foot on either side and lowering the gutter boards to match other gutter boards. 4) On the right side elevation, add a window to the office. 5) Board and batten has to have 2' returns on the side elevations. 6) Fireplace needs to be bumped out and sided with board and batten. 7) On the rear elevation, add two windows to the garage. Seconded by Mr. Burton. Motion approved unanimously.**

VII. Commercial Review - Old Business - None

VIII. Commercial Review - New Business - None

Mr. Campbell asked if there was other business to address. Upon hearing there was not, the meeting adjourned at 8:00 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.