



Architectural Review Board

Agenda

Monday, July 15, 2024 7:00 p.m.

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

- I. **Approval of Minutes – July 1, 2024**
- II. **Sign Review - Old Business**
- III. **Sign Review - New Business**
 - a. 22-24S 10935 Manchester Rd, Ste 100 – B3
Plasti-Lite Signs, applicant – wall sign for James W Rehm DMD
 - b. 23-24S 1038 S Kirkwood Rd – B5
Piros Signs, Inc, applicant – portion of monument sign for Famous Footwear
- IV. **Residential Review - Old Business**
 - a. 63-24R 567 Southbrook Dr – R4
Tim Morrison, applicant – attached garage, 2nd story, front porch addition
- V. **Residential Review - New Business**
 - a. 100-24R 856 N Woodlawn Ave – R4
US Sun Solar, applicant – Tesla solar roof installation
 - b. 101-24R 1807 W Woodbine Ave – R3
John Hegger, applicant – replace existing deck with new screened-in deck
 - c. 102-24R 312 Gill Ave – R3
Formwork Architecture, applicant – rear addition and new front porch
 - d. 103-24R 641 Brookhaven Ct – R4
Srote & Co Architects, applicant – new single-family home
 - e. 104-24R 437 Greenleaf Dr – R3
Behrens Construction Inc, applicant – residential addition
 - f. 105-24R 40 Orchard Ln – R1
Kuehnle Construction Co Inc, applicant – new single-family home
- VI. **Commercial Review - Old Business**
- VII. **Commercial Review - New Business**

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo, Ninad Garware, Ben Arenberg; 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; Chris Krueger, Director of Public Services; Laurie Asche, City Clerk; Bridget Waters, Deputy City Clerk; Liz Gibbons, Mayor; Nancy Luetzow, Council Liaison; Donna Poe, SBD; Jessica Winter, Communications Manager; Jonathan Raiche, Director of Planning and Development Services; Amy Lowry, Planner II



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

Members Present

Mark Campbell, Chairman
Don Anderson
Ben Arenberg
Chris Burton
Dick Gordon
Michael Marlo

Members Absent

Ninad Garware

Call Meeting to Order and Approval of Minutes

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

I. Approval of Minutes – June 17, 2024

Mr. Campbell asked if there were any comments for the June 17th meeting minutes.

Mr. Burton made a motion to approve the June 17th minutes. Seconded by Mr. Gordon. Motion approved unanimously.

II. Sign Review - Old Business

III. Sign Review - New Business

IV. Residential Review - Old Business

a. 111-23R – 320 Quan Ave – R3

Lewis Homes, applicant – Resubmittal: outdoor fireplace in rear porch for previously approved new single-family home

Mike Lewis was present as the applicant. The Board had no comments or questions.

Mr. Marlo made a motion to approve case 111-23R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

b. 65-24R – 536 Linwood – R4

Charlie Schliesser, applicant – resubmittal: expansion of rear addition

Ray Joseph of Eagle Contracting was present on behalf of the applicant. The Board discussed ways to add windows to the west elevation of the expanded addition.

Mr. Anderson made a motion to approve case 65-24R with the following requirements: 1) Either 2 double-hung windows or 2 monitor windows will be added to the west elevation of the addition. The new windows should match the size/height of the existing windows on the west side of the home. Seconded by Mr. Burton. Motion approved unanimously.

c. 72-23R – 926 N Woodlawn Ave – R4

Nathan Rauh with Naismith-Allen Inc., applicant – Resubmittal: exterior façade changes to previously approved new single family home

Nathan Rauh was present as the applicant. The Board had no comments or questions.

Mr. Burton made a motion to approve case 72-23R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

V. Residential Review - New Business

a. 92-24R – 413 George Ave – R4

Renaissance Living LLC, applicant – new single-family home

Josh Peterman was present as the applicant. The Board confirmed with Mr. Peterman that it was vertical siding being used as a secondary material rather than board and batten. The Board

confirmed that bandboards were proposed between the 2nd floor and the gables. The need for bandboards between the 1st floor and 2nd floor, one window on either side of the basement, no fixed windows, a more detailed rear patio column structure, and consistent window treatments were discussed.

Mr. Anderson made a motion to approve case 92-24R with the following requirements: 1) Add a ½ column on the front porch next to the garage wall, 2) Add two small windows to the left elevation on the lower level, 3) Add one double-hung window to the right elevation on the lower level, 4) Make the window above the tub operable, 5) Add band boards to the 2nd level all around the house, 6) Add grids (can be faux) to the patio doors to match the windows, and 7) Add more articulation on the rear patio posts. Seconded by Mr. Burton. Motion approved unanimously.

b. 93-24R – 214 Midway Ave – R4

Renaissance Living LLC, applicant – new single-family home

Josh Peterman was present as the applicant. The Board discussed the need for operable windows and the patio door grids.

Mr. Anderson made a motion to approve case 93-24R with the following requirements: 1) the window over the tub be operable, 2) the window over the stairs be operable, and 3) the patio doors have grids to match the windows. Seconded by Mr. Gordon. Motion approved unanimously.

c. 94-24R – 1809 Bach Ave – R1

C.J. Moss, applicant – 2nd floor deck with over 8 foot clearance

C.J. Moss was present as the applicant. The Board clarified the structural components of the proposal and the functionality of the design. They discussed various ways to provide more articulation for the posts.

Mr. Anderson made a motion to approve case 94-24R with the following requirements: 1) the post bases around the columns be no greater than 18” wide, and 2) the columns are wrapped in PVC. Seconded by Mr. Burton. Motion approved unanimously.

d. 95-24R – 1315 Wilton Ln – R1

Straight Up Solar, applicant – Roof-mounted solar array

Camille Bugg was present as the applicant. The Board confirmed that the proposal is for a new single-family home and that the panels and frames underneath would be black in color.

Mr. Gordon made a motion to approve case 95-24R as submitted. Seconded by Mr. Burton. Motion approved unanimously.

e. 96-24R – 535 Dougherty Ferry Rd – R4

Schindler Homes LLC, applicant – new single-family home

Jeff Schindler was present as the applicant. The Board discussed window treatments, the front door design, the operability of windows, the consistency of materials across elevations, and potential foundation exposure issues.

Mr. Anderson made a motion to approve case 96-24R with the following requirements: 1) the front door’s side light glass matches the door height, 2) the window above the tub be operable, 3) sills and aprons per City requirements are used, 4) the vertical siding used on the front elevation needs to return 1 to 1 ½ feet on the left elevation, 5) a gable vent is added to each side gable, 6) the foundation exposure does not exceed what is allowed by the City, and 7) the gutter line of the porch is to align with the roof of the “dog house” bump out on the right side. Seconded by Mr. Burton. Motion approved unanimously.

f. 97-24R – 423 Rose Ln – R4

FM Design Build, applicant – new single-family home

Matt Moore was present as the applicant. Mr. Moore brought in samples of the proposed materials and showed that the colors chosen were lighter than what is illustrated in the renderings. The Board discussed that their usual requirement for operable windows does not as strictly apply to this case due to the design style of the home.

Mr. Burton made a motion to approve case 97-24R with the following requirements: 1) more of the proposed windows should be operable. Seconded by Mr. Marlo. Motion approved unanimously.

g. 98-24R – 1909 Windy Hill Rd – R3

Michael E. Blaes, AIA, applicant – attached garage addition

Michael E. Blaes was present as the applicant. The Board confirmed that the siding was being redone and that shake was being added to the gables as part of the project. The applicant also noted that 2” applied sills will be added to existing windows. The Board had no comments.

Mr. Burton made a motion to approve case 98-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

VI. Commercial Review - Old Business

VII. Commercial Review - New Business

a. 07-24C – 711 S Kirkwood Rd – R5

Rein Zeidler, applicant – new fabric awning on side of Manor Grove building

Marshall Tucker of Lawrence Fabric was present on behalf of the applicant. The Board confirmed the existing faux balcony will be removed and the purpose of the awning.

Mr. Gordon made a motion to approve case 07-24C as submitted. Seconded by Mr. Burton. Motion approved unanimously.

b. 08-24C – 111 Prospect Ave, Ste 101 – I1

Tischler Building Company, LLC – Exterior façade window and door changes

Gus Wimmer-Brown was present on behalf of the applicant. The Board discussed the use and purpose of the materials proposed versus the existing materials located throughout the building.

Mr. Arenberg made a motion to approve case 08-24C with the following requirements: 1) the finish of the mullions are to match the bronze style of the existing windows. Seconded by Mr. Gordon. Motion approved unanimously.

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:42 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.