



SPECIAL ANNOUNCEMENT REGARDING ARCHITECTURAL REVIEW BOARD WORK SESSIONS

Section 610.015 of the Missouri Sunshine Law provides that members of the Architectural Review Board who are not physically in the City Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Architectural Review Board have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

Zoom webinar

When: **October 4, 2021 06:00 PM** Central Time (US and Canada)

Topic: Work Session of the Architectural Review Board

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87802237415>

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**ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
October 4, 2021 at 6:00 p.m.
VIA ZOOM (electronic meeting)**

- I. Approval of Minutes – September 20, 2021**
- II. Sign Review - Old Business**
None
- III. Sign Review - New Business**
 - a. Case 35-21S – 140 W Argonne Dr – B2
Tamara Keefe, applicant
Awning Sign for Clementine’s Ice Cream
- IV. Residential Review - Old Business**
 - a. Case 135-21R – 920 Poinsetta Ln – R4
Patriot Sunrooms, applicant
Patio Cover
- V. Residential Review - New Business**
 - a. Case 145-21R – 524 Andrews Ave – R4
Nathan Smith, applicant
New Single Family Residence
 - b. Case 146-21R – 661 W Adams Ave – R4
Scharf Land Development Company, applicant
New Single Family Residence
- VI. Commercial Review - Old Business**
 - a. Case 14-21C – 426 N Kirkwood Rd – B2
Chris Nickola of Trammell Crow Company, applicant
Mixed-Use Apartment Building
- VII. Commercial Review - New Business**
None



**ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
October 4, 2021 at 6:00 p.m.
VIA ZOOM (electronic meeting)**

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini, Members Don Anderson, Chris Burton, Dick Gordon, Adam Edelbrock and Pat Jones. Council Liaison Kara Wurtz

Contact Information: For full Architectural Review Board contact information, please call Planning and Development Services at 314-822-5823. To contact the Building Commissioner, call Jack Schenck at 314-822-5814.

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: Bill Bensing, Director of Public Services
Laurie Asche, City Clerk
Kim Sansegraw, Deputy City Clerk
Tim Griffin, Mayor
Kara Wurtz, Council Liaison
Donna Poe, SBD
Freddy Doss, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



**CITY OF KIRKWOOD
WORK SESSION OF THE
ARCHITECTURAL REVIEW BOARD**
September 20, 2021 – Draft Work Session Minutes

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Adam Edelbrock
Chris Burton
Pat Jones (Alternate)

Members Absent

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the work session to order at 6:00 p.m.

Mr. Campbell stated for the record that Section 610.015 of the Missouri Sunshine Law provides that members of the Architectural Review Board who are not physically in the City Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

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II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 34-21S – 10831 Manchester Rd – B3
Dale Sign Services, applicant
Wall Signage for Mirage Spa & Recreation

The following items were discussed:

- The sign should maintain consistency with neighboring tenants to have raceways.
- The preference is for the raised letters versus the box sign.

IV. Residential Review - Old Business

- a. Case 127-21R – 437 Clemens Ave – R4
Keith & Katheryn Goltschman, applicants
Two-Story Home Addition

The following items were discussed:

- It was suggested that more can be done with the porch design.
- The porch columns should be defined by making them a larger dimension and adding base and caps.
- The arched garage door openings and garage cladding were discussed.
- The double windows at the top and bottom of front elevation could be changed to single windows to give the design more balance.
- The brackets over the dormer need to be revised.
- The garage door height with the window above needs revision.

V. Residential Review - New Business

a. Case 133-21R – 120 W Mermod Pl – R3

Courtney & Garrett Jackson, applicant
Two-Story Remodel & Addition

The following items were discussed:

- Sills and aprons are needed on the windows.
- The round brick vent on the siding at the front elevation gable was called out.
- The window in second story hallway was discussed.
- It was noted that the windows need consistency of design and the south elevation windows need grills.
- The window placement needs to be unified at the head.
- It was suggested that a 30" window at west elevation by the linen closet is needed.

b. Case 134-21R – 443 Seekamp Ave – R4

Tom McGraw, Link Architecture, applicant
One-Story Addition & Covered Deck

The following items were discussed:

- It was questioned whether siding would be toothed into the existing siding or if new siding would be used on the entire structure.
- Lattice is needed to enclose below the deck.
- The deck posts need bases and caps.
- The windows in the addition need to match the existing windows and should include sills and aprons.

c. Case 135-21R – 920 Poinsetta Ln – R4

Patriot Sunrooms, applicant
Patio Cover

The following items were discussed:

- The columns need more detail as well as bases and caps.
- More information is needed.

d. Case 136-21R – 621 E Monroe Ave – R1

Michael E Blaes, AIA, applicant
New Front Porch

The Board commented that the design looked good as submitted.

e. Case 137-21R – 729 Delchester Ln – R3

Michael E Blaes, AIA, applicant
New Front Porch

The Board noted the addition of the shake shingles at the gables.

f. Case 138-21R – 651 W Adams Ave – R4

Prestige Custom Homes, applicant
New Single-Family Home

The following items were discussed:

- The windows need to be built out and detailed on the side elevations similar to the front elevation.
- The fireplace needs to be carried down to the ground and a foundation added below.
- It was suggested that the posts need more detail.
- The garage door and front door need to resemble each other more.

g. Case 140-21R – 815 Poinsetta Ln – R4

MRM Manlin Custom Homes, applicants
New Single-Family Home

The following items were discussed:

- The stone on the front elevation needs to be returned around the corners.
- The clapboard siding needs to be better proportioned to the board-and-batten.
- The bumpout should be clad in board-and-batten.
- The design is busy, could be more simplified & elegant
- The gutterboard heights need to be unified.
- A cutsheet is needed on the garage door.

h. Case 141-21R – 590 Andrews Ave – R4

Joe Page, Srote & Co Architects, applicant
New Single-Family Home

The following items were discussed:

- The stairwell windows seem to be at odd heights and need revisions.
- The rear elevation cantilever could use brackets to mimic the front elevation.
- The deck requires lattice below.
- Zoning prevents the porch from being enclosed and an opening is needed to make it allowable.

i. Case 142-21R – 527 Goethe Ave – R4
Denise Eisele, applicant
New Deck & Shed Dormer Addition

The following items were discussed:

- The deck columns need to be trimmed out.
- The grill patterns in all the windows need to match.

j. Case 143-21R – 1024 N Geyer Rd – R4
Jerry Hamilton, applicant
3' Rear Extension for Kitchen Remodel

The following items were discussed:

- It was questioned why piers are being proposed rather than a foundation.
- Building Commissioner Jack Schenck specified that a well-insulated slab-on-grade is allowed by code.
- The roof needs a downspout and could have a slightly higher pitch that would help the ties in.

k. Case 144-21R – 2434 St. Giles Rd – R4
Arthur Merdinian, Mosby Building Arts, applicant
Detached Art Studio

The following items were discussed:

- The north elevation needs a window.
- The detailing, edging, soffits, and trim need to match the primary structure.

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

None

The work session was adjourned at 6:54 pm.

Mark Campbell, Chairman

Michael Chiodini, Vice-chairman

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, Architectural Review Board.