



SPECIAL ANNOUNCEMENT REGARDING ARCHITECTURAL REVIEW BOARD MEETINGS

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 18, 2021 07:00 PM Central Time (US and Canada)

Topic: Architectural Review Board

Please click the following link to join the webinar:

<https://us06web.zoom.us/j/83999253821>

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Webinar ID: 839 9925 3821

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ARCHITECTURAL REVIEW BOARD AGENDA

October 18, 2021 at 7:00 p.m.
VIA ZOOM (electronic meeting)

I. Approval of Minutes – October 4, 2021

II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 35-21S – 10551 Big Bend Blvd – B3
Finley Custom Construction & Design, applicant
Monument Sign for Finley Custom Construction & Design
- b. 37-21S – 142 W Monroe Ave – B2
Capture Technologies, applicant
Driveway Sign for Capture Technologies

IV. Residential Review - Old Business

None

V. Residential Review - New Business

- a. Case 147-21R – 336 S Fillmore Ave – R4
FM Design Build, applicant
New Single Family Residence
- b. Case 148-21R – 338 S Fillmore Ave – R4
FM Design Build, applicant
New Single Family Residence
- c. Case 149-21R – 340 S Fillmore Ave – R4
FM Design Build, applicant
New Single Family Residence
- d. Case 150-21R – 393 Whitson Ave – R4
FM Design Build, applicant
New Single Family Residence
- e. Case 151-21R – 629 N Taylor Ave – R3
Liz Hennessey, applicant
Two-story rear addition, change front façade with new porch



ARCHITECTURAL REVIEW BOARD AGENDA

October 18, 2021 at 7:00 p.m.

VIA ZOOM (electronic meeting)

- f. Case 152-21R – 434 Caroline Ave – R4
Lori Cleary, applicant
Front Deck
- g. Case 153-21R – 969 Simmons Ave – R4
Mike Lewis of Lewis Homes, applicant
Rear Covered Porch Addition
- h. Case 154-21R – 815W Rose Hill Ave – R4
Scott Krejci of Srote Co, applicant
2 Covered Patios & Mudroom/Entry Addition
- i. Case 155-21R – 401 Miriam Ave – R3
TRC Outdoor, applicant
Shade Structure with Outdoor Kitchen & Fireplace
- j. Case 156-21R – 118 Gilbert St – R3
Tony Camacho, applicant
Covered Patio with Restroom
- k. Case 157-21R – 628 Clemens Ct – R4
Christopher Pike of Thomas Alan Group, applicant
New Single Family Residence

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

- a. Case 19-21C – 1047, 1053, 1059 Geyer Grove – R5
Consort Homes, applicant
Three-Unit Townhome Building
- b. Case 20-21C – 1029, 1035, 1041 Geyer Grove – R5
Consort Homes, applicant
Three-Unit Townhome Building



**ARCHITECTURAL REVIEW BOARD
AGENDA
October 18, 2021 at 7:00 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
ARCHITECTURAL REVIEW BOARD

October 4, 2021 – Draft Meeting Minutes

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Adam Edelbrock
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 7:00 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.

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.

Mr. Campbell asked if there were any comments for the September 20, 2021 meeting minutes.

Pat Jones made a motion to approve the September 20, 2021 minutes. Seconded by Don Anderson. Motion approved unanimously.

Mr. Campbell asked if there were any comments for the September 27, 2021 meeting minutes.

Don Anderson made a motion to approve the September 27, 2021 minutes. Seconded by Pat Jones. Motion approved unanimously.

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

The applicant was not present but the Board had no questions or concerns with the design.

Don Anderson made a motion to approve Case 35-21S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

IV. Residential Review - Old Business

- a. Case 135-21R – 920 Poinsetta Ln – R4
Patriot Sunrooms, applicant
Patio Cover

Randy from Patriot Sunrooms addressed the Board and indicated they would be constructing a rear patio cover that will have fluted columns that are 6"x6" with bases and trimmed at the top.

Adam Edelbrock made a motion to approve Case 135-21R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

V. Residential Review - New Business

- a. Case 145-21R – 524 Andrews Ave – R4
Nathan Smith, applicant
New Single Family Residence

Nathan Smith addressed the board and indicated they are proposing to build a new home that will be his personal residence. The house will be a two-story with a detached two-car garage with a loft over the garage. The front façade will be stone up to the metal roofing. Other materials will include Certainteed shake, siding, asphalt roofing. The Board discussed the following items:

- The bumpouts on the front elevation were discussed. The vertical elements were seen as having no purpose and can be eliminated.
- The faux windows in the smaller gable on the front elevation should bump out four inches to incorporate the brackets and give dimension to the gable. The Board recommended removing the two boards that are below the window.
- It was suggested the fixed-pane window on the front elevation could be changed to a single double-hung window of the same dimension as the other front elevation windows. The washer and dryer could be moved to the side wall to allow for the window change without altering the intended functionality of the space.
- The location of the door and the design of the shed gable on the garage were discussed. The Board would like to see the door moved to the center of the gable with stairs that have a switchback. It was mentioned that the elevation needs cleaned up.
- The left side rear elevation deck and roof were discussed. It was stated that waterproofing of the upper porch and the porch floor needs to go beyond the left

side of the house. It was discussed that the top post should be moved to the right to be in line with the column below.

- It was specified that stone will be used to enclose the area below the deck.

Don Anderson made a motion to approve Case 145-21R with the following requirements: 1) that the front elevation fixed-pane window be eliminated and turned into a single- or double-hung window by moving the washing machine and dryer to the side elevation; 2) that the vertical accents in the shakes be removed; 3) that the large gable windows be bumped out four inches for the brackets to function properly; 4) that the rear elevation porch extend all the way to the left side of the elevation and the right side be moved to sit over the column; and, 5) that the garage be readdressed with a cursory review of possible dormer changes, door changes, and stair changes. Seconded by Dick Gordon. Motion approved unanimously.

- b. Case 146-21R – 661 W Adams Ave – R4**
Scharf Land Development Company, applicant
New Single Family Residence

Tim Hollerbach of Tim Hollerbach Designs addressed the board and indicated he is building an open concept, four-bedroom house with white shake, white painted brick, white siding, and blue doors. The following items were discussed:

- It was discussed that triangle vents on the front and side elevations be used in place of the depicted square vents.
- The gable needs to be bumped out eight inches and the double windows to the right need to be moved slightly to the right.
- The columns need be trimmed on the top and bottom.
- Vertical siding needs to be repeated elsewhere on the home. It was suggested band boards be put on the side elevations with the vertical siding above.
- The brick from the front elevation needs to wrap around both sides.
- The fixed window needs to be operable and it was suggested it be replaced with two casement windows.

Don Anderson made a motion to approve Case 146-21R with the following requirements: 1) that the front elevation, second story gable be bumped out at least four inches from the right window side; 2) that the brick be returned around the sides of the elevations; 3) that the fixed pane window in the master bath be changed to casement windows; 4) that the vents in the gables be changed to triangle vents; 5) that the columns have bases and caps; and, 6) that vertical siding is added with a band board underneath on both sides and rear elevations. Seconded by Dick Gordon. Motion approved unanimously.

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

Lukas Van Sistine and Christopher Willette addressed the Board. Mr. Van Sistine indicated changes were made to clean up the design. The design includes horizontal elements mixed with vertical elements. Many of the balconies have been partially recessed or shielded by projections that help obscure their view from the road. The brickwork will be contemporary but have more detailing at the top and bottom. The back wall will be a textured brick element to provide texture and interest. The parapet has been bumped up to add varying heights to the building, creating an appearance that is no longer flat. A 3D animated rendering was presented to the Board to show the effects of light on the building, to show different perspectives of the building, and to give a better understanding of the appearance of the proposed materials. Samples of the proposed materials were also provided for viewing in-person prior to the meeting. The Board discussed the following items:

- The recommendation for using utility brick was proposed as the larger size of the utility brick would work better with the proportion of the building.
- The lightest siding color was discussed. It was suggested a darker, grayer color be used that blends better and contrasts less with the darker proposed finish colors.

Michael Chiodini made a motion to approve Case 14-21C with the requirement for cursory review of the lighter siding color. Seconded by Don Anderson. Those opposed were Dick Gordon and Chris Burton. Those in favor were Pat Jones, Adam Edelbrock, and Mark Campbell. Motion approved.

VII. Commercial Review - New Business

None

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:10 p.m.

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.