



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: November 01, 2021 07:00 PM Central Time (US and Canada)

Topic: Architectural Review Board

Please click the following link to join the webinar:

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**ARCHITECTURAL REVIEW BOARD
AGENDA
November 01, 2021 at 7:00 p.m.
VIA ZOOM (electronic meeting)**

- I. Approval of Minutes – October 18, 2021**

- II. Sign Review - Old Business**
 - None

- III. Sign Review - New Business**
 - a. 36-21S – 11215 Manchester Rd – B3
Plasti-Lite Signs, applicant
Wall Sign for Revel Kitchen

 - b. 38-21S – 113 N Kirkwood Rd – B2
Specialty Awning, applicant
Awning Sign for The Kerry Cottage

 - c. 39-21S – 201 S Kirkwood Rd – B2
Adam Garner of Summit Sign, applicant
Wall Signs for Fortify Wealth and Pennington Shea

 - d. 40-21S – 10451 Manchester Rd – B
Steve Fleming of Classic Signs, applicant
Temporary Interim Sign for Wine & Cheese Place

- IV. Residential Review - Old Business**
 - a. Case 116-21R – 1221 Grandview Dr – R3
Benchmark Homes, applicants
New Single Family Residence

- V. Residential Review - New Business**
 - a. Case 139-21R – 641 S Elliott Ave – R4
Prestige Custom Homes, applicants
New Single Family Residence

 - b. Case 158-21R – 866 Rochdale Dr – R3
Thomas Kruger, applicants
Rear Covered Patio

 - c. Case 159-21R – 305 Smith St – R3
Garcia Construction, applicants
3-Story Addition

 - d. Case 160-21R – 325 N Woodlawn Ave – R2
Nathan Ruah of Naismith-Allen, Inc, applicants
New Detached Garage & Pool House



**ARCHITECTURAL REVIEW BOARD
AGENDA
November 01, 2021 at 8:00 p.m.
VIA ZOOM (electronic meeting)**

VI. Joint Commercial Review with Landmarks Commission – Old Business

- a. ARB Case 15-21C/LC Case 17-21 – 700 S Kirkwood Rd – R4/R5
Bond Architects, applicant
Addition at Nipher Middle School

VII. Commercial Review - Old Business

- a. Case 16-21C – 801 W Essex Ave – R3
Bond Architects, applicant
Addition at Kirkwood High School

VIII. Commercial Review - New Business

None

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

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

Members Absent

Mark Campbell, Chairman
Chris Burton

I. Call of Meeting to Order and Approval of Minutes

Vice-Chair Michael Chiodini called the work session to order at 7:00 p.m.

Mr. Chiodini 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. Chiodini asked if there were any comments for the October 4, 2021 meeting minutes. Pat Jones commented that the Andrews case recommendations should state “single, double-hung window” and the “or” be omitted.

Pat Jones made a motion to approve the October 4, 2021 minutes. Seconded by Adam Edelbrock. All ayes. Motion approved.

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

Sean Finley of Finley Custom Construction & Design addressed the Board and indicated the proposal is for a monument sign for the new location of Finley Custom Construction & Design. Mr. Finley specified that the sign will have a rustic look with Douglas fir posts and beam and laser-cut steel with white AZEK to allow the double-sided sign to be backlit.

- The construction methods for the sign were discussed.

- It was suggested that cedar be used rather than Douglas fir.
- Solar collectors will be on the ground between the sign and building to provide power for the LED lights in the sign.

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

- b. 37-21S – 142 W Monroe Ave – B2
 Capture Technologies, applicant
 Driveway Sign for Capture Technologies

The applicant was not present. The Board had no comments or concerns with the submitted plans.

Pat Jones made a motion to approve Case 37-21S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

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

Matt Moore addressed the Board. Mr. Moore indicated he would be presenting for this and the following three cases. The first three properties on S Fillmore have been sold and custom designed for homeowners but also designed to complement each other through the use of the same materials and color schemes due to their proximity. The following items were discussed:

- Sills and aprons are needed on all the windows.
- Windows are needed on the left elevation in the mudroom and the stair well.
- Man door is needed on the garage in lieu of one of the windows.
- Rake boards in the gables, quarter trim with the board-and-batten, and corner trim is needed.
- Gutters and downspouts aren't shown on the elevations.
- It was noted that there is a step into the front door.
- Siding will be brought down to meet the foundation exposure requirements.

Don Anderson made a motion to approve Case 147-21R with the following requirements: 1) that a fascia rake board be put on all the gables; 2) that corner boards be put on all the corners; 3) that the windows all have sills and aprons; 4) cursory review of the left side elevation showing a window added in the stairwell and in the mudroom; 5) that the garage door and front door have some similarity and a cut sheet for the garage door is submitted; and, 6) that base and

caps be on the columns. Seconded by Pat Jones. Motion approved unanimously.

b. Case 148-21R – 338 S Fillmore Ave – R4

FM Design Build, applicant

New Single Family Residence

Matt Moore continued addressing the Board and the following items were discussed:

- Details are needed on the top and bottom of the porch columns.
- Sills and aprons are needed on all the windows.
- Mullions are needed in the rear elevation doors to match the window grids.
- Rake boards are needed in the gables.
- The carport / garage design and purpose was discussed. Mr. Moore indicated the garage door is all glass because the homeowners would like to eventually install a pool in the backyard and be able to see and enjoy the pool.

Don Anderson made a motion to approve Case 148-21R with the following requirements: 1) that all the gables have rake boards under the eaves; 2) that the windows have sills and aprons; 3) that the columns on the porch have caps and bases; 4) that the foundation exposure guidelines be followed; and, 5) that a cut sheet is submitted on the garage door. Seconded by Adam Edelbrock. Motion approved unanimously.

c. Case 149-21R – 340 S Fillmore Ave – R4

FM Design Build, applicant

New Single Family Residence

Again, Matt Moore continued addressing the Board and the following items were discussed:

- The same trim is needed on this house as the previous two houses.
- Caps and bases are need on the columns.
- The garage needs a man door in lieu of a window.
- The construction of the roof over the windows on the front elevation were discussed. Mr. Moore indicated the roof will have an overhang of about one foot and will be mounted directly to the framing of the outside wall.
- The second floor rear elevation windows were questioned. Mr. Moore indicated they are fixed windows because it is a vaulted room. It was suggested the fixed windows be changed to double-hung windows for cohesiveness.

Don Anderson made a motion to approve Case 149-21R with the following requirements: 1) that rake boards be added to the gables under the eaves; 2) that the windows have sills and aprons; 3) that the foundation exposure requirements be met; 4) that a man door be put in the garage; 5) that windows

in the upper gable be double-hung; and, 6) that a cut sheet be submitted for the garage door. Seconded by Pat Jones. Motion approved unanimously.

d. Case 150-21R – 393 Whitson Ave – R4

FM Design Build, applicant
New Single Family Residence

Matt Moore addressed the Board. Mr. Moore indicated this house is facing the east toward the rear of the previous three lots. There will be a block wall installed with a rail along the length of the wall. The Board discussed the following items:

- It was suggested that a window be added in the hallway by the garage entry in the kitchen.
- More detail was requested on the porch cover.
- The garage door needs to resemble the other doors.

Don Anderson made a motion to approve Case 150-21R be approved with the following requirements: 1) that the front door and garage have a similar style and a cut sheet be submitted for them; 2) that the foundation exposure requirements be met; 3) that a high window be put in the hallway; 4) that more detail on the rear porch design be submitted for cursory review; 5) that rake boards be added to the gables under the eaves; and, 6) that sills and aprons be added to the windows on the whole house. Seconded by Dick Gordon. Motion approved unanimously.

e. Case 151-21R – 629 N Taylor Ave – R3

Liz Hennessey, applicant
Two-story rear addition, change front façade with new porch

Liz Hennessey and Lauren Strutman addressed the Board and indicated the new front porch was very thoughtfully designed with the homeowner to bring the character of the house back to a design closer to what it originally was. Ms. Strutman specified the new porch will be more shallow and narrow than the existing porch, which was likely added in the 70's or 80's and is not original to the house. The narrower design will help showcase the architectural corner pieces added to all four corners of the house by the bricklayer who originally owned and built the home. Ms. Strutman further indicated the vinyl siding will be replaced with James Hardie smooth-finish siding and that architectural windows will be added with real wood shutters. The Board discussed the following items:

- The standing seam roof color on the front porch was discussed. Ms. Strutman indicated it would be matte black to match the color of the other roofing material on the home and would not draw attention to itself.
- The lack of rails on the porch was mentioned. Ms. Strutman specified that rails are not required with the height of the porch but noted there are railings on the steps

to the left and right of the porch. She further indicated there will be landscaping added where the railing would go.

- It was suggested the existing dormer roof in the rear be removed to add a cleaner look.
- Two windows will be filled in with brick on right elevation.
- Sills and aprons are needed on the new addition.

Don Anderson made a motion to approve Case 151-21R with the following requirements: 1) that the upper portion of the rear dormer be eliminated; and, 2) that sills and aprons be added to windows anywhere that siding is replaced in the new addition. Seconded by Pat Jones. Motion approved unanimously.

f. Case 152-21R – 434 Caroline Ave – R4

Lori Cleary, applicant
Front Deck

Lori Cleary addressed the board. Ms. Cleary indicated she was hoping to add to the curb appeal of the house by adding a new deck in the location of the current concrete slab. The Board discussed the following items:

- The location of the deck placement was discussed because it was unclear how it would work with the existing retaining wall.
- One concern that was noted was that a deck could not be allowed to look like a deck if it was placed on the front of a house. Ms. Cleary stated the intention is to make it look like a porch. The Board indicated there should be no raw wood and the deck should have nice detailing like a porch.
- It was specified that each piece of lattice should be framed out between the posts.

Don Anderson made a motion to approve Case 152-21R with the following requirements: 1) that the railings be painted; 2) that the trim around the band boards be painted; 3) that the lattice under the porch be framed; and, 4) that the stair risers be painted to look more porch-like than deck-like. Seconded by Adam Edelbrock. Motion approved unanimously.

g. Case 153-21R – 969 Simmons Ave – R4

Mike Lewis of Lewis Homes, applicant
Rear Covered Porch Addition

Mike Lewis of Lewis Homes addressed the Board and Mr. Chiodini noted there were no comments on this design in the Work Session.

Dick Gordon made a motion to continue Case 153-21R as submitted. Seconded by Adam Edelbrock. Motion approved unanimously.

h. Case 154-21R – 815 W Rose Hill Ave – R4

Scott Krejci of Srote Co, applicant
2 Covered Patios & Mudroom/Entry Addition

Scott Krejci of Srote Company addressed the Board. Mr. Krejci explained that they

had completed a detached garage addition to this residence but this phase of the project is to refinish a finished breezeway; convert an existing garage into a finished office, potential bedroom, or an existing patio; and adding a new entry into a mudroom from the driveway side. The following items were discussed:

- The standing seam roof color has not been chosen yet. It should be matte and match the color of the roof shingles as closely as possible.
- The picture-framed windows are existing and can remain when the siding on the house is replaced.
- The detailing on all columns should match.

Don Anderson made a motion to approve Case 154-21R as submitted with the following requirements: 1) that the standing seam roof have a similar color to what the roofing shingles on the rest of the house will be; and, 2) that the posts have at least a base. Seconded by Dick Gordon. Motion approved unanimously.

i. Case 155-21R – 401 Miriam Ave – R3

TRC Outdoor, applicant

Shade Structure with Outdoor Kitchen & Fireplace

Chris Rhodes addressed the Board. Mr. Rhodes indicated the project is creating an outdoor entertaining area in the client's backyard, which will include a lower patio covered by an 18' x 20' gable roof structure with an outdoor kitchen and a gas fireplace. Mr. Rhodes further specified the structure itself will be stained white treated pine, the shingles will match those on the existing home, and the stone used on the fireplace will also be on the columns. The following items were discussed:

- The column dimension was discussed and it was suggested that they need to match the dimension of the front porch columns.
- It was mentioned that more detail is needed on drawings that should include elevations, dimensions, and materials called out.

Don Anderson made a motion to continue Case 155-21R. Seconded by Dick Gordon. Motion approved unanimously.

j. Case 156-21R – 118 Gilbert St – R3

Tony Camacho, applicant

Covered Patio with Restroom

Applicant was not present to address the Board and had no comments or concerns regarding the submitted plans.

Adam Edelbrock made a motion to approve Case 156-21R as submitted. Seconded by Don Anderson. Motion approved unanimously.

k. Case 157-21R – 628 Clemens Ct – R4

Christopher Pike of Thomas Alan Group, applicant

New Single Family Residence

Chris Pike of Thomas Alan Group addressed the Board and indicated they will be

building a two-story contemporary farmhouse-style new single family home that will be white brick on the bottom half and siding above with black shutters, doors, and windows, as well as dark gray asphalt roof shingles. Mr. Pike further specified there will be heavy-timbered trim work added at the front and side porches. The Board discussed the following items:

- The shutter sizing requirements were discussed and it was specified that they will need to be larger or omitted.
- The mullions on all the windows need to be the same.
- The second-story windows are casement windows intended to allow egress while being narrow.
- The raw wood details were discussed and it was determined that the intended plan for adding those details to the large gable would be changed to leave the front elevation gable drawing as presented.
- The roof pitches should match on the front elevation gables that face forward, the front porch gable, and the hip roof on the side.
- A band board is needed on side elevation gables between the second floor and the attic space to break up the large plane of siding.
- The mullions on all the windows should match.
- A window needs to be added to the garage.

Don Anderson made a motion to approve Case 157-21R as submitted with the following requirements: 1) that the window grids need to match on the whole house; 2) that the front porch and all porch columns have bases and caps; 3) that the foundation exposure requirements be met; 4) that the shutters on the front gable of right side of the house either be enlarged or eliminated; 5) that a band board be added on the gable at the second floor on the side elevations; and, 6) that a window be added in the rear elevation of the garage. Seconded by Dick Gordon. Motion approved by quorum after Pat Jones lost connection to the meeting.

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

Bill Wannstedt addressed the Board and indicated the proposal for this and the following case is for constructing buildings that consist of three new townhomes. The Board discussed the following items for Case 19-21C and 20-21C:

- The right side elevation second story needs windows added at the top of the stairs, to the garage, and in bedroom #3. The window in bedroom #3 should line up with the dining room window below.
- Sills and aprons are needed on all the windows rather than the picture-framing

shown on the renderings.

Don Anderson made a motion to approve Case 19-21C as submitted with the following requirements: 1) that a window be added to the garage; 2) that a window be added upstairs in the stairwell; 3) that the windows have sills and aprons; 4) that a window be added in the corner of bedroom #3; and, 5) that the window in the dining room be moved to align with the stairwell window. Seconded by Dick Gordon. Motion approved by quorum.

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

Mr. Wannstedt continued addressing the Board and the Board commented on this case with Case 19-21C.

Don Anderson made a motion to approve Case 20-21C as submitted with the following requirements: 1) that a window be added to the garage; 2) that a window be added upstairs in the stairwell; 3) that the windows have sills and aprons; 4) that a window be added in the corner of bedroom #3; and, 5) that the window in the dining room be moved to align with the stairwell window. Seconded by Dick Gordon. Motion approved by quorum.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:18 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.