



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 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.

To follow along with the Architectural Review Board meeting, please see the instructions below. To present your case to the Board, you will need to access via the Zoom application and click the hand icon to “raise your hand”. Please note, if dialing in from a phone, you will “raise your hand” by dialing *9.

Zoom webinar

When: January 18, 2022 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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**ARCHITECTURAL REVIEW BOARD
AMENDED AGENDA
January 18, 2022 at 7:00 p.m.
VIA ZOOM (electronic meeting)**

I. Approval of Minutes – January 03, 2022

II. Sign Review - Old Business

None

III. Sign Review - New Business

None

IV. Residential Review - Old Business

- a. 177-21R – 308 N Van Buren Ave – R4
Mike Lewis of Lewis Homes, applicant
New Single-Family Residence

V. Residential Review - New Business

- a. 03-22R – 560 Meadowridge Dr – R4
Mike Lewis of Lewis Homes, applicant
New Single-Family Residence
- b. 04-22R – 660 E Argonne Dr – R3
Mike Lewis of Lewis Homes, applicant
New Single-Family Residence
- c. 05-22R – 681 Mariedale Dr – R4
Joe Page of Srote & Co Architects, applicant
New Single-Family Residence
- d. 06-22R – 317 Rose Ln – R4
MK Custom Homes, applicant
New Single-Family Residence
- e. 07-22R – 413 Crest Ave – R4
Max Bemberg of Bemberg Architects, applicant
New Single-Family Residence

VI. Commercial Review - Old Business

- a. 22-21C – 144 W Adams Ave – B2
Tim Hollerbach of Tim Hollerbach Design, LLC, applicant



**ARCHITECTURAL REVIEW BOARD
AMENDED AGENDA
January 18, 2022 at 7:00 p.m.
VIA ZOOM (electronic meeting)**

New Four-Apartment Building

VII. Commercial Review - New Business

- a. 01-22C – 10921 Manchester Rd – B3
RS Land Development, LLC, applicant
Interior & Exterior Renovations for Namaste Yoga Studio

- b. 02-22C – 150 W Argonne Dr – B2
Drew Lesinski of Savoy Properties, applicant
Exterior Renovations to Down by the Station



**ARCHITECTURAL REVIEW BOARD
AMENDED AGENDA
January 18, 2022 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; Alternates Don Hussman, Pat Jones, and Todd Neu; and, Council Liaison Kara Wurtz

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 Christie Voelker 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: 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
Christie Voelker, Planner I



CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD

January 03, 2022 – Draft Meeting Minutes

Members Present

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

Members Absent

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the meeting 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 December 20, 2021 meeting minutes.

Dick Gordon made a motion to approve the December 20, 2021 minutes. Seconded by Adam Edelbrock. Motion approved unanimously.

II. Sign Review - Old Business

None

III. Sign Review - New Business

None

IV. Residential Review - Old Business

a. Case 26-21R – 145 Horseshoe Dr – R4

Caroline & Fred Achard, applicants

New Paver Patio, Freestanding Pergola, & Screen Wall

Aaron Senne addressed the Board and indicated this project had previously been submitted as a shade structure that was to be attached to the house. Taking the comments from the first meeting into consideration, they decided it would be easier to create a separate, pre-manufactured detached structure made of powder-coated

aluminum. Mr. Senne further indicated a partial, double-sided screen wall will be constructed of a chocolate tone kiln-dried poplar that will provide a location for electrical outlets. The following items were discussed:

- It was suggested the orientation of the slats be changed from north – south to east – west to provide more consistent shade coverage.

Chris Burton made a motion to approve Case 26-21R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. Case 189-21R – 285 Frieda Ave – R3

Michael Reardon, applicant

Second Story Addition to Existing House

Michael Reardon addressed the Board and indicated Planner I Christie Voelker let him know that the property has a nonconforming front setback which does not allow for room to add to the front of the home. Overhangs were not drawn because Mr. Reardon thought it was a style decision. The Board discussed the following items:

- It was explained that when there is a break in a roof line it is dictated by a break in the wall plane. It was suggested that a dormer in the place of the gable was an option. Another suggestion was given to kick back the closest wall section of the front elevation to keep the gable plane, which would accentuate the secondary material over the entry. It was indicated that the gutterline can be held but Mr. Reardon expressed that he would like to break the gutterline.
- Mr. Reardon indicated he would like to have mitered corners and suggested there are three houses within close proximity that also have mitered corners. Mitered corners were discussed as being a difficult and long-term, high maintenance option. Mr. Burton explained Hardie Panel is not specified for locations that do not have consistent temperatures, not for locations in the Midwest. It was suggested that Versatex be used for the corners to eliminate much of the maintenance required with mitered corners.
- It was explained that the entry roof has a slight slope to facilitate water runoff.
- The post size was discussed and it was noted that they will be 12 x 12 inches.
- The lack of overhangs was discussed as fitting the contemporary traditional style of the house.

Don Anderson made a motion to approve Case 189-21R with the requirement that the center section with the center window be bumped back at least four inches to create the setback on the left-hand gable. Seconded by Dick Gordon. Motion approved unanimously.

V. Residential Review - New Business

a. Case 181-21R – 601 E Jefferson Ave – R3

Pearl Construction, applicant

Addition & Detached Garage

Rex Pearl with Pearl Construction addressed the Board and indicated he would like to address the topics discussed in the Work Session. Mr. Pearl indicated the garage has been seen by the Landmarks Commission but the case was tabled to be seen by ARB first. The side view of the house shows a Dutch Colonial-style gambrel roof but the shed dormer is meant to mimic the gambrel design. Mr. Pearl further indicated a side porch was added on the Dickson side of the house to accommodate guest entry and parking. The following items were discussed:

- The gambrel should be on the side and not on the front. If the gambrel is going to be on any elevation, it should be duplicated on all sides.
- The Floor Area Ratio issues were part of the driver in the design of the gambrel.
- The roof plan was discussed and it was seen as being difficult. It was mentioned that the second floor plan does not seem to work with the roof plan.
- It was suggested that a shed roof could replace the front gambrel.
- It was questioned if the windows would have muttons like the doors and Mr. Pearl indicated one-over-one double-hung windows are specified.
- It was discussed that the garage roof pitch does not match the pitch of the house. Mr. Pearl indicated it was meant to minimize the appearance of the garage in relation to the house.
- It was noted that the garage door needs windows at the top of the door.

Don Anderson made a motion to approve Case 181-21R with the following requirements: 1) that the garage door have windows at the top; and, 2) that the front elevation be addressed to eliminate the gambrel and cursory review of the solution be submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. Case 186-21R – 427 Heman Dr – R4

Agape Construction, applicant
Addition & Two-car Garage

Kurt Kostecki and Brian Reinhold addressed the Board. The following items were discussed:

- The look of the house with the Tudor styling on the addition is not consistent with the brick of the existing house. It was discussed that the brick give a horizontal emphasis to the structure while the stucco and battens create a vertical emphasis. It was suggested that EIFS or a stucco-look would work better.
- It was suggested that there should be a material change such as shake shingle in the gable.
- It was stated that a more appropriate cladding for the addition would be a horizontal siding the same color as the painted brick. It was suggested that board-and-batten is another option.

Dick Gordon made a motion to approve Case 186-21R with the following requirements: 1) that the Tudor material be changed to a board-and-batten

siding; 2) that windows are added to the garage door; and, 3) that a window be added to the north side of the garage. Seconded by Chris Burton. Motion approved unanimously.

c. Case 02-22R – 2025 Lily Ave – R3

Jane Ann Forney, applicant
New Single-Family Residence

Derek Onstott addressed the Board. The Board had no comments or concerns.

Chris Burton made a motion to approve Case 02-22R as submitted. Seconded by Don Anderson. Motion approved unanimously.

VI. Commercial Review - Old Business

None

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 8:40 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.