



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.

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: February 07, 2022 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
February 07, 2022 at 7:00 p.m.
VIA ZOOM (electronic meeting)**

I. Approval of Minutes – January 18, 2022

II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 01-22S – 10357 Manchester Rd – B4
Sue Winter, Warren Sign Co, applicant
Signage for First Community Credit Union

IV. Residential Review - Old Business

None

V. Residential Review - New Business

- a. 08-22R – 221 Midway Ave – R4
Derek Onstott, Trinity Investments, applicant
New Single Family Residence
- b. 09-22R – 437 Rollingwood Ln – R3
C.J. Moss, applicant
Pergola Addition
- c. 10-22R – 328 Electric St – R4
FM Design Build, applicant
New Single Family Residence
- d. 11-22R – 435 E Gill Ave – R3
Joseph Davidson, Dadoworks, applicant
Covered Front Porch Addition
- e. 12-22R – 604 Essex Ct – R3
Dan Stauder, Stauder Architecture, applicant
New Single Family Residence
- f. 13-22R – 1543 Southlin Dr – R4
Chad Kersick, applicant
Rear Addition
- g. 14-22R – 839 Lockett Rd – R3
Jeff & Rachel Klaus, applicants
Rear Covered Porch Addition



ARCHITECTURAL REVIEW BOARD AGENDA

February 07, 2022 at 7:00 p.m.

VIA ZOOM (electronic meeting)

- h. 15-22R – 48 W Glenwood Ln – R3
Steve Anton, Anton Architecture, applicant
Kitchen Addition
- i. 16-22R – 345 E Argonne Dr – R3
Darryl LaBruyere, DL Design, applicant
Two-Story Addition

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

None



**ARCHITECTURAL REVIEW BOARD
AGENDA
February 07, 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 18, 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 7:01 pm.

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 January 03, 2022 meeting minutes.

Dick Gordon made a motion to approve the January 03, 2022 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 177-21R – 308 N Van Buren Ave – R4

Mike Lewis, Lewis Homes, applicant
New Single-Family Residence

Mike Lewis of Lewis Homes addressed the Board and indicated the second-floor plan was revised to create taller windows and the right-hand side of the house flipped the laundry room and pantry locations for better function. The following items were discussed:

- It was questioned if they had looked at unifying all the roof pitches to get more consistent pitches. Mr. Lewis indicated that had been analyzed but no better solution was found to be possible.

Michael Chiodini made a motion to approve Case 177-21R as submitted. Seconded by Chris Burton. Motion approved by roll call vote: Michael Chiodini, Yes; Dick Gordon, Yes; Don Anderson, No; Chris Burton, Yes; Adam Edelbrock, Yes; and, Mark Campbell, Yes.

V. Residential Review - New Business

- a. 03-22R – 560 Meadowridge Dr – R4
Mike Lewis of Lewis Homes, applicant
New Single-Family Residence

Mike Lewis of Lewis Homes continued addressing the Board and indicated the house is fifty-seven feet wide with twelve foot side yard setbacks, driving the design for a narrow and deeper two-story house with a detached garage. The Board discussed the following items:

- The window arrangement on the right elevation was discussed and it was suggested that there needed to be consistency of the window size and identity.
- A solution was devised to eliminate the fake window in the front elevation by rearranging the bathroom and bedroom closet. The closet would become a walk-in, allowing for a real window with shutters to match the other windows next to it; the bathroom would be pushed in toward the interior, and the bedroom entry would be relocated at the south wall by the stairs.
- The fake window in the rear should be eliminated.

Don Anderson made a motion to approve Case 03-22R with the following requirements: 1) that the bathroom be pulled away from the front of the house; 2) that the front window become a full window with shutters; 3) that the foundation coverage be addressed on the front porch; 4) that the shutters on the right elevation be eliminated; and, 5) that the rear shuttered window be eliminated. Seconded by Dick Gordon. Motion approved unanimously.

- b. 04-22R – 660 E Argonne Dr – R3
Mike Lewis of Lewis Homes, applicant
New Single-Family Residence

Mike Lewis of Lewis Homes continued addressing the Board and indicated the house is 57 feet wide with 12 foot side setbacks. The following items were discussed:

- The right side elevation has windows sprinkled in but the expanse needs a break in plane where the wing wall volume is brought in 6 or 8 inches, then the roof element can follow to the edge and become dominant. It was suggested that the shower and toilet room possibly be flipped to keep the window in the toilet room and create an offset.
- It was recommended that the front porch should be squared up to the house and terminate into the face of the house.
- The band board can be eliminated.

Don Anderson made a motion to approve Case 04-22R with the following requirements: 1) that the front gable be bumped out at the junction of the overhang and the porch roof; 2) that the porch roof on the right side not extend beyond the house; 3) that the foundation coverage on the front porch be addressed; and, 4) that the rear side of the house be brought in near the master bath toilet room to allow a 3-inch or more offset. Seconded by Dick Gordon. Motion approved unanimously.

- c. 05-22R – 681 Mariedale Dr – R4
Joe Page of Srote & Co Architects, applicant
New Single-Family Residence

Joe Page of Srote & Co Architects addressed the Board. The following items were discussed:

- The intention and purpose for the tower element was questioned. It was asked if it was intended to bring light into the space or whether it was a false turret. Mr. Page indicated the owners wanted a turret-like element with the possibility of having the ability to bring light into the space. It was suggested that the front corner of the two gables would be a more appropriate turret location. It was recommended that the turret pitch be increased along with lowering its height, and tracking its walls down below. It was indicated that the decision to move the turret out to the corner or to eliminate the turret altogether could be made by the homeowner.
- The column dimension was questioned and Mr. Page indicated they will be eight inches square.
- Glazing is needed in the garage door. Mr. Page specified the garage door would likely be a carriage-style door with glass at the top.
- The porch ceiling and lighting treatment were discussed.

Don Anderson made a motion to approve Case 05-22R with the following requirements: 1) that the garage door have windows in it; 2) that the foundation exposure requirements are met; 3) that the turret either be eliminated or moved to the left corner of the house; and, 4) that there is cursory review of the turret revision. Seconded by Dick Gordon. Motion approved unanimously.

- d. 06-22R – 317 Rose Ln – R4
MK Custom Homes, applicant

New Single-Family Residence

Andrew Kelly of MK Custom Homes addressed the Board and indicated the proposed farmhouse-style new home will be clad in white vinyl with black windows and will have a detached garage in the rear. The following items were discussed:

- The column dimension was discussed. Mr. Kelly indicated they are likely sixteen inch square, are not tapered, and are full height circular columns. It was recommended that a fourth column be added and that the column dimension is no greater than twelve inches max.
- An explanation of side elevations of roof pitch was requested. Mr. Kelly indicated it was a reused the plan from another house his company built in Kirkwood. It was recommended that the front gable line be mirrored and brought down from the ridge. Then the back portion will be stepped back around twelve inches to become a secondary dormer element on the back. The plane of the roof should be cut and the dormer should punch in.
- Windows are needed in the top row of the garage door.
- The doghouse gutterboard should be brought up to meet the porch line.
- The front door and the garage door should have some elemental relationship to each other such as an arch to the windows on the garage door.
- Foundation exposure requirements were brought up.
- It was specified that the shake shingle in the gables will be gray-tone vinyl and vinyl siding will be white.
- The use of black windows with white siding was questioned.

Don Anderson made a motion to approve Case 06-22R with the following requirements: 1) that the overhangs on the second floor be brought down; 2) that the back section of the dormer be offset; 3) that the column size on the front porch be no larger than twelve inches; 4) that a fourth column possibly be added to the front porch; 5) that consideration be given for changing the window color from black to white; 6) cursory review of the garage door that includes windows; 7) cursory review of the changes to the garage and front door showing there are similar elements; and, 8) cursory review of revisions to have the fireplace doghouse gutterboard raised to the height of the front porch. Seconded by Chris Burton. Motion approved unanimously.

- e. 07-22R – 413 Crest Ave – R4
Max Bemberg of Bemberg Architects, applicant
New Single-Family Residence

Max Bemberg addressed the Board and indicated this proposal is for a new four bedroom, two-story house with an attached garage. There will be a craftsman-style garage door with glass upper windows and will have dark blue and green color scheme with white trim. The following items were discussed:

- There needs to be consistency of the alignment of the windows on the front elevation.
- The mutton alignment needs to be consistent on all windows.
- Fixed windows need to be changed to functional windows and the mullion alignment repeated to be consistent with the other windows.
- The garage needs a window to break up the expanse of siding.
- A window needs to be added to the unlabeled room on the north elevation.
- Versalock walls will be a medium gray finish used to retain the earth but it was stated by the Board that there could potentially be a need for rails for safety purposes.
- The lack of overhang on the sides of the garage or porch was discussed and it was recommended that the garage overhang should have a 12-inch overhang that should wrap around to the sides with each side overhang being at least six inches.
- A half pilaster is needed against the garage to engage the wall.

Don Anderson made a motion to approve Case 07-22R with the following requirements: 1) that all the windows have grids; 2) that the fixed windows be either casements, double-hung windows, or sliders; 3) that two windows are added in the garage and another window is added in the north front room; 4) that a half column be put on the front porch against the garage wall; and, 5) that there is an overhang on both sides for the porch and for the side of the porch and inside the garage. Seconded by Chris Burton. Motion approved unanimously.

VI. Commercial Review - Old Business

a. 22-21C – 144 W Adams Ave – B2

Tim Hollerbach of Tim Hollerbach Design, LLC, applicant
New Four-Apartment Building

Tim Hollerbach of Tim Hollerbach Design addressed the Board and indicated they have made revisions taking the comments and guidance into consideration from their previous time in front of the Board for this case. The following items were discussed:

- It was indicated that two different red bricks will be used, one red and another darker red with different textures. Both types will be blended and using a jumbo or utility brick size was recommended.
- The vertical lines at the entry portion are specified to be cast stone inserts that will bring interest to the corners of the entry.
- The light colored portions will be cast stone.
- It was suggested that a header be added over the curved windows.
- The coping material will be prefinished metal in a dark bronze or similar color.
- There will be fixed windows at the balconettes on the Adams side.
- It was specified that the white material on the rear elevation will be stucco or effis.

- The air handling units will be screened, tucked behind the parapets, and will not be seen from the front.
- There will likely be a carriage-style light fixture at both sides of the front entry.

Michael Chiodini made a motion to approve Case 22-21C with the following requirements: 1) that the left side lighter brick parapet be bumped up like the other parapets; 2) that a soldier course is added over the arched windows; and, 3) that the materials be turned into Building Department for review. Seconded by Chris Burton. Motion approved unanimously.

VII. Commercial Review - New Business

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

Bobby Baker addressed the Board and indicated there will not be much depth added to the front of the elevation. The living wall will be faux boxwood. The wood panel of to the wall project and inch or two and will have side closure. The two trees will be in stone projected pots. The following items were discussed:

- The entry door needs to be the full height of the opening.
- The awning over the door is not a covered canopy.
- The requirements for signage were discussed and will be proposed in a separate submission to a future meeting.

Dick Gordon made a motion to approve Case 01-22C with the following requirements: 1) that the transom window be eliminated and the door be brought up to the full height of the opening; 2) that the canopy over the front door be an open louver system; and, 3) that signage be reviewed through a separate proposal. Seconded by Chris Burton. Motion approved unanimously.

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

Cara McKedy, Drew Lesinski, and Kirsten Malloy addressed the Board and indicated the connector addition to the caboose will be eliminated to create an entrance to the rear patio with a new open wood structure. The caboose will remain and will have a deck built around it. There will be a covered patio portion housing the outdoor bar that can be partially enclosed to satisfy health code requirements; additional seating will be on an accessible patio; further down in the grass there will be additional seating; and, spinners for families and children. The front elevation will leave materials in place, make repairs where needed, and update with new painted colors. There will be an accessible ramp that leads from Argonne to the rear patio. The overhead structure will be clad in tile and there will be a separate container building housing restrooms. It has

been proposed that there will be branding on the side elevation but the design has not been finalized. The trash enclosure has been shifted away from the existing parking lot and will be clad in an aluminum-framed material to blend into the background. The following items were discussed:

- It was asked what the caboose will be used for. It was indicated that it will be used for additional dining space.
- The retaining wall was questioned. It was specified that the materials and height details are being worked out with the Landmarks Commission. It was suggested that the wall could be used as additional seating.
- The paving plan shows a composite decking material, concrete, fine aggregate pea gravel. The accessible patio surface will be paved concrete.
- It was asked why the bar roof would be insulated. It was specified that insulating the roof was required by the Health Department so the area could be fully enclosed with telescoping and stacking glass partitions every night and for use through three seasons.
- The second floor currently has two occupied apartments. There is no plan to renovate the living spaces currently.
- The placement of the exhaust equipment was discussed and it was indicated the placement has not been finalized.
- It was stated that the wood ceiling over the bar will need to be sealed or a new material chosen.
- The proper way for labeling directions on elevations were discussed.
- It was suggested that a double-sided blade sign should be used instead of the proposed mural on the west elevation.
- The trash enclosure should be wood or masonry to match the materiality of the building.
- It was suggested that the primary entrance for the property will be from the parking lot at the rear of the property. It was recommended that a trellis piece similar to the entry at the caboose be added from the parking lot.

Michael Chiodini made a motion to approve Case 02-22C with the following requirements: 1) cursory review of materiality changes to the trash enclosure; 2) cursory review of the addition of a secondary entry designation from the parking lot; and, 3) that the signage be submitted for review at a later date. Seconded by Chris Burton. 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 8:54 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.