



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 22, 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>

Or One tap mobile :

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**ARCHITECTURAL REVIEW BOARD
AGENDA
February 22, 2022 at 7:00 p.m.
VIA ZOOM (electronic meeting)**

- I. Approval of Minutes – February 07, 2022**

- II. Sign Review - Old Business**
None

- III. Sign Review - New Business**
None

- IV. Residential Review - Old Business**
None

- V. Residential Review - New Business**
 - a. 17-22R – 1612 Lindgate Dr – R3
Agape Construction, applicant
Covered Front Porch Addition

 - b. 18-22R – 402 S Taylor Ave – R4
FM Design Build, applicant
New Single Family Residence

 - c. 19-22R – 509 Arminda Ave – R3
Lewis Homes, applicant
New Single Family Residence

 - d. 20-22R – 644 Hawbrook Ave – R3
Michael E Blaes, AIA, applicant
New Detached Covered Porch

 - e. 21-22R – 621 Chelsea Ave – R4
Scharf Land Development, applicant
New Single Family Residence

 - f. 23-22R – 1144 Folger Ave – R4
Jodie Wilken, applicant
New Single Family Residence

- VI. Commercial Review - Old Business**
None

- VII. Commercial Review - New Business**
 - a. 03-22S – 1005, 1011, 1017, 1023 Geyer Grove – R5
Consort Homes, applicant
New 4-Unit Townhome Condo Construction



**ARCHITECTURAL REVIEW BOARD
AGENDA
February 22, 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

February 07, 2022 – Draft Meeting Minutes

Members Present

Mark Campbell, Chairman
Dick Gordon
Don Anderson
Chris Burton
Adam Edelbrock

Members Absent

Michael Chiodini, Vice-Chairman

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the meeting to order at 7:02 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 18, 2022 meeting minutes.

Dick Gordon made a motion to approve the January 18, 2022 minutes. Seconded by Don Anderson. Motion approved unanimously.

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

Steve Behrens of Warren Sign Co addressed the Board and indicated the proposed signage for First Community Credit Union to direct the flow of traffic to the drive-up window and the atm. The color of the sign was discussed and Mr. Behrens specified that the signs will be double-sided.

Chris Burton made a motion to approve Case 01-22S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

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

Crystal Forgach addressed the Board and indicated the new single-family house is a farmhouse style with vertical board-and-batten. Ms. Forgach indicated the twin windows will have a metal awning that matches the standing seam metal porch roof. The Board discussed the following items:

- The gable on the right elevation needs to end at a termination in the wall. It was suggested that there could be a slight 3" indentation to create the termination or to change the gable roof direction. It was also suggested that returning the material to the right elevation to the gable break line could create the desired effect.
- It was suggested that the gutterboard of the doghouse be raised to meet the gutterboard of the porch.
- The siding needs to be extended down to meet the foundation coverage requirements at the basement egress window.
- The required glass for the garage door was questioned and Ms. Forgach indicated that the panels on right side are glass.
- The stone from the front elevation needs to return on the left elevation.
- The vertical siding and stone on the front gable protrusion should be brought around on the right elevation of the office.

Don Anderson made a motion to approve Case 08-22R with the following requirements: 1) that a break in the siding be created at the end of the gable on the right elevation by bringing the siding and stone around from the front elevation; 2) that the doghouse roof be raised so the gutterboard matches the porch gutterboard; 3) that the foundation exposure requirements be met on the right elevation at the egress windows; 4) that the porch roof on the left side of the front elevation be brought in to not extend past the side of the house; and, 5) that the vertical siding and stone on the front gable protrusion be brought around on the right elevation of the office; and, 6) that the stone from the front elevation be brought around 2 feet on the left elevation. Seconded by Dick Gordon. Motion approved unanimously.

b. 09-22R – 437 Rollingwood Ln – R3

C.J. Moss, applicant
Pergola Addition

C.J. Moss of Chesterfield Fence & Deck addressed the Board and indicated the pergola is an additional portion of a previously seen addition. The following items were discussed:

- Specification of the dimensions and materials were questioned. Mr. Moss specified that the posts will be 6"x6", the structure will all be aluminum, the louvers will be black, and the posts will be white. Mr. Moss also indicated the louvers are motorized to create a roof structure to prevent rain and sun. All louvers move in unison.

Dick Gordon made a motion to approve Case 09-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

c. 10-22R – 328 Electric St – R4
FM Design Build, applicant
New Single Family Residence

Matt Moore of FM Design Build addressed the Board and indicated the new single-story family residence is more modern for the neighborhood. The following items were discussed:

- The rear elevation vertical component needs to be repeated
- The right elevation needs additional articulation. A couple windows needed to be added to the garage.
- The door swinging out needs to have a landing where the stairs are.
- Where there is a break in the roof line should have a break in the wall plane. This portion of the wall could be bumped out 6 inches.
- Left elevation needs a window in bathroom number 2 to match the window in bathroom number 1.
- Lights needed in garage door.
- Top window over garage should have the battens lined up with the window.

Don Anderson made a motion to approve Case 10-22R with the following requirements: 1) that the other gables on the house have the vertical siding to match the front elevation; 2) that two windows are added to the right elevation of the garage; 3) that a break be put in the rear elevation at the gable line; 4) that a window be added in bathroom #2 to match bathroom #1; 5) that a landing be added outside the rear door; and, 6) that the garage door have windows. Seconded by Dick Gordon. Motion approved unanimously.

d. 11-22R – 435 E Gill Ave – R3
Joe Davidson, Dadoworks, applicant
Covered Front Porch Addition

Joseph Davidson of Dadoworks addressed the Board. The following items were discussed:

- It was asked if the column elements being used were inspired by elements on the existing house and Mr. Davidson expressed that they were.
- It was suggested that the center railing side posts be eliminated.
- It was recommended that the siding on the sides of the porch roof be replaced Solid pvc panel rather than infilling with siding.

Chris Burton made a motion to approve Case 11-22R with the following requirements: 1) that the middle posts on both side railings be eliminated; and, 2) that the siding on the sides of the porch roof be replaced with a solid PVC panel. Seconded by Adam Edelbrock. Motion approved unanimously.

e. 12-22R – 604 Essex Ct – R3

Dan Stauder, Stauder Architecture, applicant
New Single Family Residence

Dan Stauder of Stauder Architecture addressed the Board and indicated the proposal is for a new single-family home. The following items were discussed:

- The connection between the garage roof and the main house was questioned and it was suggested that the ridgeline be continued between the two.
- Mr. Stauder indicated there will be a pool designer that will come at a later date. It was instructed that a separate review will be needed when owners are ready to install the pool.
- The location of the air conditioning units was questioned and Mr. Stauder indicated that there will be two units at the rear of the house.
- Mr. Stauder specified that the fireplace is gas and the chimney is only there for looks.
- It was recommended that a soldier course at garage door header and Mr. Stauder indicated that a stone header is planned.
- It was suggested that a trio of small higher windows could be added to the sitting room on the south elevation.

Don Anderson made a motion to approve Case 12-22R with the following requirements: 1) that the ridgeline of the roof on the left side of the front elevation be carried through to the main house; 2) that windows be added to the sitting room on the south elevation; 3) that the garage doors have soldier course or stone above them; and, 4) that the pool will be approved under a separate application. Seconded by Chris Burton. Motion approved unanimously.

f. 13-22R – 1543 Southlin Dr – R4

Chad Kersick, applicant
Rear Addition

Chad Kersick addressed the Board and indicated the proposal is for a rear addition. It was discussed that there will be no disruption between the top of the window and the

roof line. It was suggested that a smaller window could be installed or that the roof could be changed to have a lower slope.

Adam Edelbrock made a motion to approve Case 13-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- g. 14-22R – 839 Lockett Rd – R3
Jeff & Rachel Klaus, applicants
Rear Covered Porch Addition

Jeff Klaus addressed the Board and indicated the proposal is for a covered rear screened-in porch. Mr. Klaus also indicated the driveway will be expanded at the same time and was open to adding siding and trim to match the house on the porch foundation.

Don Anderson made a motion to approve Case 14-22R with the following requirements: 1) that the foundation is poured with furring strips to allow siding to be carried down the foundation to match the rest of the house; and, 2) that the openings for the screens are trimmed to match the rest of the house. Seconded by Dick Gordon. Motion approved unanimously.

- h. 15-22R – 48 W Glenwood Ln – R3
Steve Anton, Anton Architecture, applicant
Kitchen Addition

Steve Anton of Anton Architecture addressed the Board and indicated the proposal is for a kitchen addition. It was discussed that the foundation on the existing structure is stone and the addition foundation needs to be covered with shake or treated with a stone veneer or a form liner.

Don Anderson made a motion to approve Case 15-22R with the requirement that the foundation treatment matches the existing stone as closely as possible, whether applied or a form liner. Seconded by Adam Edelbrock. Motion approved unanimously.

- i. 16-22R – 345 E Argonne Dr – R3
Darryl LaBruyere, DL Design, applicant
Two-Story Addition

Darryl LaBruyere of DL Design and homeowner Lisa Huntleigh addressed the Board and indicated the proposal is for a new two-story addition that had been previously approved by the Landmarks Commission. Mr. LaBruyere indicated approximately 2000 square feet of the original home will remain, a portion of the existing structure will be demolished, and the two-story addition will be added to the rear of the house. The following items were discussed:

- Ms. Huntleigh specified that the windows on the west wall are for ventilation and lighting but are obscured by trees. The window design was meant to mimic but not match the original historic part, as required by the Landmarks Commission.
- The secondary tower that has the back staircase on the east elevation will be spotlighted with windows that feature hand-carved trim to match the original home windows.
- The awning over the front porch will be a custom canvas awning reminiscent of Italianate awnings used in New Orleans.

Don Anderson made a motion to approve Case 16-22R as submitted. Seconded by Chris Burton. 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 8:07 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.