**Architectural Review Board**

**Meeting Minutes**

**Monday, September 19, 2022 at 7:00 p.m.**

Council Chambers - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

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| **Members Present** |  | **Members Absent** |
| Mark Campbell, Chairman |  |  |
| Michael Chiodini, Vice-Chairman |  |  |
| Dick Gordon |  |  |
| Don Anderson |  |  |
| Chris Burton |  |  |
| Michael Marlo |  |  |

**Call Meeting to Order and Approval of Minutes**

Mark Campbell, Chairman called the meeting to order at 7:00 pm.

Mr. Campbell asked if there were any comments for the September 6, 2022 meeting minutes.

**Chris Burton made a motion to approve the September 6, 2022 minutes. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Sign Review- Old Business – None**
2. **Sign Review- New Business**
3. 26-22S – 115 W. Argonne Dr – B2

Mosby Building Arts, applicant

Projecting wall sign for Mosby Building Arts

Megan Toombs with Mosby Building Arts addressed the Board and indicated the sign location was chosen due to the awnings on street and that they changed the lighting from the bottom to the top and the following items were discussed:

* The size of the sign is to small
* Would like to see something more creative
* Make the sign vertical and add the year the business was established
* The sign height should relate to the existing sign
* Align the sign at the top of the existing sign

**Michael Chiodini made a motion to approve Case 26-22S with the following requirements for cursory approval: 1) that the blade sign is increased to go vertically by adding Mosby Building Arts under the “M” and that it aligns with the existing panel sign to look as if one continuous sign. Seconded by Chris Burton. Motion approved unanimously.**

1. 27-22S – 645 Leffingwell Ave – I1

Mosby Building Arts, applicant

Wall sign for Mosby Building Arts

Megan Toombs with Mosby Building Arts addressed the Board. There were no comments on the sign.

**Chris Burton made a motion to approve Case 27-22S as submitted. Seconded by Michael Chiodini. Motion approved unanimously.**

1. **Residential Review- Old Business**
2. 85-22R – 644 Huntwood Ln – R4

Naismith-Allen Inc – Nathan Rauh, applicant

Rear addition and renovation

No applicant was at the meeting to present the case. The changes that were requested at the previous meeting were made and the Board decided to approve without representation.

**Michael Chiodini made a motion to approve Case 85-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

1. **Residential Review- New Business**
2. 81-22R – 1310 Laven Del – R4

Tony Hobbs with Patriot Sunrooms, applicant

Carport addition

Gene Nicholas with Patriot Sunrooms addressed the Board and indicated the proposed carport was designed to be dual purpose for a patio cover/carport and the following items were discussed:

* Length of the carport should fit a standard car
* Width of the garage is less than 10’ – would be able to open both doors
* A carport does not have to meet garage standards – just cannot create a front yard parking space
* They are constrained by the side yard setback

**Chris Burton made a motion to approve Case 81-22R as submitted. Seconded by Dick Gordon. Motion was denied by a vote of 3 to 3.**

**Michael Chiodini made a motion to approve Case 81-22R with the following requirement: 1) that there is at least 16 feet from the edge of the stair rail to the end of the carport. Seconded by Don Anderson. Motion approved by vote of 5-1, with Chris Burton voting not in favor.**

1. 99-22R – 409 Bogey Ln – R4

Agape Construction, applicant

Front porch renovation

Ed Heine with Agape addressed the Board and the following items were discussed:

* The porch foundation is existing – they are painting
* Adding a simple gable roof covering over the existing footprint

**Michael Chiodini made a motion to approve Case 99-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

1. 100-22R – 424 W Jefferson Ave – R4

David Barnard with Aesthetic Design & Build, applicant

Replace existing wood pergola with new motorized aluminum pergola

David Barnard with Aesthetic Design & Build addressed the Board and the following items were discussed:

* Replacing existing and extending on the right side
* New piers and columns
* Finish will be powder coated dark bronze

**Michael Chiodini made a motion to approve Case 100-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

1. 101-22R – 1513 W. Woodbine Ave – R3

MRM Manlin Development Group, applicant

New single family residence

Linda Clark with MRM Manlin addressed the Board and the following items were discussed:

* Materials on plans differ from the photo rendering - there is no siding on the front of the house
* Discussion on cedar shake and the board and batten
* Porch roof to be flush with corner so it doesn’t protrude
* Foundation exposure requirements
* Gutter board on the doghouse should align with the front porch gutter board
* Lattice needed at the rear porch

**Don Anderson made a motion to approve Case 101-22R with the following requirement: 1) that the porch roof end at the corner of the building; 2) that the fireplace doghouse gutter board match the height of the front porch gutter board; 3) lattice be installed on the back porch; 4) that the foundation exposure requirements are met. Seconded by Chris Burton. Motion approved unanimously.**

1. 102-22R – 415 N Van Buren Ave – R4

Lewis Homes, applicant

New single family residence

Mike Lewis with Lewis Homes addressed the Board and the following items were discussed:

* Add a ½ pilaster at the garage
* Chimney pipe, please explain – Interior direct vent gas fireplace that meets code. It is on an interior wall so it has to go out the roof to pull in air from the outside. Drawn higher than it will be, it will not be higher than the ridge line.
* Material is fire rated metal pipe with a stainless finish with a termination kit and roof flashing

**Don Anderson made a motion to approve Case 102-22R with the following requirement: 1) that a ½ pilaster be put at the front porch. Seconded by Chris Burton. Motion approved unanimously.**

1. 103-22R – 633 W. Adams Ave – R4

Michael Blaes, AIA; applicant

Patio, pergola and outdoor gas fireplace

Rob Griffith with Kirkwood Webster Construction addressed the Board and indicated that the representative from Blaes was unable to attend. There were no comments.

**Chris Burton made a motion to approve Case 103-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

1. 104-22R – 13 Taylor Woods Dr – R3

Hercules Design build – Kathryn Duckworth, applicant

Front door canopy, rear expansion, covered and open deck additions

Kathryn Duckworth with Hercules addressed the Board and the following items were discussed:

* Back crawlspace be enclosed with some horizontal spaced boards vs lattice due to the expansive area
* Shutters on the brick will remain
* There are not two meeting valleys as interpreted in the work session

**Michael Chiodini made a motion to approve Case 104-22R with the following requirement: 1) that the area under the porch be covered with either lattice or in board. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Commercial Review- Old Business – None**
2. **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 7:36 pm.

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|  | Mark Campbell, 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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.