



**Architectural Review Board
Agenda
Monday, October 17, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – October 3, 2022**
- II. Sign Review- Old Business - None**
- III. Sign Review- New Business**
 - a. 29-22S – 10210 Manchester Rd – B3
Sewing Concepts, LLC dba Awning Concepts, applicant - Awning signage for The Nerd Merchant
 - b. 31-22S – 129 W Jefferson Ave – B1
Adam Hartig, applicant - Wall sign for Heaterzs Hot Chicken
 - c. 32-22S – 10461 Manchester Rd – B4
Chris Smith with Dale Sign Service, applicant – Wall and monument sign for Life Storage
- IV. Residential Review- Old Business - None**
- V. Residential Review- New Business**
 - a. 105-22R – 715 Pearl Ave – R3
Taylor Seward, applicant - Build a new covered deck
 - a. 116-22R – 760 N. Taylor Ave – R3
NJL Custom Homes, applicant – New single family residence
 - b. 117-22R – 1437 Neffwold – R1
Jeffrey & Rhonda Fortune, applicant – Add a 3-wall patio enclosure over an existing patio – no roof
 - c. 118-22R – 1318 Grandview Dr – R3
Gary Bickham & James Killian, applicants – Install pier foundation for 12x16' accessory structure
- VI. Commercial Review- Old Business - None**
- VII. Commercial Review- New Business - None**

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo; Alternates Don Hussman, Pat Jones, and Todd Neu; and, Council Liaison Nancy Luetzow

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
Nancy Luetzow, Council Liaison
Donna Poe, SBD
Freddy Doss, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



**Architectural Review Board
DRAFT Meeting Minutes
Monday, October 3, 2022, 7:00 p.m.
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139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Michael Marlo

Members Absent

Mark Campbell, Chairman

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 7:00 pm.

Mr. Chiodini asked if there were any comments for the September 19, 2022 meeting minutes.

Don Anderson made a motion to approve the September 19, 2022 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 28-22S – 343 S. Kirkwood Rd – B2

Chris Smith with Dale Sign Service, applicant
New east and west wall signage for Starbucks

Chris Smith with Dale Sign addressed the Board and indicated Starbucks is doing an upgrade on branding. The following items were discussed:

- Side blade was reduced in size and changed to non-illuminated to meet the Sign Code
- Color of the returns should match the existing on the building
- Replacing the existing sign and centering it due to expanding the space

Chris Burton made a motion to approve Case 28-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

- b. 29-22S – 10210 Manchester Rd – B3
Sewing Concepts, LLC dba Awning Concepts, applicant
Awning signage for The Nerd Merchant

No representative present to address the Board, case will be moved to the October 17, 2022 meeting to be heard.

- c. 30-22S – 110 N. Kirkwood Rd – B2
Sewing Concepts, LLC dba Awning Concepts, applicant
Awning signage for Salty paws

Kathy Rose addressed the Board and indicated they will be recovering the awning.

Dick Gordon made a motion to approve Case 30-22S as submitted. Seconded by Michal Marlo. Motion approved unanimously.

III. Residential Review- Old Business - None

IV. Residential Review- New Business

- a. 91-22R – 221 Way Ave – R-3
Tracy Collins with Formwork Architecture, applicant
New pool house

Tracy Collins, Architect and John Jacobson, owner addressed the Board and the following items were discussed:

- The siding is Hardie
- The casework/cabinetry material has not been decided yet
- The side trusses need to be all the way across – either move the storage unit walls in or move the truss out
- Cursory review on how you will finish out the truss

Don Anderson made a motion to approve Case 91-22R with the following requirement for cursory review: 1) that truss system be exposed completely through and sit about 4” forward of the siding. Seconded by Dick Gordon. Motion approved unanimously.

- b. 105-22R – 715 Pearl Ave – R3
Taylor Seward, applicant
Build a new covered deck

No representative present to address the Board, case will be moved to the October 17, 2022 meeting to be heard.

c. 107-22R – 303 W Rose Hill Ave – R4

Lewis Homes, applicant

New single family residence

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

- Eliminate the shutters
- Install a ½ column at the front porch
- Foundation exposure requirements to be met with the elevation change
- The rear porch ceiling finish will be vinyl beaded

Don Anderson made a motion to approve Case 107-22R with the following requirements: 1) that a ½ column be added to the right side of the front door on the porch; 2) that the foundation exposure requirements are met; and 3) that the shutters be eliminated. Seconded by Dick Gordon. Motion approved unanimously.

d. 108-22R – 1132 Dougherty Ferry –R3

Scott Lay, applicant

Roof structure over existing concrete patio

Rick Gettling, contractor addressed the Board and the following items were discussed:

- This is a simplistic design and a flat roof is being added to a house with a pitched roof
- The depth of the garage is being limited due to the fireplace being built in. The applicant indicated that there is currently a workbench in that space which will be replaced by the fireplace
- The angle brackets at the column tops are not structurally required. They should be removed to clean up the design
- Chimney extension is a metal piece
- Changing to a pitched roof would create complications
- Underside finish of the roof will be tongue and groove with lights and heaters
- Stone is veneer
- Detail needs to be added to the top and bottom of posts

Don Anderson made a motion to approve Case 108-22R with the following requirements: 1) that the posts have feet on them and corbel at the top; 2) that the angle brackets be removed if not needed structurally. Seconded by Chris Burton. Motion approved unanimously.

e. 109-22R - 224 Frieda Ave – R3

Glen Rogan, applicant

Rear dormer extension and screen porch rebuild

Glen Rogan, homeowner addressed the Board and the following items were discussed:

- Using cedar panel. The existing deck is cedar
- The structure will be screened as well as the crescent opening
- Cedar will be stained with a preservative and the opening will be trimmed out

Chris Burton made a motion to approve Case 109-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

f. 110-22R – 737 Cleveland Ave – R4

Tracy Collins with Formwork Architecture, applicant

New rear covered patio addition

Tracy Collins with Formwork Architecture addressed the Board and there were no comments from the Board.

Dick Gordon made a motion to approve Case 110-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

g. 111-22R – 345 Couch Ave – R3

Tracy Collins with Formwork Architecture, applicant

New rear addition and detached garage

Tracy Collins with Formwork Architecture addressed the Board and the following items were discussed:

- Concrete retaining wall finish should have a form liner
- Garage will not have a floor drain
- Why the side overheard door – owner wants it
- The windows in the dining room are small because of the high grade
- Railing system will be aluminum rail black powder coated
- On rear garage elevation keep bandboard coming down to create a gable to look like other side
- Add a window on the side elevation in the dining room. Sized to match those on the rear.

Don Anderson made a motion to approve Case 111-22R with the following requirements: 1) that the rear elevation have the fascia board be completed on the left side; 2) that a window be added on the right elevation of the

dining room; 3) that the concrete retaining wall foundation have a stained form liner. Seconded by Dick Gordon. Motion approved unanimously.

h. 112-22R – 222 N Taylor Ave – R3

David and Lori Moser, applicant
New single family residence

Jim Bulejski, Architect addressed the Board and the following items were discussed:

- The rear gable should match the ones on the front of the house - add a detail at the top of the triangle
- How are you supporting the brick – with brick anchors
- Garage stair posts will be 8x8 and need a base either stone or brick
- Brick material on front and sides with siding in the rear
- Add a window the first floor, east side of garage

Don Anderson made a motion to approve Case 112-22R with the following requirements: 1) that a window be added at the garage on the east side; 2) that the columns under the stairs to the garage have a detailed base either stone or brick for cursory review; 3) that the rear high gable have a triangular element to match the other gables. Seconded by Chris Burton. Motion approved unanimously.

i. 113-22R – 930 Rochdale Dr – R3

DL Design, Inc, applicant
Front porch, sunroom and workshop addition at rear

Michael Marlo recused himself from the meeting.

Nathan Labruyere with DL design addressed the Board and the Board had no comments.

Chris Burton made a motion to approve Case 113-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

Michael Marlo returned to the meeting.

j. 114-22R – 339 Lee Ave – R4

Renovative Works, LLC, applicant
New covered deck with screens and a fireplace

Josh Peterman with Renovative Works, contractor addressed the Board. The following items were discussed:

- All four sides of the chimney to be stone veneer to match the front of the house

- Underneath the deck should be enclosed with board rather than lattice
- The posts are 6" x 6" and will be wrapped

Chris Burton made a motion to approve Case 114-22R with the following requirement: 1) that fascia board be added to enclose under the deck. Seconded by Dick Gordon. Motion approved unanimously.

- k. 115-22R – 506 Woodard Dr – R4
Build STL, applicant
New single family residence

Derek Onstott with Build STL addressed the Board and the following items were discussed:

- The eaves over the windows look better in the rendering than in the elevations
- The garage door as shown in the rendering looks good
- The area under the front gable needs to be bumped out

Don Anderson made a motion to approve Case 115-22R with the following requirements: 1) that the second story front gable be bumped out at least 4", and 2) that the screen on the front porch be eliminated. Seconded by Michael Marlo. Motion approved unanimously.

V. Commercial Review- Old Business – None

VI. Commercial Review- New Business

- a. 13-22C – 117 W Argonne Dr – B2
Daniel McGinnis, applicant
Re-establish store front windows on front elevation and change exterior color

Daniel McGinnis addressed the Board and the following items were discussed:

- A tenant has not yet been secured for the space. The intent at this point is to white-box the space, with the assumption that future tenants would come back to the Board with any exterior alterations
- The storefront windows are being reopened
- The windows will not have grids
- Try to remove the paint from the front elevation to reveal the true brick color, then paint the sides and back to match the true brick color
- The awning will be black or green

Chris Burton made a motion to approve Case 13-22C with the following requirements: 1) that the paint be removed from the front elevation and the

sides and rear painted to match the exposed brick, 2) that the awning be green or black, and 3) that the front door is painted. Seconded by Dick Gordon. Motion approved unanimously.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:54 pm.

	Michael Chiodini, Vice-Chairman
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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, and Architectural Review Board.