



**Architectural Review Board
Agenda**

Monday, November 7, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. Approval of Minutes – October 17, 2022**
- II. Sign Review- Old Business**
- III. Sign Review- New Business**
 - a. 33-22S – 10733 Big Bend Blvd – B-3
Kelly Sign Resources, applicant – Wall sign
- IV. Residential Review- Old Business**
 - a. 70-22R – 144 Manlyn Dr – R4
Riggs Company; applicant – Garage addition
- V. Residential Review- New Business**
 - a. 106-22R – 12154 Old Big Bend Rd – R3
Axton McCormack, applicant – Second story addition and front porch addition
 - b. 119-22R – 521 Laven Del Ln – R4
Basic Concrete and Garages, LLC; applicant – 22'x24' Detached garage
 - c. 120-22R – 514 Iris Ln – R3
Mosby Building Arts, applicant – Convert rear screen porch to open porch
 - d. 122-22R – 1018 Station Bend Ln – R3
Chris Conroy, applicant/property owner – Rear partially covered deck
 - e. 123-22R – 445 Caroline Ave – R4
Megan Hail, applicant – Roof mount solar array
- VI. Commercial Review- Old Business – None**
- VII. Commercial Review- New Business**
 - a. 15-22C – 1157 Timberbrook Drive – R6
Mark Walburg, applicant – Clubhouse and utility building at Kirkwood Bluffs Apts
- VIII. Meeting Format Discussion**

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 17, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
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 6:57pm.

Mr. Chiodini asked if there were any comments for the October 3, 2022 meeting minutes.

Chris Burton made a motion to approve the October 3, 2022 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 29-22S – 10210 Manchester Rd – B3

Sewing Concepts, LLC dba Awning Concepts, applicant - Awning signage for The Nerd Merchant

Curtis Miller addressed the Board and indicated that only the wording is being changed on the awning. The Board had no comments.

Chris Burton made a motion to approve case 29-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

b. 31-22S – 129 W Jefferson Ave – B1

Adam Hartig, applicant - Wall sign for Heaterzs Hot Chicken

Adam Hartig addressed the Board and indicated he will be replacing the Jefferson Grill sign with the proposed. The following items were discussed:

- The white plastic, vinyl doesn't blend with the area – could be better

- The sign should have rounded corners and be framed like the previous business sign
- The Board discussed the possibility of giving advance approval now for a second, east-facing wall sign to be identical to the proposed sign that will be installed in the future. Staff discussed this matter after the meeting and determined that the second sign will need its own application and ARB approval

Don Anderson made a motion to approve case 31-22S with the following requirements for cursory review: 1) that the sign be framed and have rounded corners. Seconded by Dick Gordon. Motion approved unanimously.

c. 32-22S – 10461 Manchester Rd – B4

Chris Smith with Dale Sign Service, applicant – Wall and monument sign for Life Storage

Chris Smith with Dale Sign Service addressed the Board and indicated they will be removing the electronic message board at the request of Life Storage. The following items were discussed:

- With removing the message board they will not be able to go back without obtaining ABR approval
- The building will be repaired prior to new installation
- Raceway will be the same color as the wall

Chris Burton made a motion to approve case 32-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

III. Residential Review- Old Business - None

IV. Residential Review- New Business

a. 105-22R – 715 Pearl Ave – R3

Taylor Seward, applicant - Build a new covered deck

Maggie Bayer addressed the Board and the following items were discussed:

- Lattice framed or bandboard (preferred) under the deck
- There will be a ceiling fan and exposed beams

Chris Burton made a motion to approve case 105-22R with the following requirement: 1) that framed lattice or bandboard be added below deck. Seconded by Michal Marlo. Motion approved unanimously.

b. 116-22R – 760 N. Taylor Ave – R3

NJL Custom Homes, applicant – New single family residence

Nick Candice with NJL homes addressed the Board and indicated the home has been presented to the Landmarks Commission several times. The following items were discussed:

- What material is the home being constructed from – Eifs
- Eifs doesn't require control joints, but showing control joints looks better
- The front cornice entry angle joints look incorrect using a stone material – and should be straightened out, the ones at the top
- The texture of the finish will be to look like a smooth stucco
- There should be a fancier cornice at the top of the two windows in the gable
- In the gable there is a bandboard, add bandboard underneath your horizontal gutters as well
- Add control or other joints for interest – in the area of open surface – needs to be broken up.
- Add another small window to the rear elevation on the left side
- Garage doors are steel modern – suggest a carriage style garage door
- On the front elevation the bays be a pitched roof hanging out about 6"

Don Anderson made a motion to approve case 116-22R with the following requirements: 1) that the front elevation bays have a dormer roof extended to match the center dormer in pitch (9/12) and they have a 6" overhang all the way around on both sides; 2) that a bandboard be put under the gutters on the flat sections; 3) that the second story windows on the center portion are trimmed out all the way to the edges; 4) that you create some breaks in the eifs at some points; 5) that a cut sheet be submitted of the garage door to look more traditional with windows across the top. Seconded by Dick Gordon. Motion approved unanimously.

c. 117-22R – 1437 Neffwold – R1

Jeffrey & Rhonda Fortune, applicant – Add a 3-wall patio enclosure over an existing patio – no roof

Troy Dennis on behalf of the owners addressed the Board and indicated they will be adding a patio enclosure without a roof to help deter the highway noise and the following items were discussed:

- The exterior of the walls will have vinyl siding to match the house
- The sliding barn door will match the enclosure
- The interior material hasn't been decided yet, possible stone on the bump outs

Chris Burton made a motion to approve case 117-22R with the following requirement: 1) that the interior material is submitted for cursory review. Seconded by Dick Gordon. Motion approved unanimously.

d. 118-22R – 1318 Grandview Dr – R3

Gary Bickham & James Killian, applicants – Install pier foundation for 12x16' accessory structure.

James Killian addressed the Board and the following items were discussed:

- Colors should match the existing house
- No corrugated metal roof is allowed – use shingles
- There will be horizontal siding on the front to match the house
- Ventilation – ridge and gable vents on each end, how close to grade varies add some screening to allow ventilation yet keep animals from getting under

**Dick Gordon made a motion to approve case 118-22R as submitted.
Seconded by Chris Burton. Motion approved unanimously.**

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business - None

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:49 pm.

	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, and Architectural Review Board.