



**Architectural Review Board
Agenda
Monday, November 21, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – November 7, 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. 124-22R – 604 E Argonne Dr – R3
Linda Clark with MRM Manlin, applicant – New single family residence
 - b. 126-22R – 318 Longview Blvd – R3
DL Design, Inc; applicant – 48” extension to hearth room
- 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, November 7, 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
Pat Jones (Alternate)

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 October 17, 2022 meeting minutes.

Dick Gordon made a motion to approve the October 17, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.

I. Sign Review- Old Business

II. Sign Review- New Business

- a. 33-22S – 10733 Big Bend Blvd – B-3
Kelly Sign Resources, applicant – Wall sign

Pat DeLassus with Kelly Sign Resources addressed the Board and the following items were discussed:

- Remove the red for the proposed sign. The sign should be white face with black returns to be consistent with the other sign on the building and to complement the style of the building

Chris Burton made a motion to approve case 33-22S with the following requirement: 1) that the sign be white face with dark returns. Seconded by Dick Gordon. Motion approved unanimously.

III. Residential Review- Old Business

- a. 70-22R – 144 Manlyn Dr – R4
Riggs Company; applicant – Garage addition

Amie Riggs with Riggs Company addressed the Board with the revised drawings for the garage addition and the following items were discussed:

- Add two (2) dormers to the front elevation of the addition to break up the large mass of shingles
- Sills and aprons on windows
- No railing, but glass panels

Dick Gordon made a motion to approve case 70-22R with the following requirements: 1) that two (2) street facing dormers are added to the new addition; 2) sills and aprons on addition windows. Seconded by Pat Jones. Motion approved unanimously.

IV. Residential Review- New Business

a. 106-22R – 12154 Old Big Bend Rd – R3

Axton McCormack, applicant – Second story addition and front porch addition

Jeff Day addressed the Board for the proposed 2nd story addition that will have a skeleton of steel inside to carry the second story roof load and the following items were discussed:

- Siding material – will be vinyl
- The side vent changed to triangle in the gable instead of the vertical
- Consider adding shake to the gables
- Sills and aprons on windows

Dick Gordon made a motion to approve case 106-22R with the following requirements: 1) that the side vent be changed to a triangle at the top of the gable; 2) that the windows have sills and aprons on the second floor. Seconded by Chris Burton. Motion approved unanimously.

b. 119-22R – 521 Laven Del Ln – R4

Basic Concrete and Garages, LLC; applicant – 22'x24' Detached garage

Steve Moss with Basic Concrete and Garages addressed the Board and the following items were discussed:

- Add a double hung window to the South side
- Cut sheet of the garage door
- Garage door needs windows
- Trim on the windows and door
- Vinyl siding will be used

Don Anderson made a motion to approve case 119-22R with the following requirements: 1) that a window will be added to the rear of the garage (south side); 2) submit a cut sheet on the garage door with windows; 3) that there is trim on the windows. Seconded by Chris Burton. Motion approved unanimously.

c. 120-22R – 514 Iris Ln – R3

Mosby Building Arts, applicant – Convert rear screen porch to open porch

Geoff Anderson with Mosby Building Arts addressed the Board and explained the existing screen porch is falling apart and in disrepair so they are removing and going with an open porch. The following items were discussed:

- Will be using LP panels with a batten strip and paint it.
- The roof will remain

Chris Burton made a motion to approve case 120-22R as submitted. Seconded by Pat Jones. Motion approved unanimously.

d. 122-22R – 1018 Station Bend Ln – R3

Chris Conroy, applicant/property owner – Rear partially covered deck

Chris Conroy, applicant/property owner and Tim O'Keefe, contractor addressed the Board and the following items were discussed:

- Framed lattice or composite board needed to close the open area under the deck where you can't walk under
- If the angled brackets at the covered deck are needed structurally keep them, if not remove
- Vinyl railings and 6x6 posts
- Tongue and groove ceiling with lights and fan

Dick Gordon made a motion to approve case 122-22R with the following requirements: 1) that the angled brackets at the roof be removed; 2) that framed lattice or composite boards be used to enclose under the deck to the body of the house. Seconded by Michael Marlo. Motion approved unanimously.

e. 123-22R – 445 Caroline Ave – R4

Megan Hail, applicant – Roof mount solar array

Bryan Binkholder with Astrawatt Solar addressed the Board and the following items were discussed:

- Discouraged panels on the front – can they all go in the rear – No due to the tree line and shading in the rear
- Panels will be all black panels
- If an old roof that should be replaced prior to installation
- The front panels should be symmetrical and evened out on both sides if possible

Dick Gordon made a motion to approve case 123-22R with the following requirement: 1) that an equal number of panels are placed on each side of the gable at the front of the house. Seconded by Michael Marlo. Motion approved unanimously.

V. Commercial Review- Old Business – None

VI. Commercial Review- New Business

a. 15-22C – 1157 Timberbrook Drive – R6

Mark Walburg, applicant – Clubhouse and utility building at Kirkwood Bluffs Apts

Dan Larson, contractor for Mills Properties addressed the Board and the following items were discussed:

- Clerestory glass on the right side and spandrel glass on the left
- Using cultured stone – leaning toward dry stack
- Mechanical equipment will be on the back side on the ground – they will need to be screened with hardscaped
- No ranges or hoods in the kitchen
- Plumbing stack vents will be painted to match
- Downspouts will be installed for water runoff
- Color of the vehicle door will be black or dark to compliment the building

Pat Jones made a motion to approve case 15-22C as submitted. Seconded by Don Anderson. Motion approved unanimously.

VII. Meeting Format Discussion – Removed at this time

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:40 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.