



**Architectural Review Board
Agenda
Monday, February 6, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – January 17, 2023**
- II. Sign Review- Old Business – None**
- III. Sign Review- New Business - None**
- IV. Residential Review- Old Business - None**
- V. Residential Review- New Business**
 - a. 06-23R – 220 Avery Dr – R4
Derek Onstott with Trinity Investments LLC; applicant – New single-family residence
 - b. 13-23R – 318 Saratoga St – R4
That Solar Company, LLC; applicant – Roof mounted solar panels
 - c. 14-23R – 1520 Frances Rd – R1
Lakeside Renovation & Design, applicant – Rear covered patio
 - d. 15-23R – 537 S Clay Ave – R4
NJL Custom Homes, LLC; applicant – Addition (Deck & Pergola)
 - e. 16-23R – 906 Rochdale Dr – R3
Naismith-Allen, Inc; applicant – Reconfigured rear covered deck and enlarged front porch
 - f. 17-23R – 115 N Van Buren Ave – R4
Redesign Architecture & Co, applicant – Detached one Car Garage
 - g. 18-23R – 430 George Ave – R4
Schindler Homes, LLC; applicant – New single-family residence
 - h. 19-23R – 137 Girard Pl – R4
Agape Construction, applicant – Covered porch, rear deck and interior remodel
 - i. 20-23R – 450 E. Bodley Ave – R3
Tracy Collins with Formwork Architecture, applicant – Convert existing screen porch to an enclosed porch with windows

- j. 21-23R – 625 W. Jewel Ave – R4
FM Design Build, applicant – New single-family residence

VI. Commercial Review- Old Business - None

VII. Commercial Review- New Business

- a. 01-23C – 10555 Big Bend Blvd – B3
NVS Properties 17, LLC – New Daycare building

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
Deputy City Clerk
Tim Griffin, Mayor
Nancy Luetzow, Council Liaison
Donna Poe, SBD
Katherine Hessel, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



**Architectural Review Board
DRAFT Meeting Minutes
Tuesday, January 17, 2023, 7:00 p.m.
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Michael Chiodini, Vice-Chairman
Dick Gordon
Chris Burton
Michael Marlo
Don Hussman
Pat Jones

Members Absent

Mark Campbell, Chairman
Don Anderson

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 7:03 pm.

Mr. Chiodini asked if there were any comments for the January 3, 2023 meeting minutes.

Pat Jones made a motion to approve the January 3, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

Chris Burton made a motion to amend the agenda to review Case 01-23S at the end of the agenda with the related commercial case. Seconded by Dick Gordon. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 03-23S – 1230 S. Kirkwood Rd – B5

Dale Sign service, applicant – Wall signage for Jersey Mikes

Chris with Dale Sign Service addressed the Board. The Board had no comments.

Chris Burton made a motion to approve Case 03-23S as submitted. Seconded by Pat Jones. Motion approved unanimously.

III. Residential Review- Old Business - None

IV. Residential Review- New Business

a. 07-23R – 225 Barter Ave – R4

Lewis Homes, applicant – New single family residence

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

- The windows to the right of the front door are narrow compared to other windows on the front elevation. Mr. Lewis indicated they are designed to accommodate a piece of furniture being placed on the interior.
- The window to the left of the front door should be changed to 6 over 1 to match those on the front of the garage
- The second story windows are casements
- French doors on the rear are busy with 15 divided lights. Changes to 10 divided lights.
- The ceilings in the porches are white vinyl beading

Chris Burton made a motion to approve Case 07-23R with the following requirements: 1) the French doors on the rear should be 10 divided lights; and 2) the window to the left of the front door to be 6 over 1. Seconded by Don Hussman. Motion approved unanimously.

b. 09-23R – 139 W. Bodley Ave – R4

Timothy Dangos, applicant – New detached garage

Tim Dangos, contractor addressed the Board and the following items were discussed:

- There should be windows in the garage doors
- The applicant proposes refurbishing the garage door from the existing garage that is being demolished. It is a double door rather than the triple panel that is shown in the drawings.
- Windows needed on the rear elevation
- Replace awning windows with double-hung
- Window trim and door trim to match the house
- Siding proposed matches that on the house
- The man door on the garage should swing out and be flipped

Chris Burton made a motion to approve Case 09-23R with the following requirements: 1) that there are lights in the garage doors; 2) that the awning windows are replaced with double-hung; 3) that two windows are added to the rear; 4) that vents are rectangular to match the house; 5) that the man door is flipped; and 6) that the windows and doors are trimmed out to match the house. Seconded by Pat Jones. Motion approved unanimously.

c. 10-23R – 108 N. Taylor Ave – R3

Elizabeth Panke, applicant – Garage attic finish, new rear dormer, new front & rear window

Elizabeth Panke, architect addressed the Board and explained she is adding a pair of double hung windows to the front of the existing garage with shutters. The existing house has shake shingles and they will be matching the roof. The following items were discussed:

- The shutters on the new front windows should be eliminated
- The windows above the stairs on the new dormer need to match the character of the house. This could be achieved with divided lights or fewer windows.
- The trim around the windows needs to match the trim on the existing house

Don Hussman made a motion to approve case 10-23R with the following requirements: 1) that the shutters on the new pair of windows on the front of the home are eliminated; 2) that divided lights are added in the series of windows in the new dormer; and 3) that the trim on the windows matches the trim on the existing home. Seconded by Chris Burton. Motion approved unanimously.

d. 11-23R – 624 W. Washington Ave – R4

A.C. Murphy, applicant – Rear addition above family room

Andrew Murphy addressed the Board and the following items were discussed:

- There will be shake shingle in the new gable
- Remove the arched window, possibly replace with transoms
- Add vent in gable
- Trim windows to match existing

Chris Burton made a motion to approve Case 11-23R with the following requirements: 1) that a vent is added in the gable, 2) that the arched window is eliminated; and 3) that shake is added in the rear gable. Seconded by Dick Gordon. Motion approved unanimously.

e. 12-23R – 444 Iris Ln – R3

NJL Custom Homes, LLC; applicant – New single family residence

Nick Liuzza with NJL Custom Homes addressed the Board and the following items were discussed:

- Add a half pilaster to the front porch to the right of the front door
- The window to the right of the front elevation, above the tub, needs to be a thinner double hung and move it down and line it up with other windows. Make it a 4-light.
- The window in the front door also needs to be a 4-light
- Doors on rear should be clear glass rather than divided in two
- Board and batten to be brought to the rear elevation into the gable and the dormer
- Fireplace on rear deck looks heavy without a base. Either bring the fireplace all the way down or eliminate.

- Columns on the rear deck need a cap and base. The columns will be treated posts and wrapped.
- Windows added on the right elevation, in the toilet room or the closet

Michael Marlo made a motion to approve Case 12-23R with the following requirements: 1) that a half pilaster is added to the right of the front door; 2) change the window in the front elevation in the master bath to match the window above and in the same plane as the rest of the windows on the first floor; 3) add board and batten to the gable and dormer on the rear elevation; 4) bring the fireplace down to the ground or remove it; 5) remove the dividers on the rear doors; and 6) add two transom windows on the right elevation. Seconded by Dick Gordon. Motion approved unanimously.

The applicant asked for clarity on the window requirement on the right elevation, requirement Number 6.

Chris Burton made a motion to amend requirement Number 6 to add a double hung window in the closet and a transom window in the toilet room on the right elevation. Seconded by Michael Marlo. Motion approved unanimously.

V. Commercial Review- Old Business

a. 17-22C – 10170 Manchester Rd – B3

Ben F. Blanton Construction, applicant – Exterior remodel for Huck's

John Colonder with Ben F. Blanton Construction addressed the Board and the following items were discussed:

- The stone should return around the rear of the building two or three feet, along with the parapet
- The metal on the rear should be painted an earth tone to match the stone
- The trash enclosure doors should be painted black
- The concrete on the trash enclosure should be painted to match the stone on the building
- The colors of the sign canopy are under the contract of the sign contractor
- Mr. Colonder showed material samples to demonstrate the actual finish and colors of the proposed building
- The fence is being replaced

Chris Burton made a motion to approve Case 17-22C with the following requirements: 1) that the stone return 3' on the rear; 2) that the rear of the building should be painted to match the stone; 3) that the trash enclosure concrete is painted to match the stone on the building; 4) that the doors and hardware of the trash enclosure are painted black; and 5) that the fence is replaced. Seconded by Michael Marlo. Motion approved unanimously.

b. 01-23S – 10170 Manchester Rd – B3

Custom Sign & Engineering, Inc, applicant – Signage for Huck’s

Scott Elpers with Custom Sign addressed the Board and the following items were discussed:

- The pumps have been changed to match the new design scheme
- The fuel island curbs will be painted black
- The pump numbers will be black and gold
- The orange LED border on the canopy has to be removed per the Kirkwood Code
- The monument sign will use the existing concrete foundation. The base should be covered in stone to match the building
- The gold stripe on the canopy ties in with other signage
- “fresh fast friendly” should be halo lit, white light

Chris Burton made a motion to approve Case 01-23S with the following requirement: 1) that the “fresh fast friendly” be halo lit. Seconded by Michael Marlo. Motion approved unanimously.

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 8:01 pm.

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| | 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.