**Architectural Review Board**

**Meeting Minutes**

**Monday, March 20, 2023, 7:00 p.m.**

Council Chambers - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

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

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

Vice-Chairman, Michael Chiodini called the meeting to order at 7:02 pm.

Mr. Chiodini asked if there were any comments for the March 6, 2023 meeting minutes.

**Chris Burton made a motion to approve the March 6, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.**

1. **Sign Review- Old Business - None**
2. **Sign Review- New Business**
3. 10-23S – 10936 Manchester Rd. – B3

Signarama – West County/ Ron Nash, applicant – Signage for Kennelwood

Ron Nash with Signarama – West County addressed the Board and there were no comments.

**Michael Marlo made a motion to approve case 10-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

1. 11-23S – 10312 Manchester Rd. – B3

Inner Circle Creative/John Ziebol, applicant – Signage for The Pasta House

John Ziebol with Inner Circle Creative addressed the Board and the following item was discussed:

* Will there be signage over the outdoor patio area? – Not that he is aware of

**Dick Gordon made a motion to approve case 11-23S as submitted. Seconded by Michal Marlo. Motion approved unanimously.**

1. **Residential Review- Old Business**
2. 30-23R – 1518 Lynkirk Ln – R2

California Custom Decks, applicant – Construct a new front porch

Mitch Votruba, homeowner addressed the Board and the following items were discussed:

* The proposed design does not work with the roof transition
* Don Hussman presented photo examples with a shallow roof pitch
* Needs to be a low slope roof
* The front elevation needs to be drawn correctly

**Chris Burton made a motion to continue case 30-23R to provide new renderings drawn to scale with a flat or low slope roof. Seconded by Don Hussman. Motion approved unanimously.**

1. **Residential Review- New Business**
2. 08-23R – 437 Greenleaf Dr. – R3

Behrens Construction Inc, applicant – Join two (437&443) residences together for one house

Rob, designer working with Behrens Construction addressed the Board and the following items were discussed:

* Difficult to review, no basis on the street of a house so long
* Overall length is a lot
* Connection point of two residences creates roof problems
* Center gable does not fit
* Center connection needs to be stronger, possibly taller to define the two homes as wings of a single structure
* Entry element could be larger
* Needs a break in the roofline
* The stone base on the existing home would be removed
* Looks like a duplex the way it is drawn
* Difficult to design and appreciate that they are trying to save the homes but it needs to flow better
* Look at ranch houses for inspiration

**Chris Burton made a motion to continue case 08-23R to re-design to create a more desirable, less linear design. Seconded by Dick Gordon. Motion approved unanimously.**

1. 22-23R – 36 Ponca Trail – R3

Jason Lehmann, applicant – New single family residence

Jason Lehmann with Jeff Day & Associates addressed the Board and the following items were discussed:

* Using materials and designs like the other house on Ponca Trail
* Long roof pitch to the rear needs to be visually eliminated from the side view
* Front ridge line needs to be brought all the way back and have a similar hip in the back just on that side – reason for being so low is that Landmarks wanted them to drop the ridgeline
* Tudor needs to be set out or in – frame it out or make a small cantilever
* Mike Lawless, contractor addressed the Board and stated everything is fine with this house, it has been sold and Landmarks approved the design
* East side needs additional windows
* Downspouts are not shown

**Don Anderson made a motion to approve case 22-23R with the following requirements: 1) that the left side of the house have the ridge of front elevation go back all the way to the rear with hip on rear; 2) that the Tudor section be bumped out at least 3”. Seconded by Chris Burton. Motion approved unanimously.**

1. 28-23R – 3 Hillcrest Pl. – R4

Joe Stockmann with Bartels-Missey, Inc; applicant – Bedroom and bath addition

Joe Stockmann with Bartels-Missey addressed the Board and the following items were discussed:

* Need a complete front elevation to approve
* Needs to be drawn to scale and drawn accurately with details
* Existing roof has a large angled bottom section and addition needs to be similar
* Use pitch of existing house
* Windows on addition to match existing – proportions, sills and aprons, traditional style
* Separate paired windows

**Don Anderson made a motion to continue case 28-23R. Seconded by Chris Burton. Motion approved unanimously.**

1. 40-23R – 836 Elmtree Ln. – R3

Axton McCormack, applicant – Rear addition

Jason Lehmann with Jeff Day & Associates addressed the Board. The Board had no comments.

**Dick Gordon made a motion to approve case 40-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

1. 41-23R – 320 Crest Ave. – R4

Schindler Homes, LLC; applicant – New single family residence

Jeff Schindler with Schindler Homes addressed the Board and the following items were discussed:

* Board and batten should be on the side gables separated by a bandboard
* Bandboard dividing the 1st and 2nd floor
* Shallowness of front porch – it is actually 5’
* Slim the chimney after the 1st floor and bring chimney to appropriate height

**Don Anderson made a motion to approve case 41-23R with the following requirements: 1) that the side gables have board and batten with a bandboard between the 2nd floor and the gable 2) that rake boards be added to match the front elevation; 3) that you create a slimmer chimney after the 1st floor and the chimney height no more than 2’ above the peak. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Commercial Review- Old Business**
2. 05-23C – 300 N. Kirkwood Rd – B2

Erik Miller with PW Architects, Inc; applicant – New 4-story mixed use development with office, restaurant, parking garage and 60 apartments

Erik Miller with PW Architects addressed the Board. The following items were discussed:

* Screening in the parking garage level will be stainless steel screen (2”x2” mesh with 9-gauge wire) with painted steel frame
* Electric lines along Adams will be eliminated
* Shear planes to be provided at corners
* Looking at church across the street for stone pattern inspiration
* Two types of limestone being used: base of split limestone and polished cut limestone above
* The applicant was provided with images of the historic Pitman School
* Limestone as it gets nearer to grade deteriorates due to salt. The applicant is proposing straight masonry at the grade level.
* Column work has been added since last iteration
* Railings on balcony will be painted metal, possibly aluminum

**Don Anderson made a motion to approve case 05-23C as submitted. Seconded by Chris Burton. Motion approved unanimously.**

1. **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 8:21pm.

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|  | Michael Chiodini, Vice-Chairman |

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