



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

I. Approval of Minutes – July 17, 2023

II. Sign Review – Old Business

III. Sign Review – New Business

- a. 21-23S – 10332 Manchester Rd. – B3
Kris Sachtleben with Plasti Lite Signs; applicant – Adding a wall sign.
- b. 22-23S – 1311 S. Kirkwood Rd. – R3
Amy Tow with Signarama; applicant – Remove existing sign and adding illuminated channel letters.
- c. 23-23S – 1311 S. Kirkwood Rd. – R3
Amy Tow with Signarama; applicant – Remove existing sign and adding non-illuminated letters.
- d. 24-23S - 12219 Old Big Bend Rd. – B1
Tracy Collins with Formwork Architecture; applicant – Adding a monument sign.

IV. Residential Review – Old Business

V. Residential Review – New Business

- a. 98-23R - 639 Norfolk Dr. – R3
Regina Clemens, applicant – Adding roof to existing patio, interior remodeling of garage/dining room.
- b. 99-23R – 102 N. Taylor Ave. – R3
Maryann Reese, applicant – New single family residence.
- c. 100-23R - 332 McCullough Ave. – R4
Leo DuBois, applicant – Demolish existing home & building new single family residence.
- d. 102-23R – 525 Dickson St. – R3
Rex Pearl, applicant – New single family residence with detached garage.

VI. Commercial Review – Old Business

VII. Commercial Review – New Business

- a. 22-21C – 11333 Big Bend Rd. – R3
Patrick Aylesworth with SM Wilson; applicant – 2 new educational buildings.

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: Russ Hawes, CAO
Bill Bensing, Director of Public Services
Laurie Asche, City Clerk
Bridget Waters, 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
Meeting Minutes
Monday, July 17, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Mark Campbell, Chairman
Chris Burton
Dick Gordon
Don Anderson
Michael Marlo

Members Absent

Michael Chiodini, Vice-Chairman

I. Approval of Minutes

Call Meeting to Order and Approval of Minutes

Chair Mark Campbell called the meeting to order at 7:01 pm. Mr. Campbell asked if there were any comments for the July 3, 2023 meeting minutes and there were none.

Chris Burton made a motion to approve the July 3, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

II. Sign Review- Old Business

III. Sign Review- New Business

- a. 20-23S – 10461 Manchester Rd. – B4
Glen Egart with Plasti-Lite Signs, applicant – Adding 3 directional signs and 1 wall sign, along with 1 monument sign.

Brian Egart with Plasti-Lite Signs presented his proposal. Discussion confirmed that the ground sign will be two-dimensional with a shadow and that all signs will have a black return.

Dick Gordon made a motion to approve case 20-23S as submitted. Seconded by Chris Burton. Motion approved unanimously.

IV. Residential Review- Old Business

- a. 47-22R 341 E Jefferson – R-3
William Cover, architect; applicant – change in exterior materials from stucco to brick for new single family residence.

Bill Cover presented the proposal. This change has been approved by the Landmarks Commission.

Michael Marlo made a motion to approve case 47-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. 81-23R – 19 Orchard Ln – R1

Kevin Franklin, Home Matters Alliance, applicant – Addition and remodel of existing garage.

Kevin Franklin presented the proposal. The following items were discussed:

- Alignment of the siding to the brick as there is currently an overhang. The architect indicated it will be a composite siding with board trim.

Chris Burton made a motion to approve case 81-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

c. 91-23R – 240 E Jefferson Ave – R3

Michael E Blaes, AIA; applicant – Rear one story frame addition with master suite, kitchen and laundry room.

Michael Blaes, along with the homeowners, came back to discuss the ARB's previous recommendations of a lower roof pitch and the window. Lowering the pitch of the roof to 6 inches below the gutter line was discussed.

Don Anderson made a motion to approve case 91-23R with the following requirements: 1) the roof should be lowered to 6 inches below the gutter line. Seconded by Dick Gordon. Motion approved unanimously.

V. Residential Review- New Business

a. 88-23R – 2017 Woodland Knoll – R1

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

Nick Liuzza presented the proposal. The following items were discussed:

- Use of EIFS with expansion joints between 1st and 2nd floors.
- Adding a half column to both sides of the front porch.
- Adding chimney caps or clay chimney pots.
- Putting 3 windows over the front door.
- Putting a small window on the back.
- Adding lights on either side of the front entrance.

Don Anderson made a motion to approve case 88-23R with the following requirements: 1) Adding a half column to both sides of the porch, 2) adding covers or chimney pots on all the chimneys, 3) putting three windows over the front door, 4) putting a smaller window in rear elevation on the right with header brought down to other windows and 5) adding coach lights on either side of front entry. Seconded by Chris Burton. Motion approved unanimously.

b. 89-23R – 2025 Woodland Knoll – R1

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

Nick Liuzza presented the proposal. The following items were discussed:

- Reducing the amount of stone in the front.
- Adding siding and band boards to the sides.
- Adding chimney caps or clay chimney pots.
- Adding stone wainscoting on the garage.
- Bumping out the rear elevation.

Don Anderson made a motion to approve case 89-23R with the following requirements: 1) Reducing the amount of stone in front elevation and adding siding instead on the wings, 2) adding stone return to the side elevations, 3) adding stone wainscot on the garage, 4) adding band boards along the side elevations, 5) bumping out the rear elevation laundry room and adding stone on the doghouse, 6) adding covers or chimney pots on all the chimneys, and 7) adding rake boards on all gables. Seconded by Dick Gordon. Motion approved unanimously.

c. 90-23R – 2033 Woodland Knoll – R1

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

Nick Liuzza presented the proposal. The following items were discussed:

- Railing options.
- Columns on the front porch with caps and bases.
- Band boards on all elevations and rake board on gables.
- Shed roof over the French doors in back.

Don Anderson made a motion to approve case 47-22R with the following requirements: 1) using a simpler railing more in line with the style of the house with the same module on both levels of the house, 2) having the columns in front include caps and bases, 3) adding band boards and rake boards to all the gables and 4) adding a shed roof over the French doors on the rear elevation. Seconded by Dick Gordon. Motion approved unanimously.

d. 93-23R – 531 Rosewood Lane – R4

Tracy Winters with Agape Construction – New covered deck & patio.

Ed Heine and the homeowners presented the proposal. The ceiling of the deck cover was discussed and it was confirmed that aluminum will be used for the railing.

Michael Marlo made a motion to approve case 93-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

e. 94-23R – 727 Cleveland Ave. – R4

Bob with Koehler's Outdoor Living & More, applicant – Removal of deck and installment of outdoor fireplace.

Bob Koehler presented the proposal. Discussion confirmed a wood-burning fireplace.

Chris Burton made a motion to approve case 94-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

f. 95-23R – 636 Craigwoods Dr – R3

Mike Wendt with Nectar Abodes, applicant – Replacement of deck, same size and location with new deck, roof and screening.

Mike Wendt presented the proposal. Discussion included confirming the materials will be all cedar, the topic of rails, and the topic of I-beams.

Dick Gordon made a motion to approve case 95-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

g. 96-23R – 326 Midway Ave – R3

Bob Ott, applicant – Conversion of existing accessory structure to a single person residence.

Bob Ott presented his proposal. The following items were discussed:

- Removing the door and replacing it with a slider.
- Adding windows.

Chris Burton made a motion to approve case 96-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

VI. Commercial Review- Old Business

a. 21-21C – 1280 Simmons Avenue – R4

Helen Lee with Villa Di Maria, applicant – Siding color revision to previous approval.

Helen Lee presented the proposal. A change in paint color was discussed.

Chris Burton made a motion to approve case 21-21C as submitted. Seconded by Michael Marlo. Motion approved unanimously.

VII. Commercial Review- New Business

Chair Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:02 pm

	Mark Campbell, Vice-Chair
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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 may also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, and Architectural Review Board.