



**Architectural Review Board
Agenda
Monday, August 21, 2023 – 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – August 7, 2023

II. Sign Review – Old Business

III. Sign Review – New Business

a. 25-23S – 10555 Big Bend Blvd – B3

Joe Phillips with Pirus Signs, applicant – Installing one internally illuminated set of channel letters.

IV. Residential Review – Old Business

a. 49-23R – 2000 Reith Terrace – R1

Chris Fischer, applicant – New single family residence, propose change to window design.

b. 72-23R – 926 N. Woodlawn Ave. – R4

Nathan Rauh with Naismith-Allen Inc., applicant – New single family residence.

c. 78-23R – 418 E. Argonne Dr – R3

Pearl Construction, applicant – 2 story addition, proposed change to front porch and bay window.

d. 100-23R – 332 McCullough Ave. – R4

Leo DuBois, applicant – New single family residence, updated elevations with window proposal.

V. Residential Review – New Business

a. 97-23R – 1718 Janet Pl. – R3

Matt Moore with FM Design Build, applicant – New single family residence.

b. 101-23R – 121 N Van Buren – R4

Michael E. Blaes with Blaes Design, applicant – New foundation under existing home, new 2- story frame addition with attached 2-car basement garage.

c. 103-23R – 127 Morningside Dr. – R4

Andrew Singer, applicant – Adding new front porch, side porch and rear deck.

d. 104-23R – 1 Pleasant Ct. – R4

Matthew Finan, applicant – New single family residence.

- e. 105-23R – 10939 Manchester Rd – R4
Rusty Baker with RS Land Development LLC, applicant – laundry room bump out and exterior siding.
- f. 106-23R – 313 Wilson Ave. – R4
Lisa Erthal with ADT Solar, applicant – Solar panel installation.
- g. 107-23R – 603 Applewood Dr. – R3
Brandon Forman with Forman Solutions, applicant – Remodeling of existing breezeway into bedroom three.
- h. 108-23R – 1134 Ruth Dr. – R3
Tom & Lori Brickler, applicant – Demolishing existing shed and building new garden shed.
- i. 109-23R – 1315 Wilton – R1
Rombach Land Development LLC, applicant - New single family residence.
- j. 110-23R – 223 Orrick Lane – R3
Riggs Company, applicant – Additions and interior renovations.

VI. Commercial Review – Old Business

VII. Commercial Review – New Business

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 Lauren Hoerr 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
Chris Krueger, 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
Amy Lowry, Planner II
Jonathan Raiche, Director of Planning and Development Services



**Architectural Review Board
Minutes**

Monday, August 7, 2023 – 7:00pm

Main level conference room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton
Dick Gordon
Don Anderson
Michael Marlo
Don Hussman

Members Absent

Michael Chiodini, Vice-Chairman
Mark Campbell, Chairman

I. Approval of Minutes – July 17, 2023

Call Meeting to Order and Approval of Minutes

Chris Burton called the work session to order at 7:02 pm. Mr. Burton asked if there were any comments for the July 17, 2023 work session minutes and there were none.

Dick Gordon made a motion to approve the July 17, 2023 minutes as written. Seconded by Michael Marlo. Motion approved unanimously.

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.

Kris Sachtleben with Plasti Lite Signs presented his proposal. Discussion confirmed that the letters will light up red and logo will light up on its own.

Michael Marlo made a motion to approve case 21-23S as submitted. Seconded by Don Hussman. Motion approved unanimously.

b. 22-23S – 1311 S. Kirkwood Rd. – R3

Amy Tow with Signarama; applicant – Remove existing sign and adding illuminated channel letters.

Amy Tow presented the proposal, noting that the sign is being replaced because there is a slight change in logo. It would be individual letters, not a raceway. The material of the wall is cinderblock.

Michael Marlo made a motion to approve case 22-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

c. 23-23S – 1311 S. Kirkwood Rd. – R3

Amy Tow with Signarama; applicant – Remove existing sign and adding non-illuminated letters.

Amy Tow presented the proposal, noting that Vianney is in black font because the wall is a lighter color. The lettering on the illuminated sign is white because the wall is already black.

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

d. 24-23S - 12219 Old Big Bend Rd. – B1

Tracy Collins with Formwork Architecture; applicant – Adding a monument sign.

Tracy presented the proposal, noting that this is a previously approved sign to be moved to the company's new location. The sign will not be lit.

Dick Gordon made a motion to approve case 24-23S as submitted. Seconded by Don Hussman. Motion approved unanimously.

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.

Gina Clemens, the homeowner, presented the proposal. The board discussed various roof designs, including the idea to take the ridge of the garage roof, run it into the roof of the porch, and over frame that.

Don Anderson made a motion to approve case 98-23R with the following conditions: 1) the roof ridge of the garage be extended to meet the ridge of the porch roof. Seconded by Dick Gordon. Motion approved unanimously.

b. 99-23R – 102 N. Taylor Ave. – R3

Maryann Reese, applicant – New single family residence.

Maryann Reese, the homeowner, and Nick Adams, the architect, as well as two others presented the proposal. A stone veneer will cover the foundation to make sure no more than 24" is exposed. The board noted that the top of the Argonne-facing chimney could be shouldered and more narrow. The fireplace will be a full masonry set up, so this would allow for some reduction. However, the board discussed not wanting to delay the project by requesting changes and it having to go back to the Landmarks Committee for approval.

Mr. Adams described the sister house to the north and the church to the south as

motivation for the architectural style. The western elevation picks up sister house, while the stone features and gables are trying to tie into the church. They want it to look representative of historical architecture but cleaner. Charcoal-toned details tie elements together.

Michael Marlo made a motion to approve case 99-23R as submitted. Seconded by Don Anderson. Motion approved unanimously.

c. 100-23R - 332 McCullough Ave. – R4

Leo DuBois, applicant – Demolish existing home & building new single family residence.

Leo DuBois, the homeowner, presented the proposal. He noted that this house has the same design as the one approved by the ARB across the street at 335 McCullough. The board was concerned with the upper left second floor roof orientation. They would like to see the column centered between door and window on the front elevation, but ultimately it is okay to stay as it is submitted.

The board discussed adding windows, including one window in the garage. The garage could be improved with a band board and a false vent. Windows could be added on the right side elevation with one in the office and one in the living room. Back is fine as long as applicant is cognizant of the 24” exposure rule on the foundation. Stone or brick returns of the façade on the other sides of the house, come back a foot at least. Garage door will have windows.

Don Anderson made a motion to approve case 100-23R with the following conditions: 1) the upper left roof ridge be reoriented – instead of from side to side to be front to back, 2) a minimum of 3 windows added to the right side (1 in office, 2 in living room), 3) a minimum of 3 windows added to the left side (1 in garage, 2 in master), 4) windows added to the garage door, 5) band boards added to gables (except on right side due to gutter lines not matching up), 6) the size of the columns in the front and back of the house will match, and 7) false vent added to at least the front gable.

d. 102-23R – 525 Dickson St. – R3

Rex Pearl, applicant – New single family residence with detached garage.

Rex Perl presented the proposal. It was confirmed that the material will be painted white brick, not whitewashed. The board discussed the size of the 3 garage windows and noted a larger size such as 30x42 would be appropriate. The detached garage is normally only allowed to have one full wall with no windows. At least one but up to three transom windows at the top of the right side could be added to address this.

Don Anderson made a motion to approve case 102-23R with the following conditions: 1) change the window size of the three windows in the attached

garage to be at least 30 x 42; and 2) add at least one window to one of either the rear or the right elevation of the detached garage. Seconded by Michael Marlo. Motion approved unanimously.

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.

Chrissy Rogers, an architect for the project, presented the proposal. Meramec is doing a full master plan for the campus. This includes the demolition of five buildings off of Big Bend, turning an existing parking lot into green space, and constructing two buildings. This is a phased plan that will take place over three and a half years. The two new buildings are being discussed today.

Once the project is complete, it will be neutral in terms of the amount of usable space before and after the project. The project will tie into existing architecture with red brick masonry and by maintaining key sightlines and walking paths.

The board discussed the idea of using a standing rib bronze with a curvilinear shape to enclose the mechanical units to tie into existing buildings with this feature. The architect noted that the use of a dark bronze was an initial concept that was explored but they felt that it made it feel too heavy because the mechanical units can be made to be much smaller now.

Michael Marlo made a motion to approve case 22-21C as submitted. Seconded by Don Anderson. Two ayes from Chris Burton and Dick Gordon; one nay from Don Hussman. Motion approved by a majority.