



**Architectural Review Board
Agenda
Monday, October 2, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes

II. Sign Review- Old Business

III. Sign Review- New Business

- a. 30-23S 343 S. Kirkwood Rd #101 – B2
Jeff Zheng, applicant – Installing a wall sign for KOKUU Ramen & Sushi Bar
- b. 31-23S 200 S. Kirkwood Rd #140 – B2
Rob Miller with Specialty Awning, applicant – Awning sign for Forty Elephants
- c. 32-23S 426 N. Kirkwood Rd – B2
ASI Signage Innovations, applicant – Monument and projecting signage for The James

IV. Residential Review- Old Business

V. Residential Review- New Business

- a. 121-23R 232 S. Ballas Rd –R1
Kathleen & Curtis Laurey, homeowners – Addition of a screened in porch
- b. 122-23R 435 Woodview Manor Ln – R3
Steve Burns, applicant – Replace existing picture window with a smaller picture window
- c. 123-23R 10341 Manchester Rd – R3/B3
Steven Burns, applicant – Addition of exterior deck
- d. 124-23R 836 Elmtree Ln – R3
Axton McCormack, applicant – Covered patio on rear of home
- e. 125-23R 1033 Meadowridge Dr – R4
Shaun Horn, applicant – Screened in porch with gable roof
- f. 126-23R 56 Orchard Ln – R1
Kevin Pona, applicant – Add egress windows, repair deck and remodel

- g. 127-23R 424 S. Taylor Ave – R4
Andrew Hull, applicant – New single family residence
- h. 128-23R 827 N Harrison Ave – R4
Home Matters Alliance, applicant – Increase the bay projection for kitchen remodel
- i. 129-23R 340 Central Pl – R4
Shea Construction & Design, applicant - Addition

VI. Commercial Review- Old Business

VII. Commercial Review- New Business

- a. 12-23C 132 E. Monroe Ave – B2
Amanda Norris with Corelo Architecture, applicant – New 5-story mixed use development with 42 condos over retail and parking

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
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
DRAFT Meeting Minutes
Monday, September 18, 2023, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

Members Absent

Michael Chiodini, Vice-Chairman

Call Meeting to Order

Chairman, Mark Campbell called the meeting to order at 7:00 pm.

I. Approval of Minutes – September 5, 2023

Mr. Campbell asked if there were any comments for the September 5, 2023 meeting minutes. **Chris Burton made a motion to approve the September 5, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.**

II. Sign Review- Old Business - None

III. Sign Review- New Business

a. 29-23S 10312 Manchester Rd. – B3

John Zielol with Inner Circle Creative – Installing one vinyl, 2 inch deep, non-illuminated sign.

John Zielol presented his plans to the Board. The Board had no comments.

Chris Burton made a motion to approve case 29-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

IV. Residential Review – Old Business

a. 47-22R 341 E Jefferson – R3

William Cover, architect; applicant – Removal of pilasters in previously approved plans for new single family residence.

William Cover presented his plans to the Board. The Board had no comments.

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

b. 91-23R 240 E. Jefferson Ave. – R3

Michael Blaes with Blaes Architects – Rear one story frame addition with master suite, kitchen and laundry room.

Ben Ellerman with Blaes Architects addressed the Board and submitted a rendering to the members stating that they changed the roof pitch, added a window, and made a few other window changes.

Dick Gordon made a motion to approve case 91-23R with the following requirements: 1) the three new windows on the South elevation have common head height and size, 2) Add lattice or panels under the stairs. Seconded by Chris Burton. Motion approved unanimously.

V. Residential Review- New Business

a. 116-23R – 424 W. Jefferson Ave – R4

Egle Thompson with Wyssling Consulting – Installation of roof-mounted PV solar.

Kevin Conley with ADT Solar addressed the Board, stating the panel colors will be black and the homeowner will get a new roof. The Board had no comments.

Dick Gordon made a motion to approve case 116-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. 117-23R – 428 W. Monroe – R4

Janet Hazel with EFS Energy – Installation of a roof mounted solar array.

Justin Evans with EFS addressed the Board and stated they will be installing black panels and racking on an existing roof that was newly constructed in 2019.

Chris Burton made a motion to approve case 117-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

c. 118-23R – 409 Caroline. – R4

FM Architecture1 – New single family residence.

Matt Moore with FM Design Build addressed the Board and the following items were discussed: Foundation exposure requirements, windows need sills and aprons, rake boards in all gables, lights at the garage, the fixed window on the left elevation should be two double hung and right elevation having two thin windows flanking the kitchen range.

Don Anderson made a motion to approve case 118-23R with the following requirements: 1) Rake boards in all gables, 2) Change the fixed window in the stairwell on the left elevation to two double hung windows, 3) Add two narrow windows in the kitchen flanking the range on the left elevation and 4) Windows to have sills and aprons. Seconded by Michael Marlo. Motion approved unanimously.

d. 119-23R - 13 Taylor Woods Drive – R3

Randy with Schmeerbauch Contracting – New single family residence.

Randy Schmeerbauch addressed the Board and the following items were discussed: Foundation exposure requirements, sills and aprons on windows, rake boards at gables, coverage at back deck with framed lattice and adding a window on the right side elevation.

Don Anderson made a motion to approve case 119-23R with the following requirements: 1) Bring down the siding to meet foundation exposure requirements, 2) Add framed lattice panels at the back deck, 3) Add rake boards on gables, 4) Add a window at the master bath to balance with the other on the right elevation and 5) all windows to have sills and aprons. Seconded by Dick Gordon. Motion approved unanimously.

e. 120-23R – 450 Couch Ave – R4
Josh Peterman with Renaissance Living – New single family residence.

Josh Peterman addressed the Board and the following items were discussed: Porch and column size, lights at the front door, down lights at garage, move porch roof in 6” from the corner of the house, adding two windows on the North side and a window at the stairs.
Don Anderson made a motion to approve case 120-23R with the following requirements: 1) Add three windows on the North elevation – two in the living room and one window in the garage stairwell, 2) Scale down the front porch columns to 12” base tapered to 8” at the top, 3) Move in the porch roof and columns 6” (cannot extend beyond the sides of the house). Seconded by Michael Marlo. Motion approved unanimously.

VI. Commercial Review- Old Business
a. 07-23C – 142 W. Monroe Ave – B2
Ken Schmitz – Exterior renovation – entry stair and chair lift.

Ken Schmitz, the new general contractor, addressed the Board. He summarized the modifications regarding the rear porch, moving the mechanical equipment to the rear and creating an entrance through the bay. The mechanical screening material and ADA door weight requirements were discussed.
Chris Burton made a motion to approve case 07-23C with the following requirements: 1) a type of perforated vinyl fencing shall be used for mechanical screening material. Seconded by Dick Gordon. Motion approved unanimously.

VII. Commercial Review- New Business - None

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:35 pm.

	Mark Campbell, 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.