

Architectural Review Board

Agenda

Monday, October 16, 2023, 7:00 p.m.

Council Chambers - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

I. Approval of Minutes – October 2, 2023

II. Sign Review- Old Business - None

III. Sign Review- New Business - None

IV. Residential Review- Old Business

- a. 75-22R – 834 Brookcreek Ln – R1
Alan Wolf, applicant – Revisions to previously approved rear patio cover
- b. 101-23R – 121 N. Van Buren Ave – R4
Michael Blaes, applicant – Revisions to previously approved two story addition: shifting garage man door from front to side wall; discussion of stucco vs. siding
- c. 127-23R 424 S. Taylor Ave – R4
Andrew Hull, applicant – Continuance from last meeting for new single family residence

V. Residential Review- New Business

- a. 130-23R – 41 Forest Glen Ln – R3
Dangos Builders Group, applicant – New 1 ½ story rear addition with garage
- b. 131-23R – 863 Wood Ave – R3
Lewis Homes, LLC – Mike Lewis, applicant – Fireplace under rear covered porch
- c. 132-23R – 650 N Harrison Ave – R3
Lewis Homes, LLC – Mike Lewis, applicant – Fireplace under rear covered porch
- d. 133-23R – 1744 Janet Pl – R3
James Day, applicant – Roof/porch extension
- e. 134-23R – 612 Beethoven Dr – R3
Joe Kreienkamp, applicant – Replace window with sliding door for sunroom remodel
- f. 135-23R – 1943 Westview Ave – R4
Naismith-Allen Inc, applicant – New single family residence
- g. 136-23R – 411 Rollingwood Ln – R3
Gateway Design & Build, applicant – Detached garage

- h. 138-23R – 408 E. Bodley Ave
Tim Skaggs, applicant – Covered pavilion – Roof over existing patio
- i. 139-23R – 12223 Old Big Bend Rd – R3
Tracy Collins – Formwork Architecture – Rear addition and new detached garage

VI. Commercial Review- Old Business - None

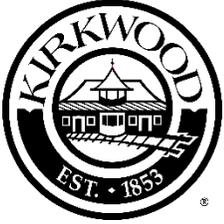
VII. Commercial Review- New Business - None

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, October 2, 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 and Approval of Minutes

Chairman, Mark Campbell called the meeting to order at 6:59 pm.

Mr. Campbell asked if there were any comments for the September 18, 2023 meeting minutes.

Dick Gordon made a motion to approve the September 18, 2023 minutes. Seconded by Chris Burton. Motion approved unanimously.

I. Sign Review- Old Business - None

II. 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

Jeff Zheng addressed the Board and stated the raceway will be painted to match the background structure and returns match the color. The Board had no comments.

Chris Burton made a motion to approve case 30-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 31-23S 200 S. Kirkwood Rd #140 – B2

Rob Miller with Specialty Awning, applicant – Awning sign for Forty Elephants

Rob Miller with Specialty Awning addressed the Board and stated they will be installing a black fabric awning with white lettering. The Board had no comments.

Michael Marlo made a motion to approve case 31-23S as submitted. Seconded by Chris Burton. Motion approved unanimously.

c. 32-23S 426 N. Kirkwood Rd – B2

ASI Signage Innovations, applicant – Monument and projecting signage for The James

Jack Beyers with ASI Signage Innovations addressed the Board and stated they will be installing a two-sided blade sign on the second floor with halo lighting. The Board questioned where the street address will be located due to no elevation drawing and Jack indicated it will go over the front door.

Chris Burton made a motion to approve case 32-23S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

III. Residential Review- Old Business - None

IV. Residential Review- New Business

a. 121-23R 232 S. Ballas Rd –R1

Kathleen & Curtis Laurey, homeowners – Addition of a screened in porch

Kathleen Laurey addressed the Board and stated they will be replacing the entire deck that was failing. The following items were discussed: No new storage area (as indicated on plans), new piers throughout, reasoning for the x-bracing, the screened porch will be cedar posts with composite decking and all new railings.

Don Anderson made a motion to approve case 121-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. 122-23R 435 Woodview Manor Ln – R3

Steve Burns, applicant – Replace existing picture window with a smaller picture window

Michael Johnson addressed the Board and stated they are reducing the size of the picture window. The Board had no comments.

Dick Gordon made a motion to approve case 122-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

c. 123-23R 10341 Manchester Rd – R3/B3

Steven Burns, applicant – Addition of exterior deck

Steven Burns addressed the Board and stated they will be installing a composite deck with vinyl rails and adding a door. The Board had no comments.

Michael Marlo made a motion to approve case 123-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

- d. 124-23R 836 Elmtree Ln – R3
Axton McCormack, applicant – Covered patio on rear of home

Axton McCormack addressed the Board for a rear covered patio. The Board had no comments.

Chris Burton made a motion to approve case 124-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- e. 125-23R 1033 Meadowridge Dr – R4
Shaun Horn, applicant – Screened in porch with gable roof

Shaun Horn addressed the Board for a screened porch with a gable roof. The following items were discussed: two doors for a wider opening and the construction on the posts.

Don Anderson made a motion to approve case 125-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

- f. 126-23R 56 Orchard Ln – R1
Kevin Pona, applicant – Add egress windows, repair deck and remodel

Kevin Pona addressed the Board and stated they will be doing an egress window, foundation improvements and the existing decking will not be replaced. The Board had no comments.

Michael Marlo made a motion to approve case 126-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- g. 127-23R 424 S. Taylor Ave – R4
Andrew Hull, applicant – New single family residence

Andrew Hull addressed the Board and the following items were discussed: Shutters to be sized properly or remove, the block window needs to match, grills to be consistent throughout, small garage windows add 6 to 8" to window size, depth in the negative space and where will the water runoff go (applicant went to the dais and discussed roof line alternatives the Board had drawn as examples), foundation exposure requirements, framed lattice under deck.

Don Anderson made a motion to continue case 127-23R with the following requirements: 1) that the foundation coverage be addressed on the rear and side, 2) add framed lattice under deck, 3) eliminate the shutters or increase window size, 4) address the roof issue over the garage and 6) window grids to match throughout. Seconded by Michael Marlo. Motion approved unanimously.

h. 128-23R 827 N Harrison Ave – R4

Home Matters Alliance, applicant – Increase the bay projection for kitchen remodel

Builder Kevin Franklin, addressed the Board for the bay bump-out. The Board had no comments.

Chris Burton made a motion to approve case 128-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

i. 129-23R 340 Central Pl – R4

Shea Construction & Design, applicant – Addition

Rich Layton with Shea Construction and Design addressed the Board and stated the addition would be stucco to match the existing home. The Board had no comments.

Michael Marlo made a motion to approve case 129-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business

a. 12-23C 132 E. Monroe Ave – B2

Amanda Norris with Core 10 Architecture, applicant – New 5-story mixed use development with 42 condos over retail and parking

Tyler Stevens with Core 10 presented a power point explaining all the performing arts aspects detailed in the plans for the proposed 5-story mixed use development starting with the receiving plaza as an entrance from the KPAC, utilizing color with light to dark warm woods and black accents and materials with wire cables, metals and brick. The design layout will provide a park and pedestrian pathway. The following items were discussed: the top level uses metal panel system with a prefinished metal (samples shown), drainage for the flat roof with interior drains will be hidden in the brick detail that flares out creating a gap for the downspout in the recessed area, the mortar to match the brick, brick size is Norman with standard bond throughout, composite panel around windows, window glazing, casement residential windows and rooftop mechanical screening.

Michael Marlo made a motion to approve case 12-23C as submitted. Seconded by Don Anderson. Motion approved unanimously.

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:35 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.