



**Architectural Review Board
Agenda
Monday, November 20, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – November 06, 2023

II. Sign Review- Old Business

III. Sign Review- New Business

- a. 35-23S -575 Couch Ave – R-3
Fastsigns of Webster Groves and Brentwood, applicant – Installation of sign at main window entrance.
- b. 36-23S – 516 S. Kirkwood Rd. – R-5
Signcrafters, applicant – Monument installation.
- c. 37-23S – 110 N. Kirkwood Rd – B-2
AAA Signpros, applicant – Installation of new sign.

IV. Residential Review- Old Business

- a. 141-23R – 531 N Crescent – -3
NJL Custom Homes, applicant – Construct new single family home, revised drawings to respond to suggestions after continuance at last meeting.

V. Residential Review- New Business

- a. 148-23R -333 George – R-4
FM Design Build, applicant – Construct new single family home.
- b. 149-23R – 680 Craig Woods Dr. – R-3
Tim McMennis, applicant – Deconstruction of old deck rails. Constructing new rails.
- c. 150-23R – 1050 Couch Ave – R-3
Rombach Development, LLC, applicant – Construct new single family home.
- d. 151-23R – 208 W. Rose Hill Ave – R-4
Solera Energy LLC (Maricar Clementir), applicant – Solar panel installation/roof mount.
- e. 152-23R – 10434 Big Bend Rd. – R-4
Richard Morehland, applicant – Enclosing shed.

- f. 147-23R – 952 Lanyard Ln. – R-4
Agape Construction, applicant – Removal and rebuilding of existing porch.
Adding new windows, and sliding door.

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
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, November 06, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Chris Burton, Acting Chairman
Dick Gordon
Don Anderson
Pat Jones
Michael Marlo
Don Hussman

Members Absent

Mark Campbell, Chairman
Michael Chiodini, Vice - Chairman

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Chris Burton called the meeting to order at 7:04 pm.

Mr. Gordon asked if there were any comments for the October 16, 2023 meeting minutes.

Chris Burton made a motion to approve the October 16, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

- a. 33-23S – 491 S. Kirkwood Rd – B1
Alicia Walton, applicant – Front and side wall signs for First Watch

Chris Hampton, with Springfield Sign addressed the board about the rebranding of the First watch logo. The board asked questions regarding the actual proposed height of the larger sign letters. The applicant confirmed that the larger letters are proposed at 18” inches tall and that there should be space below and above the letters before the adjacent brick rowlocks.

Don Anderson made a motion to approve case 33-23S with the following requirements: 1). The larger letters of the proposed signage must have at least 2 inches of space between the signage and the brick rowlock above and below the signage. Seconded by Don Hussman. Motion approved unanimously.

III. Residential Review- Old Business

- a. 58-23R – 715 South Fillmore Ave – R4

NJL Custom Homes, applicant – Revisions to previous approval, base front of column only.

Peter with NJL Custom Homes addressed the board about making adjustments to the columns on the front of the house. The applicant's representative confirmed that the proposed columns are tapered, square columns.

Pat Jones made a motion to approve case 58-23R as submitted. Seconded by Don Hussman. Motion approved unanimously.

- b. 75-22R – 834 Brookcreek Ln – R1
Alan Wolf, applicant – Revisions to rear patio cover

Alan Wolf addressed the board about previous changes to plans adding detail to the front to make the outside consistent with the existing house in response to the recommendations of the ARB at the first review of this project. The board had no comments.

Don Anderson made a motion to approve case 75-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

IV. Residential Review- New Business

- a. 115-23R – 649 Norfolk Drive – R3
Jon Goeders, applicant – Second story dormer addition

Dean Sutton with Wolfe Architecture addressed the board and explained that the proposed project includes the additions of a bathroom and closet to the existing 2nd floor of the home with the addition to two new dormers to the structure. The board discussed a concern that the new addition does not transition smoothly specifically in regards to the rooflines. The house appears to have been added onto multiple times and this latest addition has an opportunity to make a smoother transition by cleaning up the roofline.

Don Anderson made a motion to approve case 115-23R with the following requirements: 1).The proposed configuration of the upper dormers be changed to reconfigure the roof to remove the t-shaped dormer system. 2). Clarify one single ridge going from side to side. 3) Maintain one gable in the rear. Seconded by Dick Gordon. Motion approved unanimously.

- b. 137-23R – 923 W. Rosehill – R3
Andrew Kelly, applicant – New single family home

Andrew Kelly with MK Custom Homes addressed the board and is looking for approval to construct a ranch style home. The board stated concern about the following:

- the large side gables with a lack of articulation
- the need for additional windows on each side elevation
- the front door should be consistent with the garage door paneling and the garage door needs windows and no carriage door straps

- the two small dormers needing to be combined into a single, three-window dormer
- columns need to be added on the garage side to match the columns in the middle of the porch; either both sets are double columns or they could have a single column next to the garage and a single column near the front door.
- a half column needs to be added on the left side of the rear porch

Don Anderson made a motion to approve case 137-23R with the following requirements: 1).The two front dormers be combined to create one single dormers with three windows. 2) On the front porch, that a half post and single post be put next to the garage or if one post is used in the middle then just one post would be added next to the garage. 3) Add windows on the garage door. 4) Add two windows in the master bedroom and one window in bedroom #1 on the right side elevation. 5).On the left elevation, add a window to the breakfast room. 6).On both right and left side gables add windows to match the gable window in the garage and rake boards in both side gables. 7). Change curved paneling on front door to square. 8). Add a ½ column on the left side of the rear porch. Seconded by Mike Marlo. Motion approved unanimously.

- c. 141-23R – 531 N Crescent - R3
 NJL Custom Homes, applicant – New single family home

Peter with NJL Custom Homes addressed the board. Construction on a single family home with detached garage. The board indicated that they have the following concerns:

- the shed dormer for the bedroom over the dining room should be changed to a gable dormer and the bump-out of the dining room should continue up to the 2nd story for the bedroom above.
- the six proposed exterior materials are too many and that they would want to see a design with fewer exterior materials with a maximum of four.
- Consideration to add chimney pots for additional articulation
- The person-door on the garage should have more detail

Don Anderson made a motion to continue case 141-23R to address the boards concerns. Seconded by Mike Marlo. Motion approved unanimously.

- d. 142-23R – 1914 Grassy Ridge Rd – R1
 Robert Krull (Rescue Landscaping), applicant – Adding an outdoor structure on the lower level, and landscaping.

Robert Krull with Rescue Landscaping, and project architect, Jim Savis, addressed the board. Mr. Krull confirmed that the existing house does not have much, if any, existing stone. The board discussed making the proposed wall more substantial with adding 2' returns around to the side elevations with a stone detail on the exterior of the wall at the same height as the column bases.

Don Anderson mad a motion to pass case 142-23R with the following requirements: 1).The proposed wall is extended by returning 2ft on each side of the wall to create a c-shape. 2).On the exterior side of the proposed wall, add the stone material 2ft around the wall to match the columns. 3). Add some

type of ventilation in the ceiling through to the roof. Seconded by Dick Gordon. Motion approved unanimously.

- e. 143-23R – 500 Gabriel Dr. – R3
Megan Hail, applicant – 6KW Solar roof mount and home battery.

Applicant representative was not present, but asked for case to be reviewed. The Board has no comments.

Michael Marlo made a motion to approve case 143-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- f. 144-23R – 1960 Rayner – R1
FM Design Build, applicant – New single family home.

Matt Moore with FM Design Build addressed the board about new construction on a mid-century modern home. The board has no comments.

Michael Marlo made a motion to approve case 144-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

- g. 145-23R – 219 E Washington Street – R3
Herring Design & Development, applicant – New single family home

Monty Herring with Herring Design & Development addressed the board and explained the concept of the design with providing both semi-public outdoor entertaining areas with some private outdoor areas also. Discussion occurred about the front entryway and scale of the proposed arch. Mr. Herring confirmed that the proposed door is 8' tall. Due to window sizes, the proposal includes a mixture of fixed and casement windows.

Michael Marlo made a motion to approve case 145-23R as submitted. Seconded by Don Hussman. Motion approved unanimously.

- h. 146-23R – 334 Lee Ave. –R4
Grace Calhoun, applicant – Rear addition, driveway expansion, covered front and rear porch.

Jeff Day addressed the board and described the project to include changing the front façade, and an addition onto the back of the house. Discussion occurred about the columns on the front porch and reducing the overhang on the left-side of the front porch roof. The new garage door will need to have windows. Discussion also occurred about the proposed retaining walls.

Don Anderson made the motion to approve case 146-23R with the following requirements: 1). Front porch roof be reduced so that the third window goes down to meet the two windows on the left side. 2). Add windows on the garage door preferably on the left hand side. 3). Front Porch columns be reduced to 6 inches inclusive of the wrap. Seconded by Dick Gordon. Motion passed unanimously.

V. VI. Commercial Review- Old Business

VI. **VII. Commercial Review- New Business**

	Chris Burton, Acting Chairman
--	-------------------------------

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.