



Architectural Review Board Agenda

Monday, August 5th, 2024 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. **Approval of Minutes – July 15, 2024**
- II. **Sign Review - Old Business**
- III. **Sign Review - New Business**
- IV. **Residential Review - Old Business**
 - a. 82-24R – 6 Sugar Creek Trail – R1
Chris Pike, applicant – Resubmittal: addition
 - b. 91-24R – 563 Andrews Ave – R4
Charles Nigh, applicant – Resubmittal: rear covered porch
- V. **Residential Review - New Business**
 - a. 106-24R – 35 Hill Dr – R3
Roeser Home Remodeling, applicant – 2nd floor residential addition
 - b. 107-24R – 719 Briarfarm Ln – R1
Jordan Bond, applicant – replacement of deck
 - c. 108-24R – 334 W Essex Ave – R4
Lewis Homes LLC, applicant – rear covered patio
 - d. 109-24R – 34 Lemp Rd – R1
John Curtis, applicant – rear addition
 - e. 110-24R – 10939 Manchester Rd – R4
RS Land Development LLC, applicant – detached garage
 - f. 111-24R – 921 N Clay Ave – R4
Charleston Homes LLC, applicant – new single-family home
 - g. 112-24R – 250 Crest Ave – R4
MD Clement Construction LLC, applicant – new single-family home
 - h. 113-24R – 545 S Fillmore Ave – R4
11933 Ladue Rd LLC, applicant – new single-family home
 - i. 114-24R – 526 S Fillmore Ave – R4
LR Custom Homes, applicant – new single-family home
 - j. 115-24R – 920 Dickson Ave – R4
FM Design Build, applicant – new single-family home
 - k. 116-24R – 333 George Ave – R4
Jeff Day & Associates, applicant – new single-family home
- VI. **Commercial Review - Old Business**
- VII. **Commercial Review - New Business**

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo, Ninad Garware, Ben Arenberg; 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; Liz Gibbons, Mayor; Nancy Luetzow, Council Liaison; Donna Poe, SBD; Jessica Winter, Communications Manager; Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



**Architectural Review Board
DRAFT Meeting Minutes
Monday, July 15th, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Mark Campbell, Chairman
Don Anderson
Ben Arenberg
Chris Burton

Members Absent

Ninad Garware
Dick Gordon
Michael Marlo

Call Meeting to Order and Approval of Minutes

Mr. Campbell called the meeting to order at 7:00 pm. Mr. Campbell asked if there were any comments for the July 1st meeting minutes. **Mr. Burton made a motion to approve the July 1st minutes. Seconded by Mr. Marlo. Motion approved unanimously.**

I. Sign Review - Old Business

II. Sign Review - New Business

a. 22-24S 10935 Manchester Rd, Ste 100 – B3

Plasti-Lite Signs, applicant – wall sign for James W Rehm DMD
Bob Stephens of Plasti-Lite Signs presented the proposal to the Board. The Board confirmed the entrance to the business was in the basement door underneath the deck, so typical sign placement above the door was not possible. The Board discussed the way the sign would be secured to the siding of the deck.

Mr. Gordon made a motion to approve case 22-24S as submitted. Seconded by Mr. Garware. Motion approved unanimously.

b. 23-24S 1038 S Kirkwood Rd – B5

Piros Signs, Inc, applicant – portion of monument sign for Famous Footwear
Joe Phillips of Piros Signs presented the proposal to the Board. The Board had no comments.

Mr. Burton made a motion to approve case 23-24S as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

III. Residential Review - Old Business

a. 63-24R 567 Southbrook Dr – R4

Tim Morrison, applicant – attached garage, 2nd story, front porch addition
Tim Morrison presented the proposal to the Board. The Board noted that the revised proposal met the conditions they had asked for at the time the case was continued.

Mr. Marlo made a motion to approve case 63-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

IV. Residential Review - New Business

a. 99-24R 906 Rochdale Dr – R3

Wohlschlaeger Contracting, applicant – enlarge front porch
The homeowner Jake Corrigan presented the proposal. The Board had no comments.

Mr. Marlo made a motion to approve case 99-24R as submitted. Seconded by Mr. Burton. Motion approved unanimously.

b. 100-24R 856 N Woodlawn Ave – R4

US Sun Solar, applicant – Tesla solar roof installation
The homeowner Steve McGauley presented the proposal to the Board, who asked for details on how the system worked. Mr. McGauley explained that it is a whole new roofing system with some

tiles energized and some not. He noted it is made to handle significant hail damage. The Board had no comments.

Mr. Marlo made a motion to approve case 100-24R as submitted. Seconded by Mr. Garware. Motion approved unanimously.

c. 101-24R 1807 W Woodbine Ave – R3

John Hegger, applicant – replace existing deck with new screened-in deck

The homeowner Mr. Hegger presented the proposal and clarified that the proposal includes a pre-fabricated screened-in space with an aluminum roof. He passed out sample pages from the company brochure to help clarify the proposal. He noted that existing footings, posts and joists will be used. The Board suggested wrapping the existing posts in white PVC and wanted all other elements of the deck to be white to match.

Mr. Burton made a motion to approve case 101-24R with the following requirements: 1) create one uniform look by using white paint or vinyl wraps for the posts and a white aluminum railing. If white is not chosen, then the materials must be all in one color, except for the deck floor which can remain unaltered. Seconded by Mr. Gordon. Motion approved unanimously.

d. 102-24R 312 Gill Ave – R3

Formwork Architecture, applicant – rear addition and new front porch

Tracy Collins of Formwork Architecture presented the proposal. The Board confirmed the existing front door was staying and that the rear covered porch roof deck will be rolled asphalt. The Board confirmed the new windows will match the primary structure's windows.

Mr. Gordon made a motion to approve case 102-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

e. 103-24R 641 Brookhaven Ct – R4

Srote & Co Architects, applicant – new single-family home

Christine Chirco of Srote & Co Architects presented the proposal to the Board. The Board confirmed fenestration was present on all four sides of the detached garage.

Mr. Burton made a motion to approve case 103-24R as submitted. Seconded by Mr. Garware. Motion approved unanimously.

f. 104-24R 437 Greenleaf Dr – R3

Behrens Construction Inc, applicant – residential addition

Rob Timm of RWTimm LLC, the architect for the project, presented the proposal to the Board and confirmed that the previously existing home at 443 Greenleaf would be demolished and the existing home at 437 Greenleaf would be expanded with the goal of matching the existing home in look and materials. The Board questioned the use of octagonal vents and windows. Mr. Timm stated it was an accent preferred by the homeowner and that there was at least one other house in the neighborhood that had similar octagonal accents. The Board discussed the balance of the main front gable with the dormers and how to improve the way the roof pitches look on the side elevations.

Mr. Anderson made a motion to approve case 104-24R with the following requirements: 1) that the front roof gable be over-framed on the rear 4-6 feet past the ridge to increase the volume of that roof, 2) the windows in the center of the front elevation be separated into 2 windows and the dormer above it be moved to be centered between the 2 windows, and 3) that shutters are eliminated. Seconded by Mr. Burton. Motion approved unanimously.

g. 105-24R 40 Orchard Ln – R1

Kuehnle Construction Co Inc, applicant – new single-family home

Mark Scheipeter of Kuehnle Construction presented the case to the Board. The Board discussed the difference between the color rendering and the elevation. Mr. Scheipeter noted the elevations are more accurate than the color rendering and that the standing seam metal dormer is staying.

The Board noted the window grids need to match throughout the house and be casement windows. The Board discussed where windows could go in the basement on both sides.

Mr. Anderson made a motion to approve case 105-24R with the following requirements: 1) that the window grid style needs to match throughout all elevations, 2) that two small windows are added on either side of the basement, and 3) that bandboards separating the top gable be added on either side. Seconded by Mr. Burton. Motion approved unanimously.

- V. Commercial Review - Old Business**
- VI. Commercial Review - New Business**

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:06 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.