



SPECIAL ANNOUNCEMENT REGARDING ARCHITECTURAL REVIEW BOARD MEETINGS

Section 610.015 of the Missouri Sunshine Law provides that members of the Architectural Review Board who are not physically in the City Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Architectural Review Board have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

Zoom webinar

When: **May 17, 2021 06:00 PM** Central Time (US and Canada)

Topic: Architectural Review Board Work Session – No public comment

Please click the following link to join the webinar: <https://zoom.us/j/97112791711>

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**Architectural Review Board
Work Session Agenda
May 17, 2021 at 6:00 p.m.
Via Zoom (electronic meeting)**

- I. Approval of Minutes – May 3, 2021**

- II. Sign Review - New Business**
None

- III. Residential Review - Old Business**
 - a. Case 42-21R – 821 Craig Dr – R3
Grandon Brimley, applicant
Room Addition

 - b. Case 65-21R – 510 S Ballas Rd – R3
Cori Hinterser, Killeen Studio Architects, applicant
Screened Porch Addition

- IV. Residential Review - New Business**
 - a. Case 54-21R – 648 Lynwood Blvd – R4
Gateway Home Builders, Applicant
New Single-Family Residence

 - b. Case 62-21R – 646 Hawbrook Ave – R3
Robert E. Eisenbarger, applicant
Replace Existing Screened Porch

 - c. Case 67-21R – 612 Bambury Way – R3
Brad Conrad, applicant
One-Story Addition to Existing House

 - d. Case 68-21R – 404 Frieda Ave – R3
Stauder Architecture, applicant
Garage Addition to Replace Attached Carport

 - e. Case 70-21R – 638 Mendelsohn Dr –R3
Tracy Winters of Agape Construction, applicant
One-Story Rear Addition

 - f. Case 71-21R – 326 Lee Ave –R4
Stauder Architecture, applicant
House Addition & Detached Garage Replacement



**Architectural Review Board
Work Session Agenda
May 17, 2021 at 6:00 p.m.
V Z (electronic meeting)**

Case 72-21R – 840 N Kirkwood Rd –
Tracy Winters of Agape Construction, applicant
Two-Story Rear Addition & Remodel

Case 73-21R – 533 Bedford Oaks Dr –
Robert Brauch, applicant
Enclosing Existing Front Porch, Adding New Slab- -Grade Front Porch& Canopy

Case 74-21R – 140 Oakside Ln – R4
Jerry Hamilton of Classic Designs, applicant
Room Addition & Rear Deck Addition

Commercial Review – Old Business

None

VI. Commercial Review - New Business

None

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini, Members Don Anderson, Curt Rafferty, Dick Gordon, Adam Edelbrock and Pat Jones Council Liaison Kara Wurtz

Contact Information: For full Architectural Review Board contact information, please call Planning and Development Services 314-822-5823. To contact the Building Commissioner, call Jack Schenck 314-822-5814.

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.

Bill Bensing, Director of Public Services
Laurie Asche, City Clerk
Kim Sansegraw, Deputy City Clerk
Tim Griffin, Mayor
Kara Wurtz, Council Liaison
Donna Poe, SBD
Freddy Doss, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II
Andi Yancey, Planner I



**City of Kirkwood
Work Session of the Architectural Review Board
Via Zoom Virtual Meeting
May 3, 2021 – Draft Work Session Minutes**

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-chairman
Adam Edelbrock
Don Anderson
Pat Jones (Alternate)

Members Absent

Curt Rafferty
Dick Gordon

Pursuant to notice of meeting duly given, the Architectural Review Board convened on Monday, May 3, 2021 at 6:00 p.m. via Zoom for a virtual work session.

Chairman Mark Campbell began the work session at 6:00 p.m. Chairman Campbell inquired whether the other members had received the sample ARB rubric provided by staff. Jonathan Raiche, Planning and Development Services Director with the City of Kirkwood, indicated that all board members had received the rubric.

I. Sign Review - Old Business

a. Case 08-21S – 1936 Dougherty Ferry Rd for High Meadow Subdivision – R1 (formerly listed as 1904 Grassy Ridge)

Applicant: Dan McNulty

Subdivision Ground Sign - 50" x 22", 7.64 sq. ft.

Chairman Mark Campbell introduced Case 08-21S, a sign application requesting to replace the existing High Meadow Subdivision sign.

Chairman Campbell indicated that the sign had been reviewed at a previous meeting and that it appeared all of their comments had been addressed in the updated proposal. The applicant had provided updated images including the fasteners and spacers in the back to show what the shadow line would look like as well as illustrations of the rock they intend to purchase for the mounting. Chairman Campbell indicated that a letter of support had been provided by a neighborhood resident. Chairman Campbell asked the board if there were any additional questions or comments based on the updated submission.

Vice-chairman Michael Chiodini indicated that he had questions about the cut stone and how the sign would sit on the face of the mounting boulder. Vice-

chairman Chiodini indicated that his concerns about readability of the sign had been addressed with the newly-proposed black backing.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

II. Sign Review - New Business

a. Case 12-21S – Hair Loss Solutions at 10801 Big Bend Blvd – B3

Applicant: Chrissy Stojan

Panel Change on Existing Ground Sign - 4.89 sq. ft.

Chairman Campbell introduced Case 12-21S, a sign application proposing to replace a tenant panel on an existing ground sign. Chairman Campbell indicated the sign is two-sided and included a phone number, which is typically not preferred. Vice-chairman Chiodini stated that he understood that websites and phone numbers were acceptable now due to COVID.

Chairman Campbell asked if there were any additional comments on Case 12-21S, and, hearing none, moved on to the next item.

b. Case 13-21S – Kirkwood Rd Christian Church at 529 N Kirkwood Rd – R5

Applicant: Glenn Hart

Monument Sign with Electronic Message Panel - 50 sq. ft.

Chairman Campbell introduced Case 13-21S, a sign application proposing to replace an existing church sign with a monument sign containing an electronic message panel. Chairman Campbell indicated that it satisfied the 5' height requirement, and that the materials appeared to be consistent with the primary structure. Chairman Campbell stated that the new sign would be rotated 90 degrees from the existing sign. Jack Schenck, Building Commissioner with the City of Kirkwood, indicated that electronic message signs were required to be perpendicular to the roadway and that the proposed sign was two-sided.

Chairman Campbell stated that there was currently no proposed landscaping, which could be alright given the sign's proximity to the ground. Vice-chairman Chiodini said that the proposed sign needed some sort of cap on it. Chairman Campbell indicated that there appeared to be 3 panel signs mounted to the masonry and that he had questions about that.

Board member Pat Jones stated that there needed to be some architectural interest on the ends of the sign in addition to the cap on the top. Chairman Campbell agreed, stating that he'd like to speak with the applicant about the entire perimeter condition as well as the base of the sign. Vice-chairman Chiodini indicated that he would rather see individual letters on the sign than the proposed white placards, stating that it would be more fitting with the existing church and

neighborhood character. Ms. Jones indicated that having both of the proposed side panels was redundant. Board member Adam Edelbrock inquired about the depth of the proposed sign, stating that he did not see the depth indicated on the plans. Chairman Campbell stated that the face of the sign was clear, but the base and depth and general detailing was unclear.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

III. Residential Review - Old Business

a. Case 26-21R – 145 Horseshoe Dr – R3

**Applicant: Fred Achard
Covered Porch Addition**

Chairman Campbell indicated that Case 26-21R had been pulled from the agenda. Andi Yancey, Planner I with the City of Kirkwood, stated that the case would not be considered at the applicant's request and that the case would need to be continued during the regular meeting.

b. Case 27-21R – 516 E Jefferson Ave – R3

**Applicants: Eric & Mika Ross
Two-Story Home Addition & Detached Garage**

Chairman Campbell introduced Case 27-21R. He indicated that he and Vice-chairman Chiodini had received interim updates since the case was originally considered and that the board's comments and concerns had been addressed. The Board discussed changes made to the plans including tiling, capping, and other details and confirmed that the garage had been approved at the April 5, 2021 BOA meeting.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

c. Case 47-21R – 427 Heman Dr – R4

**Applicant: Tony Duncan
Home Addition**

Chairman Campbell introduced Case 47-21R. Ms. Jones stated that the Board had asked for several items at the April 5, 2021 BOA meeting including design of the garage doors. Chairman Campbell indicated that there were some concerns about the setback and that the applicant wanted to step away to ensure they got the siting correct. Amy Lowry, Planner II with the City of Kirkwood, indicated that the applicant originally thought the side yard setback requirement was 5', but that

it was in fact 8', so the proposed addition needed to be stepped back a few feet. Chairman Campbell stated that the proposed addition was a new mudroom and garage. The board discussed the blank garage wall and the roof. Chairman Campbell stated that the trim had been addressed at the previous meeting and everything matched up.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

d. Case 55-21R – 816 Nirk Ave – R4
Applicant: Michael Jacezko of AMJ Development
New Single-Family Home

Chairman Campbell introduced Case 55-21R stating that it was a new home application. Ms. Jones stated that she and questions about the windows, inquiring whether or not they were casements. Board Member Don Anderson indicated that the spacing of the front porch columns seemed off. Mr. Edelbrock recommended double columns around the front door to address the spacing issues. Chairman Campbell stated that the applicant had pulled the front and back together as requested. The board discussed the window placement and trim, the front porch roof, roof plan, and roof cricket. The board discussed the tapered chimney, building materials, and character of the home. Mr. Anderson stated there was a missing man door on one of the elevations.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

IV. Residential Review - New Business

a. Case 01-21R – 128 E. Jewel Ave – R3
Applicants: Ian and Amanda Banks
New Single-Family Home (Approved by Landmarks Commission)

Chairman Campbell introduced Case 01-21R. Ms. Jones indicated that the design had already approved by Landmarks Commission, and Ms. Lowery, Planner I, confirmed that that was the case. Mr. Anderson expressed concerns about the chimney height. Chairman Campbell stated that the proposed home had good materiality and window spacing. Mr. Edlebrock expressed concerns about the dormer spacing and that the entry sequence seemed to be off. It was confirmed that the plan view and renderings had different dormer placement, which would be resolved at the meeting. Ms. Jones indicated that the second floor windows needed sills and aprons, and the vents needed trimmed out. The board discussed window placement and function.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

b. Case 63-21R – 574 Drury Ln – R6
Applicant: Patriot Sunrooms
Sunroom Addition

Chairman Campbell introduced 63-21R indicating that it was a sunroom addition behind the house. The board discussed the sunroom, indicating that Patriot had started to address their typical concerns. Chairman Campbell indicated that he had questions about the colors.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

c. Case 64-21R – 229 E Woodbine Ave – R6
Applicant: Bree Wambach of Roeser Home Remodeling
Home Addition

Chairman Campbell introduced Case 64-21R explaining that the application was for a rear home addition with crawl space and a new patio. Chairman Campbell stated that the foundation appeared to be non-compliant, but that it was just an extension of an existing condition. The board discussed the detailing, edging, trim, materials of the home. Vice-chairman Chiodini stated that if the exposed foundation on the existing home was painted, that he'd like to see the foundation painted on the addition as well. Ms. Jones commented about window spacing consistency and continuity between the existing home and the addition.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

d. Case 65-21R – 510 S Ballas Rd – R3
Applicant: Cori Hinterser of Killeen Studio Architects
Screened Porch Addition

Chairman Campbell introduced Case 65-21R, are rear screened porch addition. The board broadly agreed that the design of the porch did not fit with the character of the home and that the porch needed to be redesigned.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

e. Case 66-21R – 109 Dickson St – R3
Applicant: Riggs Construction, applicant
Existing Garage Demolition and Attached Garage & Deck Addition

Chairman Campbell introduced Case 66-21R, explaining that it was a new garage off of an existing mudroom and a deck addition. Ms. Jones commented on the proposed shutters. The board agreed that the proposed addition fit nicely with the existing house and agreed that the proposed deck needed lattice work around the crawl space. Ms. Jones inquired about the foundation between the house and the garage.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

V. Commercial Review - New Business

a. Case 06-21C – 1034, 1040, 1046, 1052 Geyer Grove – R5
Applicant: Consort Homes
New 4-Unit Multi-Family Building

Chairman Campbell introduced Case 06-21C, a 4-unit residential building. Chairman Campbell stated that the applicants had incorporated the elements the board has addressed with other buildings in the development. The board discussed the building materials and the windows. Ms. Jones inquired whether the windows had sills and aprons. Chairman Campbell indicated that the details on this structure would need to be consistent with the previously approved set. Mr. Raiche, Planning and development Services Director, indicated that the rendering was for building two, so it was not the exact rendering for the subject application so the board could address the applicant at the meeting for additional information.

Chairman Campbell asked for any additional comments, and, hearing none, moved on to the next item.

b. Case 07-21C – 10850 Manchester Rd – B3
Applicant: Michael Goldman of Waterway Gas & Wash Co.
New Shade Canopy

Chairman Campbell introduced Case 07-21C, indicating that Waterway was applying to erect a shade canopy for customer waiting. Vice-chairman Chiodini pointed out the inconsistency of quality between the shade canopy and existing structures on the site and expressed concerns with drainage for the canopy. Mr. Raiche, Planning and development Services Director, pointed out that the roof of the canopy was partially open. The board discussed the functionality of the structure.

Chairman Campbell asked for any additional comments, and, hearing none, adjourned the work session at 6:55 p.m.

Mark Campbell, Chairman

Michael Chiodini, Vice-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, Architectural Review Board.