



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: **June 7, 2021 06:00 PM** Central Time (US and Canada)

Topic: Architectural Review Board Work Session

Please click the link below to join the webinar: <https://zoom.us/j/97383648772>

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**Architectural Review Board
Work Session Agenda
June 7, 2021 at 6:00 p.m.
Via Zoom (electronic meeting)**

I. Approval of Minutes – May 17, 2021

II. Sign Review - Old Business

None

III. Sign Review - New Business

a. Case 14-21S – 1202 S Kirkwood Rd – B5

Jamie Bergmann, applicant
Changing Existing Wall Sign for Walmart

b. Case 15-21R – 1050 S Kirkwood Rd Ste. A – B5

Dale Sign Service, Chris Smith, Applicant
Wall Sign for New Business, Buff City Soap

c. Case 16-21S – 115 W Argonne Dr. – B4

Mosby Building Arts
Marquee Sign & Wall Sign for New Mosby Building Arts Location

d. Case 17-21R – 10465 Manchester Rd – B3

Excel Signs & Design, Lauren Peifer, applicant
Wall Sign for New Business, Archworks Capital LLC

IV. Residential Review - Old Business

a. 26-21R – 145 Horseshoe Dr – R3

Fred Achard, applicant
One-Story Rear Porch Addition

b. Case 42-21R – 821 Craig Dr – R3

Grandon Brimley, applicant
Room Addition

c. Case 54-21R – 648 Linwood Blvd – R4

David Kraemer of Gateway Home Builders, Applicant
New Single-Family Residence

V. Residential Review - New Business

a. Case 69-21R – 345 Dickson St – R2

Mike Lewis of Lewis Homes, applicant
New Detached Garage



**Architectural Review Board
Work Session Agenda
June 7, 2021 at 6:00 p.m.
Via Zoom (electronic meeting)**

- b. Case 75-21R – 658 N Harrison Ave – R3
Mike Lewis of Lewis Homes, applicant
New Single Family Home
- c. Case 76-21R – 2365 Maybrook Ln – R3
Tyson & Tanya Popp, applicant
Hearth Room & Screen Porch Addition
- d. Case 77-21R – 1149 Woodgate Dr – R3
Chris Unland, applicant
New Single Family Home
- e. Case 78-21R – 436 W Monroe Ave – R4
Becky Trent, applicant
Deck Extension
- f. Case 79-21R – 307 W Essex Ave – R4
Rhonda Loggia, applicant
Rear Porch Roof Addition
- g. Case 80-21R – 1320 N Geyer Rd – R4
Adams Street Architectural Design, applicant
Replacing Portion of Roof to Change Pitch, Relocating Garage Doors
- h. Case 81-21R – 603 Evans Ave – R4
Steve Burns, applicant
Addition to Covered Porch Addition & Additions to Garage & Porch
- i. Case 82-21R – 2401 St. Giles Rd – R3
Dustin Bopp, applicant
Addition & New Detached Carport

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

- a. Case 08-21C – 1130 S Kirkwood Rd – B5
Maggie Blakewood of CDS, applicant
Exterior Modification to Existing Chili's Restaurant



**Architectural Review Board
Work Session Agenda
June 7, 2021 at 6:00 p.m.
Via Zoom (electronic meeting)**

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 at 314-822-5823. To contact the Building Commissioner, call Jack Schenck at 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.

- C: 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 17, 2021 – Draft Work Session Minutes

Members Present

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

Members Absent

Curt Rafferty

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell began the work session at 6:00 p.m.

Mr. Campbell stated for the record that 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.

Mr. Campbell asked if there were any comments for the May 3, 2021 Work Session Meeting Minutes.

Vice-Chairman Michael Chiodini made a motion to approve the May 3, 2021 Work Session Minutes. Seconded by Mr. Don Anderson. All ayes. Motion approved.

II. Sign Review - Old Business

None

III. Sign Review - New Business

None

IV. Residential Review - Old Business

- a. Case 42-21R – 821 Craig Dr – R3
Grandon Brimley, applicant
Room Addition

Mr. Campbell introduced Case 42-21R. The Board discussed the following items:

- Plan notes indicate that the existing material is stucco, however, the photos don't appear to show stucco. Appears to be board & batten.
- Existing foundation wall to be used for addition. Concerns about how old the foundation wall is and whether it is ok to use.
- Plans appear underdrawn; it is difficult to tell where the break line on the new roof is.
- The condition underneath the proposed addition and what the space would be.
- Edge pieces and trims will need to match up.
- The large opening in the rear elevation (top elevation on the elevation page) and whether it's a door or window.
- Additional details needed on the plan to understand the roof design and alignment
- The type of posts proposed to hold up the addition – what material, what would they look like, will the posts be exposed or shielded, etc.

b. Case 65-21R – 510 S Ballas Rd – R3

Cori Hinterser, Killeen Studio Architects, applicant
Screened Porch Addition

Mr. Campbell introduced 65-21R, indicating that it was a screened porch addition. He explained that he and Mr. Chiodini were presented with two additional roof designs. The Board discussed the following items:

- The fireplace needs to be stone or the same material on all sides and that the crawlspace needs to be closed off.
- Mr. Chiodini questioned whether a railing would be needed and the Board discussed where one might be attached.

V. Residential Review - New Business

c. Case 54-21R – 648 Linwood Blvd – R4

Gateway Home Builders, Applicant
New Single-Family Residence

Mr. Campbell introduced 54-21R, a new house proposal. The Board discussed the following items:

- The column spacing on the front porch. The three spaces between the front columns should be equal.
- The vertical arrangement of the front façade.
- Second floor windows are lacking.
- Garage doors are very prominent; they should coordinate with the front door.

- Additional details needed on materials – TBD is not acceptable.
- Window trims are not consistent and should have sills and aprons.
- The excessive blank space on the side elevations
- The side elevation gables need shake and trim board.
- The architectural guidelines recommend when a two-story house is going in among one-story houses, design elements should be used to curb the height on the second floor, such as clipped gables.
- Porch headers are not shown.
- There are a lot of missing details, the plans should be more complete by the next meeting.

d. Case 62-21R – 646 Hawbrook Ave – R3

Robert E. Eisenbarger, applicant

Replace Existing Screened Porch

Mr. Campbell introduced 62-21R, a screened porch addition. The Board discussed the following items:

- Ventilation considerations for the enclosed space under the porch.
- Clarification needed on the gables as they are not articulated in the drawings.
- Unclear where the cricket meets the gable.
- The Building Commissioner will verify that the chimney height meets the building code.

e. Case 67-21R – 612 Bambury Way – R3

Brad Conrad, applicant

One-Story Addition to Existing House

Mr. Campbell introduced 67-21R, a rear home addition. The Board stated that all the materials match up and that the plans were nicely done. They indicated that the proposal looks good as submitted.

f. Case 68-21R – 404 Frieda Ave – R3

Stauder Architecture, applicant

Garage Addition to Replace Attached Carport

Mr. Campbell introduced 68-21R, a garage addition replacing an attached carport. The Board discussed the following items:

- The roof height seems excessive, which may be a split-level issue.
- A cut sheet is needed for the garage door, and it will need to have windows.
- Light fixtures should be added to break up the space above the garage.

- Materials and trim need to be consistent with existing home.
- Roof slope and articulation.

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

Mr. Campbell introduced 70-21R, a one-story, rear home addition. The Board discussed the following items:

- The roof of the addition is taller than the existing home and the second gable seems randomly placed. The existing roofline should not be exceeded.
- The gables need to be better articulated and the large cricket needs to be addressed.

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

Mr. Campbell introduced 71-21R, a home addition and detached garage replacement. The Board discussed the following items:

- The front porch design and posts.
- The continuity of the proposed design works well with the existing structure.

i. Case 72-21R – 840 N Kirkwood Rd – R4
Tracy Winters of Agape Construction, applicant
Two-Story Rear Addition & Remodel

Mr. Campbell introduced 72-21R, a two-story rear home addition and remodel. The Board discussed the following items:

- The octagonal shape of the addition.
- The gable design and roof cricket.
- Concerns about the bathroom and shower windows.

j. Case 73-21R – 533 Bedford Oaks Dr – R4
Robert Brauch, applicant
Enclosing Existing Front Porch, Adding New Slab-on-Grade Front Porch & Canopy

Mr. Campbell introduced 73-21R, a request to enclose an existing front porch and build a new slab-on-grade front porch with a canopy. The Board discussed the following items:

- Location of the downspouts on the front of the new columns.
- A cut sheet will be required for the new door.
- The sunburst design on the front porch.

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

Mr. Campbell introduced 74-21R, a rear home and deck addition. The Board discussed the following items:

- The design of the rear façade. A gable vent should be used to break up the siding.

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

None

Mr. Campbell asked for any additional comments, and, hearing none, adjourned the work session at 6:58 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.