



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: November 15, 2021 07:00 PM Central Time (US and Canada)

Topic: Architectural Review Board

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ARCHITECTURAL REVIEW BOARD AGENDA

November 15, 2021 at 7:00 p.m.
VIA ZOOM (electronic meeting)

I. **Approval of Minutes** – November 1, 2021

II. **Sign Review - Old Business**

None

III. **Sign Review - New Business**

a. 41-21S – 504 S Geyer Rd – R4

Dale Sign Services, applicant
Ground Sign for Geyer Road Baptist Church

b. 42-21S – 132 W Monroe Ave – B2

Chris DeHeer, Horizon Sign Company, applicant
Marquee Sign for Teleo Coffee

IV. **Residential Review - Old Business**

None

V. **Residential Review - New Business**

a. Case 161-21R – 437 Rollingwood Ln – R3

ST Evans, Inc, applicants
Deck & Outdoor Bathroom

b. Case 163-21R – 429 Miriam Ave – R3

Paul Fendler, Fendler + Associates, Inc, applicants
Lifting House to Replace Foundation & Adding a 2-Story Addition

c. Case 164-21R – 559 S Harrison Ave – R4

Stanford Homes, applicants
New Single Family Residence

d. Case 165-21R – 125 N Woodlawn Ave – R3

Lewis Homes, applicants
Rear Addition

e. Case 166-21R – 520 Coverdale Ln – R4

Christopher Pike, applicants
New Single Family Residence

f. Case 167-21R – 208 Frieda Ave – R3

Jeff Day & Associates, applicants
New Single Family Residence



ARCHITECTURAL REVIEW BOARD AGENDA

November 15, 2021 at 7:00 p.m.
VIA ZOOM (electronic meeting)

- g. Case 168-21R – 1737 Lynkirk Ln – R1**
Michael Blaes, AIA, applicants
Sunroom & Deck Addition
- h. Case 169-21R – 704 Pearl Ave – R3**
Michael & Clara McIntosh, applicants
Rear Addition & Covered Porch, New Detached Garage
- i. Case 170-21R – 529 N Holmes Ave – R3**
Larry Rowles, Homes by Rowles, applicants
New Single Family Residence

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

- a. Case 21-21C – 1280 Simmons Ave – R4**
Villa Di Maria, applicants
New “Children’s House” Building at the Villa Di Maria Montessori School Campus



**ARCHITECTURAL REVIEW BOARD
AGENDA
November 15, 2021 at 7:00 p.m.
VIA ZOOM (electronic meeting)**

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini, Members Don Anderson, Chris Burton, 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



CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD

November 1, 2021 – Draft Meeting Minutes

Members Present

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

Members Absent

Adam Edelbrock

I. Call of Meeting to Order and Approval of Minutes

Chair Mark Campbell called the work session to order at 7:00 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 noted that Case 153-21R was recorded in the October 18, 2021 Meeting Minutes as the Board not having any comments on the design but that the motion was to continue. He wanted to be sure that was the appropriate motion and have it corrected if inaccurate. Mr. Campbell then asked if there were any comments for the October 18, 2021 meeting minutes. Ms. Pat Jones stated that the date identifying the meeting minutes reads October 4 and it should be identified as October 18. Ms. Jones further stated that the second bullet on page five under case 152-21R should read “concern” rather than “concerned.”

Michael Chiodini made a motion to approve the October 18, 2021 minutes with the requested revisions. Seconded by Chris Burton. Motion approved unanimously.

II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 36-21S – 11215 Manchester Rd – B3
Plasti-Lite Signs, applicant
Wall Sign for Revel Kitchen

Glenn from Plasti-lite Signs addressed the Board and indicated the proposal is for new signage for Revel Kitchen. The top parapet is about 30 inches from the top of the roof and the sign is approximately a 7% tilt to not go over the roofline. The signage lettering will be translucent vinyl in blue and white with LED illumination. Glenn indicated the landlord never had any other tenant ask to put a sign in that location. The following items were discussed:

- There were concerns about the placement of the sign and the proposed angle. It was discussed if the angle is consistent with Revel Kitchen's branding and it was indicated that it is. The sign needs to stay below the top cap and above the flashing.
- The color of the returns was questioned and it was specified that the returns will be black with a black trim cap. It was further indicated that the raceway will be painted to match the brick behind.

Don Anderson made a motion to approve Case 36-21S as submitted. Seconded by Chris Burton. Motion approved unanimously.

- b. 38-21S – 113 N Kirkwood Rd – B2
Specialty Awning, applicant
Awning Sign for The Kerry Cottage

Karen Jorgenson from The Kerry Cottage addressed the Board and indicated the proposal is for a new awning sign for The Kerry Cottage. Ms. Jorgenson indicated the existing awning frame will be reused and fitted with a new canvas awning and there will be returns on the ends of the awning.

Pat Jones made a motion to approve Case 38-21S as submitted. Seconded by Chris Burton. Motion approved unanimously.

- c. 39-21S – 201 S Kirkwood Rd – B2
Adam Garner of Summit Sign, applicant
Wall Signs for Fortify Wealth and Pennington Shea

Andy Heard from Summit Sign addressed the Board and indicated the proposal is for new signage for Fortify Wealth and Pennington Shea and a new address sign for the building. Mr. Heard indicated the Fortify Wealth signage will be non-illuminated, black painted dimensional aluminum lettering; the door sign will be replaced with the address; and, the Pennington Shea signage will be non-illuminated, flat-cut painted aluminum lettering. The following items were discussed:

- It was discussed that the application address is listed as 201 S Kirkwood Rd but the address signage being changed indicates the address is on Madison Ave. It was indicated that the property owner's name is the Kirkwood Madison Group because the building sits at the corner of Kirkwood and Madison. The address to the building entry for Fortify Wealth and Pennington Shea is on Madison.

Michael Chiodini made a motion to approve Case 39-21S as submitted. Seconded by Chris Burton. Motion approved unanimously.

- d. 40-21S – 10451 Manchester Rd – B

Steve Fleming of Classic Signs, applicant
Temporary Interim Sign for Wine & Cheese Place

Steve Fleming from Classic Signs addressed the Board and indicated the proposal is for temporary signage for the Wine & Cheese Place. Mr. Fleming stated the signage for The Wine & Cheese Place was previously seen and approved by the ARB but due to material supply issues the temporary solution was to reuse another location's signage. The following items were discussed:

- The anticipated installation for permanent sign was questioned and it was indicated the sign is expected to be hung by the middle to the end of December.
- It was indicated that the raceway should be painted to match the material behind it.

Dick Gordon made a motion to approve Case 40-21S with the requirement that the raceway be painted to match the material behind it and with a removal date of December 31, 2021. Seconded by Don Anderson. Motion approved unanimously.

IV. Residential Review - Old Business

- a. Case 116-21R – 1221 Grandview Dr – R3
Benchmark Homes, applicants
New Single Family Residence

Jeff Brinkman from Benchmark Homes addressed the Board and indicated the this case had previously been seen and approved by the ARB but Benchmark's main concern is that the cedar columns needed to be stained to match the front door. The following items were discussed:

- It was expressed that the cedar columns and front door would need to be stained and sealed to prevent them from turning gray with weathering.
- It was indicated that base and cap trim is needed on the front columns.

Michael Chiodini made a motion to approve Case 116-21R with the requirement that the wood columns be sealed and cursory review of the right elevation. Seconded by Dick Gordon. Motion approved unanimously.

V. Residential Review - New Business

- a. Case 139-21R – 641 S Elliott Ave – R4
Prestige Custom Homes, applicants
New Single Family Residence

JR Mayer from Prestige Custom Homes addressed the Board and indicated the house is slightly over the floor area ratio and will have to remove the bay window. The bay window will become a sliding door with a shed roof over it. The following items were discussed:

- It was suggested that the front door should have a cross mullion to match the garage door.
- The foundation exposure limits were pointed out and it was specified this will be remedied with siding being brought down to within twelve inches above grade.
- It was noted that lattice should enclose area below the deck.
- It was indicated that the fixed window in the stairwell needs to be changed to a double-hung window.

Don Anderson made a motion to approve Case 139-21R with the following requirements: 1) that framed lattice panels be installed to enclose under the deck; 2) that the foundation exposure requirements are met; 3) that the fixed window in the stairwell be changed to a double-hung or casement window; 4) that the front door glass have a cross mullion to match the window grid on the garage door; and, 5) that there is a cursory review of the bay window changes. Seconded by Dick Gordon. Motion approved unanimously.

b. Case 158-21R – 866 Rochdale Dr – R3

Thomas Kruger, applicants
Rear Covered Patio

Tom Kruger addressed the Board and indicated the proposal is to install a patio with a cover over half of it. Mr. Kruger specified that the roofing materials, all the trim components, and all other materials for the patio cover will match the existing house as closely as possible. The Board discussed the following items:

- The topic of gutters and downspouts were discussed and it was specified that the new gutters will tie into the old gutters and a downspout will be added to either end of the house.
- It was indicated that the columns need bases.
- It was suggested that the trim around the sliding door needs to match the existing window trim.
- The finish of the concrete was questioned and Mr. Kruger specified it will be stamped concrete.

Chris Burton made a motion to approve Case 158-21R with the following requirements: 1) that downspouts are installed; and, 2) that base trim be added to patio cover columns. Seconded by Dick Gordon. All ayes. Motion approved.

c. Case 159-21R – 305 Smith St – R3

Garcia Construction, applicants
3-Story Addition

Kara Dee Flacke from Garcia Construction addressed the Board and indicated they will be constructing a 1300 square foot addition to the right side of the existing home. Ms. Flacke indicated this will expand the home from a three bedroom, one-and-a-half bath home to a five bedroom, three-and-a-half home with the garage below on the

side street. Ms. Flacke indicated the existing house is finished with a mix of materials that include wood, painted brick, and stucco, and they will clean it up with cohesive vinyl siding. The following items were discussed:

- It was indicated the garage doors need lights along the top row.
- The sills on the existing windows were discussed. It was specified that there are masonry sills on the existing windows. The existing sills will be aluminum-wrapped and window sills on the addition will match that sill shape.
- The existing fireplaces will remain with the masonry look.
- The rear deck will be made in composite.
- It was indicated that the deck will be open below and the posts should have base and cap trim.
- The windows and gable dormer over the front door differentiate the front entry.

Don Anderson made a motion to approve Case 159-21R with the following requirements: 1) that the garage doors have windows in them; 2) that the existing windows and new windows have sills, trim, and aprons according to the City brochure; and, 3) that caps and bases be added on the deck columns. Seconded by Michael Chiodini. Motion approved unanimously.

d. Case 160-21R – 325 N Woodlawn Ave – R2

Nathan Ruah of Naismith-Allen, Inc, applicants
New Detached Garage & Pool House

Hannah Tongay of Naismith-Allen addressed the Board and indicated the proposal is to add a detached garage connected to the house by a covered walkway and a pool house pavilion. The Board discussed the following items:

- The treatment on the ceiling of the pool house pavilion and on the ceiling of the covered walkway will be beadboard.
- The garage façade was discussed and it was articulated that windows are typically requested on three of the four facades. It seems the windows were omitted in the elevation based on what is drawn on the plan. Ms. Tongay indicated the homeowners requested the windows be omitted to allow for storage along the back wall and because that wall faces due west.
- It was specified that all materials will match the existing house materials with the exception of the pool house fireplace, which will be clad in stone on four sides.
- The pool deck materials were questioned as it appears there are four different materials indicated on the plans. Grass will be grown between the square pavers. The pool deck itself will be made from cool deck. The pavilion floor will match the square pavers. The pool contractor will be submitting for that portion of the proposal.

Don Anderson made a motion to approve Case 160-21R with the requirement that at least two windows be added to the garage and that there is cursory

review of the drawings showing how the windows will be added. Seconded by Dick Gordon. Motion approved unanimously.

Mr. Campbell motioned to close the meeting. Seconded by Chris Burton. The meeting was adjourned at 7:58 pm.

Mr. Campbell called the joint meeting with the Landmarks Commission to order at 8:00 p.m. Kirkwood Landmarks Commission Chair Ryan Molen, Vice-Chair Andrew Raimist, and Commissioners Kathleen Brown, Nancy Luetzow, and Jessica Worley were present for the joint meeting.

Mr. Campbell restated Section 610.015 of the Missouri Sunshine Law for the record.

VI. Joint Commercial Review with Landmarks Commission - Old Business

a. ARB Case 15-21C/LC Case 17-21 – 700 S Kirkwood Rd – R4/R5

Bond Architects, applicant

Addition at Nipher Middle School

Erik Wilson from Bond Architects addressed the Board and Landmarks Commission and indicated the objective is to add four classrooms on the rear of the building and to create a storm shelter. Mr. Wilson further explained the addition will be built around and further away from the existing boiler building, creating a courtyard or walkway access to the boiler building. The revisions to the design show the shape of the addition was changed, the triangular storefront window was removed, and the basement level was removed. In addition, the gable size was reduced, a flat roof will be over the corridor, and brick veneer and cornice detailing added to match the existing science wing. The following items were discussed:

- It was recommended that the gable be widened and staggered forward with a chimney above to break up the façade, or alternatively it could be designed with two gables and no plane change to mimic the gables on the front of the building.
- The Mansard roofs should be at the same pitch as the existing roof pitches.
- The first floor windows are built for missile resistance to meet storm shelter requirements and will not have transoms above.
- The window trim will match the existing window trim of the science wing.
- The form and character of the canopies over the exterior doors were discussed and it was said the solution should be consistent around the building.
- The roof overhang was questioned because the shadow lines on the rendering do not match on the addition and the science wing, suggesting the overhang dimensions did not match.
- The height of the second floor windows in the addition was questioned and it was determined that they could likely be raised. Mr. Wilson indicated they cannot go all the way to the eave line as in the science wing because of the elevator, but it was determined that it could be done and is desired by the Board.
- A stone banding on the bottom would be a nice design element to match the science wing and add character to the elevation of the addition.

Michael Chiodini made a motion to approve Case 15-21C with the following requirements be by cursory review: 1) that the gable size be increased, a change of planes be made similar to the science building, and a chimney be added; 2) that the windows be consistent by lowering the eaves, if possible, to be similar to the science building; 3) that a horizontal band be added at the bottom for continuity to the science building; and, 4) that there are new canopy details with brackets or tensile rods. Seconded by Chris Burton. Motion approved unanimously.

Andrew Raimist made a motion to approve LC Case 17-21 with the same requirements as the ARB and for the changes to be submitted for cursory review. Seconded by Kathleen Brown. Motion approved unanimously.

The joint meeting was adjourned at 8:32 pm and the regular meeting resumed.

VII. Commercial Review - Old Business

a. Case 16-21C – 801 W Essex Ave – R3

Bond Architects, applicant

Addition at Kirkwood High School

Erik Wilson of Bond Architects continued addressing the Board and indicated the proposal is for three additions: the entry that includes the main office; a connector between two buildings; and, the 10-classroom and storm shelter addition. The following items were discussed:

- The entry canopy design and color were discussed. Mr. Wilson indicated the front entry changes were a thickening of the structure of the canopy, popping up the canopy over the front entry door to highlight it, and concrete seating and planter structures at each column. The underside of the canopy is red but it was discussed to keep the popped up canopy red and changing the side canopies to aluminum would help draw attention to the front entry.
- The Kirkwood High School sign above the office was discussed. It was determined that this area still needs revising as its size, position, and materials are still in question by the Board.
- It was indicated that the 10-classroom and storm shelter addition may need further revision in regards to its proximity to the existing building and the fire-rating for the materials used.
- It was discussed that the HVAC unit location should be looked at to see if it can be moved out of sight of the front of the building.

Michael Chiodini made a motion to continue Case 16-21C. Seconded by Chris Burton. Motion approved unanimously.

VIII. Commercial Review - New Business

None

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:57 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.