



SPECIAL ANNOUNCEMENT REGARDING ARCHITECTURAL REVIEW BOARD WORK SESSIONS

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: December 6, 2021 06:00 PM Central Time (US and Canada)

Topic: Work Session of the Architectural Review Board

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87802237415>

Or One tap mobile :

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Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 878 0223 7415

International numbers available: <https://us06web.zoom.us/j/87802237415>



**ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
December 6, 2021 at 6:00 p.m.
VIA ZOOM (electronic meeting)**

- I. Approval of Work Session Minutes – November 15, 2021**

- II. Sign Review - Old Business**
 - None

- III. Sign Review - New Business**
 - None

- IV. Residential Review - Old Business**
 - a. Case 155-21R – 401 Miriam Ave – R3
TRC Outdoor, applicant
Shade Structure with Outdoor Kitchen & Fireplace

 - b. Case 163-21R – 429 Miriam Ave – R3
Paul Fendler, Paul Fendler + Associates, Inc, applicant
Lifting House to Replace Foundation & Adding a 2-Story Addition

 - c. Case 166-21R – 520 Coverdale Ln – R4
Christopher Pike, applicant
New Single Family Residence

- V. Residential Review - New Business**
 - a. Case 162-21R – 619 Norfolk Ave – R3
Korus Properties, LLC, applicant
New Single Family Residence

 - b. Case 171-21R – 413 N Van Buren Ave – R4
Lewis Homes, applicant
Loft over Existing Detached Garage

 - c. Case 172-21R – 620 E Monroe Ave – R3
Todd Rausch, applicant
Patio & Covered Porch on Existing Garage

 - d. Case 173-21R – 237 E Madison Ave – R3
Lewis Homes, applicant
New Single Family Residence



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- e. Case 174-21R – 428 Porter Ave – R3
Matthew Westerheide, applicant
Covered Patio
- f. Case 175-21R – 448 Clemens Ave – R4
Stauder Architecture, applicant
Covered Deck
- g. Case 176-21R – 603 Chelsea Ave – R4
Joe Page, Srote & Co Architects, applicant
New Single Family Residence
- h. Case 177-21R – 308 N Van Buren Ave – R4
Lewis Homes, applicant
New Single Family Residence
- i. Case 178-21R – 420 W Argonne Dr – R4
Knappmiller Contracting, applicant
Covered Front Porch
- j. Case 180-21R – 111 N Harrison Ave – R4
Pearl Construction, applicant
Covered Rear Patio

VI. Commercial Review - Old Business

- a. Case 16-21C – 801 W Essex Ave – R3
Bond Architects, applicant
Renovations to Kirkwood High School

VII. Commercial Review - New Business

None

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



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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
Christie Voelker, Planner I



CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD

November 15, 2021 – Draft Work Session Minutes

Members Present

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

Members Absent

I. Call of Meeting to Order and Approval of Minutes

Chair Mark Campbell called the work session to order at 6:00 pm.

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 November 1, 2021 meeting minutes.

Michael Chiodini made a motion to approve the November 1, 2021 minutes. Seconded by Chris Burton. Motion approved unanimously.

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

The Board discussed the following items:

- One-sided electronic sign
- Question about cap material
- Will the sign be lit?

- Is the stone wrapping around the sign?
- 8x8 posts are normal.
- Is the back finished and does the stone match the church building.

b. 42-21S – 132 W Monroe Ave – B2

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

The Board discussed the following items:

- Is the back of the sign painted?

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

The Board discussed the following items:

- Pergola drawing is not included.
- Is this meant to be a two sided screen?
- There needs a break on the right side wall of the bathroom where it attaches to the house.
- More clarity is needed on design approach.
- Bathroom has a roof and there are planters in the shower.

b. Case 163-21R – 429 Miriam Ave – R3

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

The Board discussed the following items:

- A variance was granted for the rear setback as the addition will be built on the rear of the building.
- The style of the existing landmark house does not match the proposed addition design approved by the Landmarks Commission.
- Defining the original and the new needs to have better balance.
- The windows need to be trimmed the same as the original windows. The windows should be two over two like the original windows. The grid pattern should be the same.

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

Stanford Homes, applicants
New Single Family Residence

The Board discussed the following items:

- Sills and aprons are needed.
- Front of the house should look like the rest of the house.
- Fixed window needs to be replaced.
- A bandboard needed on the rear and sides.
- Board and batten could be used in rear gable.
- Columns should match from front to back.
- Triangular vents should replace the rectangular vents.
- Cutsheet on exterior doors.
- Garage has circular vents.
- Garage and three house sides need more attention and detail.
- Pitch of garage roof doesn't match the pitch of the house roof.

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

Lewis Homes, applicants
Rear Addition

The Board discussed the following items:

- Siding on the house appears to be 4" lap siding and the addition siding looks to be 8" lap siding.
- Square vent added on addition.
- The house will be resided and windows will be changed out all except front windows.
- Columns on front are round and tapered. Rear columns are square. Need character consistency and...
- Trimming windows need to be consistent.

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

Christopher Pike, applicants
New Single Family Residence

The Board discussed the following items:

- Tricky lot
- Panels on garage door like the panels on the front door.
- Bracing on porch columns is inconsistent. Remove porch brackets.
- Sills and aprons needed on windows.
- Left side elevation needs more articulation.
- More character continuity is needed.

- Foundation exposure may exceed allowable area.
- Chimney gutter line needs to be raised.
- Board and batten in garage gable.

f. Case 167-21R – 208 Frieda Ave – R3

Jeff Day & Associates, applicants
New Single Family Residence

The Board discussed the following items:

- Foundation exposure may exceed allowable.

g. Case 168-21R – 1737 Lynkirk Ln – R1

Michael Blaes, AIA, applicants
Sunroom & Deck Addition

The Board discussed the following items:

- Prowl detail on roof overhang

h. Case 169-21R – 704 Pearl Ave – R3

Michael & Clara McIntosh, applicants
Rear Addition & Covered Porch, New Detached Garage

The Board discussed the following items:

- Trimmed consistently.
-

i. Case 170-21R – 529 N Holmes Ave – R3

Larry Rowles, Homes by Rowles, applicants
New Single Family Residence

The Board discussed the following items:

- More detail on the pergola & columns

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

a. Case 21-21C – 1280 Simmons Ave – R4

Villa Di Maria, applicant
New “Children’s House” Building at the Villa Di Maria Montessori School Campus

The Board discussed the following items:

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Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:58 pm.

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.