



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: January 03, 2022 07:00 PM Central Time (US and Canada)

Topic: Architectural Review Board

Please click the link below to join the webinar:

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ARCHITECTURAL REVIEW BOARD
AMENDED AGENDA
January 03, 2022 at 7:00 p.m.
VIA ZOOM (electronic meeting)

- I. Approval of Minutes – December 20, 2021**
- II. Sign Review - Old Business**
None
- III. Sign Review - New Business**
None
- IV. Residential Review - Old Business**
 - a. Case 26-21R – 145 Horseshoe Dr – R4
Caroline & Fred Achard, applicants
New Paver Patio, Freestanding Pergola, & Screen Wall
 - b. Case 189-21R – 285 Frieda Ave – R3
Michael Reardon, applicant
Second Story Addition to Existing House
- V. Residential Review - New Business**
 - a. Case 181-21R – 601 E. Jefferson Ave – R3
Pearl Construction, applicant
Rehab & Addition to Existing House
 - b. Case 186-21R – 427 Heman Dr – R4
Agape Construction, applicant
Addition & Two-car Garage
 - c. Case 02-22R – 2025 Lily Ave – R3
Jane Ann Forney, applicant
New Single-Family Residence
- VI. Commercial Review - Old Business**
None
- VII. Commercial Review - New Business**
None



**ARCHITECTURAL REVIEW BOARD
AMENDED AGENDA
January 03, 2022 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; Alternates Don Hussman, Pat Jones, and Todd Neu; and, Council Liaison Kara Wurtz

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 Christie Voelker 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: 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

December 20, 2021 – Draft Meeting Minutes

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton

Members Absent

Adam Edelbrock
Pat Jones (Alternate)

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the meeting 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 asked if there were any comments for the December 6, 2021 meeting minutes.

Michael Chiodini made a motion to approve the December 6, 2021 minutes. Seconded by Dick Gordon. Motion approved unanimously.

II. Sign Review - Old Business

None

III. Sign Review - New Business

None

IV. Residential Review - Old Business

None

V. Residential Review - New Business

- a. Case 179-21R – 1035 N Harrison Ave – R4
FM Design Build, applicant
New Single Family Residence

Matt Moore addressed the Board and indicated the proposal is for a new single family residence design for customers that wanted a unique house that incorporates natural materials and modern detailing. Mr. Moore indicated there were a couple garage door and front door options his clients could choose from and he agreed that the design depicts the option that is more modern. The following items were discussed:

- The front windows were questioned and Mr. Moore indicated they go down to the floor and the lower portion is a two foot fixed tempered window.
- The shape of the windows on the garage door and front door do not match the style of the house. A cut sheet is needed on an alternative garage door and an alternative front door.
- All of the wood detailing is natural rough-sawn cedar with a clear sealant used to preserve the natural tone of wood.
- Cedar slats will be used to enclose below the rear deck.
- It was asked if the double gable protrudes.
- Foundation coverage requirements were mentioned.
- Fixed windows were discussed. It was indicated that the fixed window in the stairwell needs to be positioned to more mid-level over the landing and to make it a double-hung window.

Don Anderson made a motion to approve Case 179-21R with the following requirements: 1) that the foundation exposure requirements are met; 2) that the garage door have windows across the top and that a cut sheet is submitted for the chosen door; 3) that the fixed window on the left elevation in the staircase be brought down to be three feet from the landing and that it be a double-hung or casement window; and, 4) that the front door design matches the garage door. Seconded by Chris Burton. Motion approved unanimously.

b. Case 182-21R – 40 Ponca Trl – R3

Jeff Day & Associates, applicant
New Single Family Residence

Jason from Jeff Day & Associates addressed the Board and indicated the proposal is for a new single family residence, whose design has been approved by the Landmarks Commission in November. The following items were discussed:

- The roof layout system was discussed extensively, including the pitch change from 6:12 to 4:12 and the structural integrity of that junction. A possible solution was given to have the 4:12 pitch below the bedroom egress windows only meeting the higher pitched roof to the left. It was suggested that simplified roof drawings may be submitted for cursory review.
- The underside of the rear deck was questioned and it was specified that the deck structure would be exposed in the way a traditional deck is treated. It will be constructed from a composite decking material.

Don Anderson made a motion to approve Case 182-21R with cursory review of the right side roof revisions with the following recommendations: 1) that the right side of the roof between the main section of the house and the garage be addressed so that the pitches of the roof match across the whole front, and that the porch roof runs into it with a break on the roof line; and, 2) that the 4:12 pitch on the rear be only below the egress windows. Seconded by Michael Chiodini. Motion approved unanimously.

c. Case 183-21R – 44 Ponca Trl – R3

Jeff Day & Associates, applicant
New Single Family Residence

Jason continued addressing the Board and indicated the proposal is for a new single family residence with the design also previously approved by the Landmarks Commission. The Board would like to see a cut sheet on the garage door.

Chris Burton made a motion to approve Case 183-21R as submitted. Seconded by Don Anderson. Motion approved unanimously.

d. Case 184-21R – 641 W Adams Ave – R4

Victor Padilla of Padilla Construction & More, applicant
Gable Porch Addition

Mike Bixby addressed the Board and indicated the proposal is to add a front porch gable to the existing porch with siding and roofing to match the existing house. The following items were discussed:

- The use of shakes in the gable was questioned. It was recommended they be eliminated and siding be used to match the rest of the house.
- The dimension of the louvered vent on the gable should match the size of the vents on the sides of the house.
- It was asked if the shutters shown were the existing or new and it was recommended that they be eliminated as they do not meet the City regulations for shutter dimensions.
- The pitch of the roof can be changed to allow the overhang on the right edge of the gable to match the left edge.
- The column dimension was discussed and 10x10s were suggested.

Dick Gordon made a motion to approve Case 184-21R with the following requirements: 1) that the gable receive the same siding as the rest of the house; 2) that the columns measure 10x10; 3) that the shutters be eliminated; and, 4) that the roof overhang dimensions be the same. Seconded by Michael Chiodini. Motion approved unanimously.

e. Case 185-21R – 235 E Washington Ave – R3

Agape Construction, applicant
Dormer Addition

Lori addressed the Board and indicated the proposal is for a dormer addition brought about by a tree through the roof during a storm. The dormer extends to allow for headspace to use the back stairwell and an overhang will be added over the man door. The details are being matched all around the house. The Board discussed centering the gable on the garage, changing materials at the gable break, and projecting over the garage to give better definition to the gable.

Dick Gordon made a motion to approve Case 185-21R with the requirement that the gable on the dormer be centered on the triple windows and projected over the garage door to cut the plane where the gable exits. Seconded by Don Anderson. Motion approved unanimously.

f. Case 187-21R – 44 Lemp Rd – R1

Benchmark Homes, applicant
New Single-Family Home

Jeff from Benchmark Homes addressed the Board and indicated the proposal is for a new 2600 square foot ranch house. He indicated the rendering is incorrect because it does not show the stone wainscoting on the front of the house. Jeff also stated the pediments will be eliminated from the front of the house. The following items were discussed:

- The stone needs to return two feet on the side elevations.
- It was stated that more continuity of materials needs to be added to the sides and Jeff indicated the right side elevation is not visible and not adding materials to that side would save the homeowners an added expense.
- The chimney design was questioned and Jeff specified that it is a direct vent kit that will be sided and will have a metal vent. It was suggested that the chimney should be 18 inches taller to give the appearance of a smaller cap.
- The ceiling treatment of the rear porch was discussed and Jeff indicated it will be a vaulted wood ceiling.

Don Anderson made a motion to approve Case 187-21R with the following requirements: 1) that the stone return around the corner at least two feet on the right side elevation; 2) that the shake siding material be brought around to the right side elevation; 3) that the chimney chase be extended to show a six-inch cap; and, 4) that a cut sheet be submitted on the garage door. Seconded by Chris Burton. Motion approved unanimously.

g. Case 188-21R – 331 W Rose Hill Ave – R4

Tim Hollerbach Design, LLC, applicants
New Single-Family Home

Tim Hollerbach addressed the Board and indicated the proposal is for a new three-bedroom, two-and-a-half bath open concept residence with a detached garage in the back. Mr. Hollerbach further explained it will be finished with cementitious siding and stone wainscoting on the front that he will be sure to return on the sides. The Board discussed the following items:

- It was recommended that the black windows with the beige siding should be replaced with traditional white window trim. Mr. Hollerbach indicated the owners specifically requested black windows with this color scheme but he would let them know the ARB's concerns.
- A band board separating the first and second floor on the sides and rear elevations is needed.
- Lattice is needed to enclose below the rear deck.
- The front elevation gable needs to project out and the windows to the right need to be bumped over to the right.
- It was suggested that one of the windows on the right side elevation be added to the mudroom.
- It was recommended that the stone from the columns be carried across the front of the concrete on the front porch or to bring the grade up to meet the foundation exposure requirements.

Don Anderson made a motion to approve Case 188-21R with the following requirements: 1) that the front gable be bumped out at least 4 inches; 2) that the front porch meet the foundation coverage requirements; 3) that a window be added to the mudroom; 4) that the black windows be changed to white; 5) that a band board be added between the first and second floor side and rear elevations; 6) that lattice be put below the deck; and, 7) that a window be added to the right or rear elevation of the detached garage. Seconded by Dick Gordon. Motion approved unanimously.

- h. Case 189-21R – 285 Frieda Ave – R3
Michael Reardon, applicant
Second Story Addition to Existing House

Michael Reardon addressed the Board and indicated the proposal is for a second-story addition to the existing house. The following items were discussed:

- The way the windows are trimmed out were discussed. Casings with sills and skirts are required for the windows and it was specified by Building Commissioner Jack Schenk that a 3-1/2" minimum trim is required.
- It was suggested that the front gable be framed all the way up to give the gable a purpose.
- The roof overhangs were discussed and it was indicated that minimal overhangs are planned.
- The operability of the windows were discussed.

- The front porch as discussed. It was stated that the front door needs more attention and the suggestion of adding a gable over the door was given.
- Corner detailing was discussed. Mr. Reardon indicated the plan was to miter the corners but it was determined corner boards would be needed to eliminate the maintenance issues mitered corners would cause.
- The front yard setback requirements were clarified by Planner I Christie Voelker. Ms. Voelker indicated the building plan shown assumes the front setback established by the existing house but Mr. Reardon could have the neighboring properties surveyed to see if the average gave him room to build forward.
- The garage door is made with obscure glazing all over.

Don Anderson made a motion to continue Case 189-21R. Seconded by Chris Burton. Motion approved unanimously.

VI. Commercial Review - Old Business

a. Case 18-20C – 10230 Manchester Rd – B2

Chiodini Architects, applicant
Audi Renovation

Vice-Chair Michael Chiodini recused himself from this case. Steve and Jeremy from Chiodini Architects addressed the Board and indicated the proposal is for renovations to the Audi dealership. The following items were discussed:

- Material changes consist of the proportion of the band just below the glass, the material was changed from a perforated metal combination to a standard Alucobond panel. It was indicated that the colors and materials are specified by Audi branding.
- The 25 feet from the right side of the front elevation façade was removed to create an area for new car delivery and a pedestrian patio for customers and employees to use.
- It was indicated that the mechanical screening will be metal.

Chris Burton made a motion to approve Case 18-20C as submitted. Seconded by Dick Gordon. Motion approved unanimously.

VII. Commercial Review - New Business

a. Case 22-21C – 144 W Adams Ave – B2

Tim Hollerbach Design, LLC, applicant
New 4-Condo Building

Tim Hollerback and Chris Henson addressed the Board and indicated the proposal is for a new four-condo building that was seen and approved by the ARB in January. The originally approved proposal was for a three-condo unit complex but this proposal uses the exact same footprint that was originally approved. The façade is mostly brick, EFIS, and limestone. The following items were discussed:

- Materiality was discussed. A material board is needed for review. There will be a cut block limestone wainscoting, and a single brick palette with different shadow lines, projections, depressions, and thickness laid in stretcher and soldier course out of modular brick.
- More character and detail is needed on the Clay Ave elevation as well as the other side and rear.
- The penthouse needs more detail and should match the character of the rest of the building.
- Parapets need to continue on the sides and the brick detailing needs to be reduced.
- The balconies were discussed and it was suggested they consider a partially recessed balcony solution.
- Diamond mullions don't match character of the building.
- It was suggested that using different colors of brick could add dimension and visual interest while reducing the need for expensive detailing.

Michael Chiodini made a motion to continue Case 22-21C. Seconded by Chris Burton. Motion approved unanimously.

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:34 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.