



**Architectural Review Board
Agenda
Monday, August 15, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – August 1, 2022

II. Sign Review- Old Business - None

III. Sign Review- New Business

- a. 18-22S – 1229 S. Kirkwood Rd – B5
Stacey Moncrief, applicant – Window sign for Spirit Halloween
- b. 19-22S – 10811 Big Bend Blvd – B3
Sign-a-rama – Amy Tow, applicant – Wall sign for James Surveying Co
- c. 20-22S – 418 S. Clay Ave – B2
Horizon Sign Co. – Chris DeHeer, applicant – Ground sign for Mitchell, Brown & Associates, LLC
- d. 21-22S – 206 Prospect Rd – I1
Horizon Sign Co. – Chris DeHeer, applicant – Wall sign for Metaltech, inc

IV. Residential Review- Old Business

- a. 13-22R – 1543 Southlin Dr – R3
Chad Kerksick, applicant – Amendments to original approval on February 7, 2022 – for exterior materials, windows and door changes

V. Residential Review- New Business

- a. 77-22R – 1409 Lark Ave – R3
Studio Lark – Aaron Senne, applicant
One story slab on grade addition
- b. 84-22R – 401 S. Harrison Ave – R4
David Williams, applicant – New rear yard terraces, in-ground pool, pergola and outdoor kitchen
- c. 85-22R – 644 Huntwood Ln – R4
Naismith-Allen Inc. – Nathan Rauh, applicant – Rear addition and renovation
- d. 88-22R - 519 Nirk Ave – R4
Alex Bartelsmeyer, applicant

New single family residence

- e. 89-22R – 821 Twin Pine Dr – R3
Chrissy & Paul Chapo, applicants
Outside deck and covered area including fireplace
- f. 90-22R – 437 E. Bodley Ave – R3
Ryan McKibben, applicant
Addition and interior remodel
- g. 92-22R – 242 W. Woodbine Ave – R4
Don Anderson, Applicant
Addition for a bedroom, bathroom, closet, butler pantry and screened porch

VI. Commercial Review- Old Business – None

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, Michael Marlo; Alternates Don Hussman, Pat Jones, and Todd Neu; and, Council Liaison Nancy Luetzow

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
Nancy Luetzow, Council Liaison
Donna Poe, SBD
Freddy Doss, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



**Architectural Review Board
DRAFT Meeting Minutes
Monday, August 1, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

Members Absent

Michael Marlo

Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the meeting to order at 7:00 pm.

Mr. Campbell asked if there were any comments for the July 18, 2022 meeting minutes.

Chris Burton made a motion to approve the July 18, 2022 minutes. Seconded by Michael Chiodini. Motion approved unanimously.

I. Sign Review- Old Business

None

II. Sign Review- New Business

a. 16-22S – 117 W. Woodbine Ave 2nd floor – B4

Dale Sign Service, applicant – Reface existing client sign with new logo

Patrick Smith with Dale Sign Service addressed the Board. The following items were discussed:

- The existing sign structure will stay in place and the face will be replaced

Michael Chiodini made a motion to approve Case 16-22S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 17-22S – 10505 Big Bend Blvd Ste. C – B1

Ad Media LED signs, LLC, applicant – Install a wall sign for Elevate Salon Suites

John Hellman with Ad Media LED Signs addressed the Board. The following items were discussed:

- The sign code has changed to discourage cabinet signs
- Having the box around “Salon Suites” helps create continuity with the neighboring sign on the building
- An alternative to the panel for “Salon Suites” is to have an aluminum face with the letters extruded. This would be preferable to embossed plastic.
- Defining the extend of the projection will be reviewed on a cursory basis
- There will be no additional signs added to the building since this tenant will be occupying the remainder of the building

Michael Chiodini made a motion to approve Case 17-22S with the following requirements: 1) that the “salon suites” portion of the sign be metal with extruded plastic letters, to be submitted for cursory review. Seconded by Chris Burton. Motion approved unanimously.

III. Residential Review- Old Business

c. 59-22R – 1221 Evans Ave – R4

Rafferty Company, applicant – New single family residence

Ted Rafferty with Rafferty Company addressed the Board. The following items were discussed:

- There is a ridge vent system and the gable vents are decorative. The gable vents should be consistent around all elevations
- Eliminate the small gable on the front porch over the double windows
- Sills and aprons are needed around the windows
- Garage door needs to have windows in the top row
- The garage door to be used may be a carriage door style, which will need to be submitted for cursory review
- Add a bandboard on the side elevations at the gutterline of the front porch
- The chimney needs a foundation
- Add trim to the top of the chimney
- Address restrictions on exposed foundation
- Add a window in the master bedroom on the left elevation
- Add a window or a man door to the left elevation in the garage
- Add a window in bedroom three on the right elevation, aligned with the window below

Don Anderson made a motion to approve Case 59-22R with the following requirements: 1) that the garage door have windows; 2) that a window or man door is added to the right elevation at the garage; 3) that the gable vents

match around the house; 4) that the gable on the porch is eliminated; 5) that a bandboard is added on the side and rear elevations; 6) that a window is added in the master bedroom on the second floor on the left elevation; 7) that trim is added to the top of the chimney; 8) that a foundation is added to the chimney; and 9) that the foundation exposure requirements are met. Seconded by Dick Gordon. Motion approved unanimously.

IV. Residential Review- New Business

a. 76-22R – 636 Norton Ave – R4

Dan Pieper, applicant – New single family residence

Dan Pieper, owner addressed the Board. The following items were discussed:

- Mr. Pieper believed there were ridge vents
- The windows should have trim components appropriate for the board and batten and organized and aligned in the system
- Window grids should match
- The front door matches the garage. It has glass at the top and will be the same color
- The board and batten needs a bandboard on the sides to avoid breaking when the house settles
- Add two windows in the garage on the left side elevation
- Add small square windows in the walk in closet and in the master bedroom. Mr. Pieper expressed privacy concerns. If the applicant wishes, they can propose a different solution to break up the facade

Don Anderson made a motion to approve Case 76-22R with the following requirements: 1) that the windows on the front elevation be trimmed out larger to work better with board and batten, to be submitted for cursory review; 2) that bandboard is added under the overhang on the right elevation; 3) that two windows are added in the garage on the right elevation; 4) that bandboard is added on the left elevation; 5) that small windows are added in the master bedroom and master closet on the left elevation; and 6) that foundation exposure requirements are met. Seconded by Michael Chiodini. Motion approved unanimously.

b. 80-22R – 1934 Grassy Ridge Rd – R1 CUP

Edward J. Ortman, applicant – Add front porch and alter roof gable

Elizabeth Ortman, owner, and Edward Ortman, architect addressed the Board. The following items were discussed:

- Ms. Ortman indicated that the intent is to bring the right of the home into proportion with the left of the home and balance the façade

- Mr. Ortman indicated that they are trying to give the home a slight craftsman feel, which is why they opted for shingles
- The roof porch extends out to connect with the garage gable
- The gable over the porch and the gable on the right are not the same height
- The posts will be 6”
- Raising the right gable would address the porch connection and the connection with the gambrel

Don Anderson made a motion to approve Case 80-22R with the following requirements: 1) that the right gable is raised, to be submitted for cursory review, and 2) that the gable vents match. Seconded by Michael Chiodini. Motion approved unanimously.

c. 82-22R – 321 S. Woodlawn Ave – R3

Todd & Mary Westphalen, applicants – Additions and a detached 3-car garage

Todd and Mary Westphalen, homeowners addressed the Board. The following items were discussed:

- Historic houses often had garages that did not match the house. The proposed garage carries over elements from the main house but only on the front façade
- The Board recommends making the garage simple and distinct from the primary residence, using board and batten
- The lattice under the screened in porch does not fit with the house. A panel finish, something more elegant would be appropriate

Michael Chiodini made a motion to approve Case 82-22R with the following requirements: 1) that the garage is revised to be simplified and distinct from the main house, to be submitted for cursory review, and 2) that the lattice under the porch is replaced with panels or slats. Seconded by Chris Burton. Motion approved unanimously.

d. 83-22R – 958 N. Harrison Ave – R4

Benchmark Custom Homes, applicant – New single family residence

Jeff Brinkman with Benchmark Homes addressed the Board. The following items were discussed:

- A half column should be added on the front porch against the garage
- The applicant proposes a black garage door, but the white windows and wood front door do not work well together. Changing the garage to white would be preferable
- Add a window to the left elevation at the garage
- Add caps and bases to the deck posts
- Add a bandboard at the second floor level on the side elevations

- There will be a vent from the kitchen range
- Add a transom window in the pantry
- Ridge vents will be used

Don Anderson made a motion to approve Case 83-22R with the following requirements: 1) that the front porch have a half column to the left of the front door, 2) that a transom window is added in the pantry on the left elevation, 3) that the rear deck posts have bases and caps, and 4) that a bandboard is added at second floor height on the side elevations. Seconded by Dick Gordon. Motion approved unanimously.

V. Commercial Review- Old Business

None

VI. 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 8:08 pm.

	Mark Campbell, Chairman
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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, and Architectural Review Board.