



**Architectural Review Board
Agenda
Tuesday, September 6, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – August 15, 2022

II. Sign Review- Old Business – None

III. Sign Review- New Business

- a. 03-22S – 350 N. Kirkwood Rd – B2
Kitty Cypret with Bill Yount Signs & Electric, applicant
Wall signage for the new Commerce Bank
- b. 22-22S – 439 S. Kirkwood Rd (#455 & 459) – B4
Dan Killeen with Lighting Service Inc, applicant
Wall signage for Fox Creek Veterinary Hospital
- c. 23-22S – 10921 Manchester Rd – B3
Chris Smith with Dale Sign Service, applicant
Wall signage for Namaste Yoga Studio
- d. 24-22S – 128 W. Washington – B2
Joe Phillips with Piros Signs, Inc, applicant
Wall signage for the Temporary UMB Bank location
- e. 25-22S – 325 N. Taylor Ave – R5
Diane Summers with YMCA, applicant
Monument sign for YMCA

IV. Residential Review- Old Business

- a. 88-22R - 519 Nirk Ave – R4
Alex Bartelsmeyer, applicant
New single family residence

V. Residential Review- New Business

- a. 81-22R – 232 Way Ave – R3
Mat Hatig with Rubicon Inc
Adding an attached garage and converting existing into living space
- b. 86-22R – 832 Stable Ridge Ln – R3
Tim and Lisa Walshouser, applicant

Screen porch addition

- c. 87-22R – 701 N Harrison Ave – R4
Frank Jackson with Jackson Custom Homes and Remodeling, applicant
New single family residence
- d. 93-22R – 137 W. Mermod Pl – R3
M. Kay Hagan, ASID; applicant
Provide covered porch at entry
- e. 94-22R – 145 Sweetbriar Ln – R3
David Meyers, applicant
Roof over and screen patio
- f. 95-22R – 449 Par Ln – R4
Daniel Stauder with Evergreen Homes, applicant
New single family residence
- g. 96-22R – 119 N. Van Buren Ave – R4
Carlos Escudero with C.E.C. & Design
Laundry and powder room addition
- h. 97-22R – 244 E. Monroe Ave – R4
Thom Schwetye, applicant
Add 1-story and 2-story additions
- i. 98-22R – 6 Forest Glen Ln – R3
Aaron Senne with Studio Lark, applicant
Add a 1-story frame addition
- j. 99-22R – 409 Bogey Ln – R4
Tracy Winters with Agape Construction
Front porch renovation

VI. Commercial Review- Old Business – None

VII. Commercial Review- New Business

- a. 12-22C – 12665 Big Bend Blvd – R3
Tom Niemeier - Architect, applicant
Two additions to existing country club and shade structure on existing outdoor terrace

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 15, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Chris Burton – Acting Chairman
Dick Gordon
Don Anderson
Michael Marlo
Pat Jones – Alternate
Don Hussman - Alternate

Members Absent

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman

Call Meeting to Order and Approval of Minutes

Chris Burton, Acting Chairman called the meeting to order at 7:00 pm.

Mr. Burton asked if there were any comments for the August 1, 2022 meeting minutes.

Dick Gordon made a motion to approve the August 1, 2022 minutes. Seconded by Don Anderson. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 18-22S – 1229 S. Kirkwood Rd – B5

Stacey Moncrief, applicant – Banner sign for Spirit Halloween

Brian Shield, Manager of Spirit Halloween addressed the Board and indicated the signage is the same from previous years.

Pat Jones made a motion to approve case 18-22S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 19-22S – 10811 Big Bend Blvd – B3

Sign-a-rama – Amy Tow, applicant – Wall sign for James Surveying Co

Amy Tow, applicant addressed the Board and indicated they are replacing the previous signage that was removed for painting the building.

Pat Jones made a motion to approve case 19-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

c. 20-22S – 418 S. Clay Ave – B2

Horizon Sign Co. – Chris DeHeer, applicant – Ground sign for Mitchell, Brown & Associates, LLC

Dave Greathouse with Horizon Sign, addressed the Board and indicated it will be a new non-illuminated double sided ground sign.

Don Hussman made a motion to approve case 20-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

d. 21-22S – 206 Prospect Rd – I1

Horizon Sign Co. – Chris DeHeer, applicant – Wall sign for Metaltech, inc

Dave Greathouse with Horizon Sign, addressed the Board and indicated the signage would face Prospect.

Michael Marlo made a motion to approve case 21-22S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

III. 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

Chard Kerksick, applicant addressed the Board and the following items were discussed:

- Patio door – slider needs grids to match existing
- South side elevation windows to be sliders with grids to match
- Trim around windows to match existing
- New roof to match existing
- The conflict between the 2nd story window and addition roof ridge is only in the drawing and will not be a conflict in reality

Don Anderson made a motion to approve case 13-22R with the following requirements: 1) that the patio doors have grids to match existing; 2) that the south side windows be sliders with grids to match; 3) that the trim around the windows match existing. Seconded by Michael Marlo. Motion approved unanimously.

IV. Residential Review- New Business

a. 77-22R – 1409 Lark Ave – R3

Studio Lark – Aaron Senne, applicant
One story slab on grade addition

Aaron Senne, applicant addressed the Board and the following items were discussed:

- Existing roof is tar and gravel while the addition is asphalt shingles. The existing roof should be replaced with asphalt shingles to match the addition, at minimum to the nearest ridgeline
- Mr. Senne indicated that the horizontal siding on the addition was intended to differentiate it from the existing house, since this is in a local historic district. The Board expressed a preference for continuing the board and batten around the house rather than the horizontal lap siding
- Window trim to match existing

Don Anderson made a motion to approve case 77-22R with the following requirements: 1) that the windows be trimmed to match existing; 2) that the lap siding be changed to board and batten to match existing; 3) that there be asphalt shingles on the existing roof to the nearest ridgeline.

b. 84-22R – 401 S. Harrison Ave – R4

David Williams, applicant – New rear yard terraces, in-ground pool, pergola and outdoor kitchen

David Williams, applicant address the Board and the following items were discussed:

- Side elevations not shown because nothing is built up that comes out to grade
- No plumbing at the outdoor kitchen
- Pool equipment will be stored in the proposed shed, to be completed by others
- Terrace material will be cool deck surface and pergola finish will be bronze

Pat Jones made a motion to approve case 84-22R as submitted. Seconded by Michael Marlo. Motion unanimously approved.

c. 85-22R – 644 Huntwood Ln – R4

Naismith-Allen Inc. – Nathan Rauh, applicant – Rear addition and renovation

Hannah Tongay with Naismith-Allen addressed the Board and the following items were discussed:

- New door to match existing
- Proposed width of the front gable is overpowering for the neighborhood – Don Anderson showed an example of a simple solution by leaving the existing front gable and change the direction of ridges on the new addition and over frame the new ridge. Need to explore roofing ideas.

Don Anderson made a motion to continue case 85-22R to explore roofing ideas to eliminate the proposed wide front gable. Seconded by Dick Gordon. Motion unanimously approved.

- d. 88-22R - 519 Nirk Ave – R4
Alex Bartelsmeyer, applicant
New single family residence

Alex Bartelsmeyer, applicant addressed the Board presenting a color rendering and stone sample and the following items were discussed:

- Windows – the rear grids don't match the front
- Windows need to be added to the left and right side elevations
- Front gable height was discussed, but the suggestion to bring the peak down to match is not possible
- Return the stone to the sides
- Add band boards and board and batten to the side gables
- Windows need sills and aprons
- Garage doors need windows

Pat Jones made a motion to continue case 88-22R to explore adding windows or ways to break up the left and right side elevations. Seconded by Dick Gordon. Motion unanimously approved.

- e. 89-22R – 821 Twin Pine Dr – R3
Chrissy & Paul Chapo, applicants
Outside deck and covered area including fireplace

Paul Chapo, applicant addressed the Board and the following items were discussed:

- The roof material has been changed from metal to shingle by the applicant
- The proportions of the fireplace should be addressed, cutting in before the chimney pierces the roof
- Add cut stone on fireplace and some matching cap and lower chimney
- Vertical boarding encloses beneath the deck
- The columns be finished with PVC wrap – trim out with top and bottom caps
- Gutters and downspouts are not shown but will be installed
- Angled butterfly brackets at columns to be eliminated

Don Anderson made a motion to approve case 89-22R with the following requirements: 1) that the space under deck be filled in; 2) that the chimney be reduced to 2' thick before it pierces the roof; 3) that the angled corbels be eliminated; 4) that bases and caps are added to the columns; 5) that the chimney have some sort of ornamentation at the top. Seconded by Dick Gordon. Motion unanimously approved.

f. 90-22R – 437 E. Bodley Ave – R3

Ryan McKibben, applicant
Addition and interior remodel

Ryan and Taylor McKibben addressed the Board and the following items were discussed:

- Adding a window by possibly flipping the kitchen layout
- Need to break up all the siding on the left elevation – recommended adding windows on existing wall above the bookcases on the sides of the fireplace
- Windows to match existing
- Add bandboard from brick on existing home all around the addition

Don Anderson made a motion to approve case 90-22R for cursory review with the following requirements: 1) that two 2’x2’ (at minimum) windows be added above bookcases on left elevation; 2) that a bandboard be added from the brick on the existing around the house. Seconded by Pat Jones. Motion unanimously approved.

g. 92-22R – 242 W. Woodbine Ave – R4

Don Anderson, Applicant
Addition for a bedroom, bathroom, closet, butler pantry and screened porch

Don Anderson recused himself from the meeting and stepped outside. Bob Ferman, owner addressed the Board and the following items were discussed:

- Fireplace to have stone caps and extend the clay flue
- Posts to match existing
- Inquiry into the screen width – per manufacturer

Dick Gordon made a motion to approve case 92-22R as submitted. Seconded by Michael Marlo. Motion unanimously approved.

V. Commercial Review- Old Business – None

VI. Commercial Review- New Business - None

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:03 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.