



**Architectural Review Board  
Agenda**

**Monday, September 19, 2022, 7:00 p.m.**  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. Approval of Minutes – September 6, 2022**
- II. Sign Review- Old Business – None**
- III. Sign Review- New Business**
  - a. 26-22S – 115 W. Argonne Dr – B2  
Mosby Building Arts, applicant  
Projecting wall sign for Mosby Building Arts
  - b. 27-22S – 645 Leffingwell Ave – I1  
Mosby Building Arts, applicant  
Wall sign for Mosby Building Arts
- IV. Residential Review- Old Business**
  - a. 85-22R – 644 Huntwood Ln – R4  
Naismith-Allen Inc – Nathan Rauh, applicant  
Rear addition and renovation
- V. Residential Review- New Business**
  - a. 81-22R – 1310 Laven Del – R4  
Tony Hobbs with Patriot Sunrooms, applicant  
Carport addition
  - b. 99-22R – 409 Bogey Ln – R4  
Agape Construction, applicant  
Front porch renovation
  - c. 100-22R – 424 W Jefferson Ave – R4  
David Barnard with Aesthetic Design & Build, applicant  
Replace existing wood pergola with new motorized aluminum pergola
  - d. 101-22R – 1513 W. Woodbine Ave – R3  
MRM Manlin Development Group, applicant  
New single family residence
  - e. 102-22R – 415 N Van Buren Ave – R4  
Lewis Homes, applicant  
New single family residence

- f. 103-22R – 633 W. Adams Ave – R4  
Michael Blaes, AIA; applicant  
Patio, pergola and outdoor gas fireplace
- g. 104-22R – 13 Taylor Woods Dr – R3  
Hercules Design build – Kathryn Duckworth, applicant  
Front door canopy, rear expansion, covered and open deck additions

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

**Members Present**

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

**Members Absent**

Mark Campbell, Chairman

**Call Meeting to Order and Approval of Minutes**

Vice-Chairman, Michael Chiodini called the meeting to order at 7:03 pm.

Mr. Chiodini asked if there were any comments for the August 15, 2022 meeting minutes.

**Chris Burton made a motion to approve the August 15, 2022 meeting minutes. Seconded by Michael Marlo. Motion approved unanimously.**

**I. Sign Review- Old Business – None**

**II. 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

Jim Hobbs with Bill Yount Signs addressed the Board. The Board had no questions or comments.

**Dick Gordon made a motion to approve case 03-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

**b. 22-22S – 439 S. Kirkwood Rd (#455 & 459) – B4**

Dan Killeen with Lighting Service Inc, applicant  
Wall signage for Fox Creek Veterinary Hospital

Scott Hefty and Dan Killeen with Lighting Service addressed the Board and the following items were discussed:

- Center line of “Fox Creek” should line up with the “wellness & urgent care” vertically

- Raceway to match the brick

**Chris Burton made a motion to approve case 22-22S as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**c. 23-22S – 10921 Manchester Rd – B3**

Chris Smith with Dale Sign Service, applicant  
Wall signage for Namaste Yoga Studio

Chris Smith with Dale Sign Service addressed the Board and the following items were discussed:

- Acrylic lettering applied to the building
- The applicant indicated uplighting is proposed. Planner I Christie Voelker stated that no lighting detail was submitted, and it will need to meet the lighting provisions of the Sign Code.

**Chris Burton made a motion to approve case 23-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

**d. 24-22S – 128 W. Washington – B2**

Joe Phillips with Piros Signs, Inc, applicant  
Wall signage for the Temporary UMB Bank location

Joe Phillips with Piros Signs addressed the Board and the applicant clarified the location of the signs.

**Michael Marlo made a motion to approve case 24-22S as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**e. 25-22S – 325 N. Taylor Ave – R5**

Diane Summers with YMCA, applicant  
Monument sign for YMCA

Joe Phillips with Piros Signs addressed the Board and the following items were discussed:

- Replacing the existing monument sign with a new aluminum cabinet
- The applicant proposes running the electronic message signs during the YMCA hours of 5am – 9pm. Planner I Christie Voelker indicated that the Building Department would confirm the permissible hours in a residential district under the Sign Code.
- The color of the aluminum cabinet should be carried around to the back, painted with a matte sheen
- In response to the Board’s concern regarding how the corners will be finished and the potential for an “oil can” effect, Mr. Phillips indicated that the material is of a sufficient gauge to not oil can.
- The blue portion around the “Y” will protrude 4 inches
- Add landscaping to cover the back of the monument sign

- The sign was funded by donation
- There will be a concrete foundation under the whole sign

**Chris Burton made a motion to approve case 25-22S with the following requirement: 1) that new landscaping is added behind the sign. Seconded by Dick Gordon. Motion approved unanimously.**

### III. Residential Review- Old Business

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

Alex Bartelsmeyer and homeowner Laraine Davis addressed the Board and the following items were discussed:

- In response to the changes requested at the August 15, 2022 meeting, the applicant added bandboard at gables, trimmed out and added grid patterns to the windows on the side elevations, added a window in the left elevation gable, and returned the brick on the left elevation
- The applicant did not make the following changes requested at the August 15 meeting:
  - Adding trim to rear elevation, as there is no one behind them to see the trim and they don't want the maintenance.
  - Adding more windows to the left elevation, for privacy reasons and the neighbors are okay with the design
  - Adding sills and aprons to all windows
- The homeowners asked for an exception for the changes to the rear and left elevation due to the home having the railroad tracks and a cemetery behind. The requests they are requesting are financially impactful
- Grids to be added to the windows to match around the house
- The front of the house is limestone. The Board suggested changing this to cultured stone to achieve cost savings
- Windows to be moved from the rear elevation to the side elevation
- The Board cannot waive the sills and aprons on the windows

**Don Anderson made a motion to approve case 88-22R with the following requirements for cursory review: 1) that the stone be returned on the right side elevation to the garage door; 2) that some of the rear windows be brought around to the left elevation; 3) that the windows have sills, aprons and grids. Seconded by Michael Marlo. Motion approved unanimously.**

### IV. 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

Mat Hartig with Rubicon addressed the Board and the following items were discussed:

- Adding window to match dormer on West elevation

**Dick Gordon made a motion to approve case 81-22R with the following requirement: 1) that a pair of windows be added on the 1<sup>st</sup> floor West elevation to match those in the dormer. Seconded by Chris Burton. Motion approved unanimously.**

b. 86-22R – 832 Stable Ridge Ln – R3

Tim and Lisa Walshauer, applicant

Screen porch addition

William Schaberg, Architect addressed the Board and the following items were discussed:

- Floor surface material will be slate paver on concrete slab
- Columns will be straight and house the screens
- The chimney is existing but they are raising to meet requirements – would like detail added to the top

**Don Anderson made a motion to approve case 86-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

c. 87-22R – 701 N Harrison Ave – R4

Frank Jackson with Jackson Custom Homes and Remodeling, applicant

New single family residence

Frank Jackson with Jackson Custom Homes addressed the Board and the following items were discussed:

- Garage doors to have windows – submit cut sheet
- Front door should complement the garage door
- Doghouse fireplace gutter boards be equal to match porch
- Windows in the left and right elevations - left elevation add two windows at entry foyer; right elevation add window in garage
- Bandboard at back and sides
- Windows need sills and aprons
- Foundation exposure requirements to be met

**Don Anderson made a motion to approve case 87-22R with the following requirements: 1) that the garage door and front door have cut sheets**

submitted for cursory review; 2) that the left elevation have two single windows at entryway foyer; 3) that the right elevation have a window in the garage; 4) that the fireplace doghouse gutter board be raised to match the front porch height of the gutter board; 5) that the side and rear elevations have a bandboard at the 2<sup>nd</sup> floor level; 6) that the front gable vertical siding details be added to other gables; 7) that the foundation exposure requirements are met. **Seconded by Dick Gordon. Motion approved unanimously.**

d. 93-22R – 137 W. Mermod Pl – R3

M. Kay Hagan, ASID; applicant  
Provide covered porch at entry

M. Kay Hagan addressed the Board and the following items were discussed:

- There will not be gutters
- Planner I, Christie Voelker explained the depth of the porch will be reduced to meet zoning code

**Dick Gordon made a motion to approve case 93-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

e. 94-22R – 145 Sweetbriar Ln – R3

David Meyers, applicant  
Roof over and screen patio

David Meyers addressed the Board and the following items were discussed:

- Roof material will be polycarbonate
- Match slope of the existing structure

**Don Anderson made a motion to approve case 94-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

f. 95-22R – 449 Par Ln – R4

Daniel Stauder with Evergreen Homes, applicant  
New single family residence

Dan Stauder addressed the Board and the following items were discussed:

- Color of the siding will be a grey-blue
- The Board generally recommends matching the garage door to the front door; however, since the garage faces the opposite direction, this requirement does not apply in this instance
- Add lattice under stair opening on West elevation
- Exposed foundation requirements
- Add a high window in the mudroom on the West elevation

**Don Anderson made a motion to approve case 95-22R with the following requirements: 1) that lattice be added to opening at stairs; 2) that two windows be added to the first floor west elevation in the mudroom submitted for cursory review; 3) that the exposed foundation requirement be met. Seconded by Dick Gordon. Motion approved unanimously.**

- g. 96-22R – 119 N. Van Buren Ave – R4**  
Carlos Escudero with C.E.C. & Design  
Laundry and powder room addition

Carlos Escudero with C.E.C. and Design addressed the Board and the following items were discussed:

- Since there is no siding on the existing house, the applicant should face the addition in stucco to match existing
- The small window on the North elevation should be changed to a double-hung to match the window on the East elevation. Homeowner Nora Steele addressed the Board asking to not require the window
- The addition foundation can match the existing home foundation rather than comply with foundation exposure requirements

**Don Anderson made a motion to approve case 96-22R with the following requirements: 1) that the siding on the addition be eliminated and replaced with stucco to match the existing; 2) that the foundation on the addition match the foundation of the existing; 2) that the window on the North elevation be a double hung to match the east elevation. Seconded by Dick Gordon. Motion approved unanimously.**

- h. 97-22R – 244 E. Monroe Ave – R4**  
Thom Schwetye, applicant  
Add 1-story and 2-story additions

Thom Schwetye addressed the Board and the following items were discussed:

- Ideas were presented to the applicant to make the addition less intrusive in height, including bringing the gutterboard of the addition down to match the existing home, adjusting the roof pitch of the 2-story addition to not exceed the existing roof ridge, and to hip the roof

**Don Anderson made a motion to approve case 97-22R for cursory review with the following requirements: 1) that the roof pitch be changed to not exceed the existing roof height 2) that the gable on the rear be eliminated. Seconded by Dick Gordon. Motion approved unanimously.**

- i. 98-22R – 6 Forest Glen Ln – R3**  
Aaron Senne with Studio Lark, applicant  
Add a 1-story frame addition



Aaron Senne with Studio Lark addressed the Board and the following items were discussed:

- Concern over the amount of flat roof
- Layout could be rotated to create a hallway and courtyard, add a gable roof
- The addition looks like an add-on

**Chris Burton made a motion to approve case 98-22R as submitted. Seconded by Michael Marlo. Motion was approved by a vote of 4 to 1, with Don Anderson voting not in favor.**

- j. 99-22R – 409 Bogey Ln – R4  
Tracy Winters with Agape Construction  
Front porch renovation

**Applicant requested to move case 99-22R to the next ARB meeting on 09-19-2022.**

**V. Commercial Review- Old Business – None**

**VI. 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

Julia Phillips and Tom Niemeier addressed the Board and explained in detail the proposed additions and shade structure. That will match the existing with style and materials.

**Chris Burton made a motion to approve case 12-22C as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:41pm.

	Mark Campbell, 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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.