



## 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: December 20, 2021 07:00 PM** Central Time (US and Canada)

Topic: Architectural Review Board

**Please click the following link to join the webinar:**

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**ARCHITECTURAL REVIEW BOARD  
AGENDA  
December 20, 2021 at 7:00 p.m.  
VIA ZOOM (electronic meeting)**

- I. Approval of Minutes – December 6, 2021**
  
- 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
  
  - b. Case 182-21R – 40 Ponca Trl – R3**  
Jeff Day & Associates, applicant  
New Single Family Residence
  
  - c. Case 183-21R – 44 Ponca Trl – R3**  
Jeff Day & Associates, applicant  
New Single Family Residence
  
  - d. Case 184-21R – 641 W Adams Ave – R4**  
Victor Padilla of Padilla Construction & More, applicant  
Gable Porch Addition
  
  - e. Case 185-21R – 235 E Washington Ave – R3**  
Agape Construction, applicant  
Dormer Addition
  
  - f. Case 187-21R – 44 Lemp Rd – R1**  
Benchmark Homes, applicant  
New Single Family Residence
  
  - g. Case 188-21R – 331 W Rose Hill Ave – R4**  
Tim Hollerbach Designs, LLC, applicant  
New Single Family Residence



# ARCHITECTURAL REVIEW BOARD AGENDA

December 20, 2021 at 7:00 p.m.  
**VIA ZOOM (electronic meeting)**

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

## **VI. Commercial Review - Old Business**

- a. Case 18-20C – 10230 Manchester Rd – B2**  
Chiodini Architects, applicant  
Audi Renovation

## **VII. Commercial Review - New Business**

- a. Case 22-21C – 144 W Adams Ave – B2**  
Tim Hollerbach Design, LLC, applicant  
New 4-Condo Building



**ARCHITECTURAL REVIEW BOARD  
AGENDA  
December 20, 2021 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 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 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  
Amy Lowry, Planner II  
Christie Voelker, Planner I



CITY OF KIRKWOOD  
**ARCHITECTURAL REVIEW BOARD**

December 6, 2021 – Draft Meeting Minutes

**Members Present**

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

**Members Absent**

Pat Jones (Alternate)

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

Chairman Mark Campbell called the work session 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 November 15, 2021 meeting minutes.

**Dick Gordon made a motion to approve the November 15, 2021 minutes. Seconded by Chris Burton. All ayes. Motion approved.**

**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

Chris Rhoads addressed the Board and indicated the proposal is for a new landscape for the backyard that will include a new patio, an outdoor kitchen, and a fireplace, all covered by a shade structure. Mr. Rhoads explained he had listened to the Work Session and addressed the questions the Board had for the project. Mr. Rhoads

specified the shade structure will have gutters that are tied into the storm water collection system, as approved by the City of Kirkwood Engineering Division; the veneer stone has already been purchased for the project; the posts for the structure will be 6x6 posts to maximize countertop space; and, the columns and countertops will be capped in cast stone. The following items were discussed:

- The gutter location was questioned and it was explained that they will go down into the ground.
- The stone pier dimension was discussed and it was specified that the piers are 24x24 because the use concrete CMUs with the 6x6 posts in the middle.

**Don Anderson made a motion to approve Case 155-21R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**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

Jennifer Taylor from Paul Fendler + Associates, Inc addressed the Board. The following items were discussed:

- The information and documentation provided by Ms. Taylor to the Board showing the window change and the way the muttoms are overlaid.
- It was discussed that the materiality, the way the structure will be trimmed out, and the use of a more earthtone color palette is more suitable to the Board.

**Michael Chiodini made a motion to approve Case 163-21R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**c. Case 166-21R – 520 Coverdale Ln – R4**

Christopher Pike, applicant  
New Single Family Residence

Chris Pike addressed the Board. The following items were discussed:

- The right side elevation dog house should be raised to meet the gutter board line.
- The foundation exposure requirements were mentioned.
- The position of the windows on the right elevation was discussed. It was suggested that the master bedroom windows should be moved in 4 to 6 inches, and that the windows below should also be moved to stay in alignment.

**Don Anderson made a motion to approve Case 166-21R with the following requirements: 1) that the fireplace doghouse window is raised to match the front porch gutter board; 2) that the foundation exposure requirements are adhered to; and, 3) that the left side elevation master bedroom windows be moved over four inches to the rear. Seconded by Dick Gordon. Motion approved unanimously.**

**V. Residential Review - New Business****a. Case 162-21R – 619 Norfolk Ave – R3**

Korus Properties, LLC, applicant  
New Single Family Residence

Roger Bettlach addressed the Board and indicated the proposal is for a new single family home. The following items were discussed:

- The column to the left of the front door needs to be centered between the door and windows and a half column added to the right of the door.
- The stone needs to return on both sides of the house.
- The top line of the doghouse needs to be raised to match the gutter board height.
- The front façade at the second floor above the garage was discussed.
- It was suggested that another window be added to the garage and that the existing garage window be changed to a full-size window.

**Don Anderson made a motion to approve Case 162-21R with the following requirements: 1) that the porch center post be centered between the door and window and a half column be added on the garage corner; 2) that the stone return a couple feet on the left and right sides; 3) that the fireplace doghouse height be moved to match the porch gable; 4) that the left porch gable be moved in to be the same level as the exterior wall of the house; 5) that the garage windows be full-size; 6) that an additional window be added to the garage; and, 7) that a cut sheet on the garage door be submitted for cursory review. Seconded by Dick Gordon. Motion approved unanimously.**

**b. Case 171-21R – 413 N Van Buren Ave – R4**

Lewis Homes, applicant  
Loft over Existing Detached Garage

Mike Lewis from Lewis Homes addressed the Board and indicated this proposal is to build a loft over an existing detached garage with a set of exterior steps. The Board mentioned the shutter coverage should be adequate.

**Michael Chiodini made a motion to approve Case 171-21R with the requirement to ensure that the shutters completely close over the windows. Seconded by Chris Burton. Motion approved unanimously.**

**c. Case 172-21R – 620 E Monroe Ave – R3**

Todd Rausch, applicant  
Patio & Covered Porch on Existing Garage

Todd Rausch addressed the Board. The Board had no comments or concerns on the project.

**Chris Burton made a motion to approve Case 172-21R as submitted. Seconded by Michael Chiodini. Motion approved unanimously.**

**d. Case 173-21R – 237 E Madison Ave – R3**

Lewis Homes, applicant  
New Single Family Residence

Mike Lewis from Lewis Homes addressed the Board and indicated the proposal is for a new single family home. The Board discussed the following items:

- It was discussed that the garage window should be enlarged to full-size.
- Band boards are needed at both side elevation gables.

**Michael Chiodini made a motion to approve Case 173-21R with the following requirements: 1) that the garage window be enlarged to full-size; and, 2) that band boards are added on either side of the side elevations. Seconded by Chris Burton. Motion approved unanimously.**

**e. Case 174-21R – 428 Porter Ave – R3**

Matthew Westerheide, applicant  
Covered Patio

Matthew Westerheide addressed the Board and explained the covered patio is to provide cover to their backyard. The Board questioned why all the wood of the structure was going to be wrapped in aluminum. Mr. Westerheide explained this decision was made to match the columns on the front of the house but it was suggested that a simpler method for a more durable finish would be to use stained cedar.

**Michael Chiodini made a motion to approve Case 174-21R with the requirement that all the wood members be constructed of stained cedar. Seconded by Chris Burton. Motion approved unanimously.**

**f. Case 175-21R – 448 Clemens Ave – R4**

Stauder Architecture, applicant  
Covered Deck

Dan Stauder from Stauder Architecture addressed the Board and indicated this project is a simple covered porch over a deck that will have a low-sloped roof that will not cover the existing second floor windows and will feature a stone fireplace at the corner. The following items were discussed:

- The chimney could be finished with a clay pipe.
- Will take the deck skirt down to grade.

**Don Anderson made a motion to approve Case 175-21R with the following requirements: 1) that the cap of the fireplace be addressed; and, 2) that the framing be deeper to close the space below the deck. Seconded by Adam**



**Edelbrock. Motion approved unanimously.**

- g. Case 176-21R – 603 Chelsea Ave – R4  
 Joe Page, Srote & Co Architects, applicants  
 New Single-Family Home

Joe Page from Srote & Co Architects addressed the Board and explained that he agreed with comments from the Work Session to eliminate the trim board at the base of the house and will instead will have the trim board follow the line of the grade that terminates the siding all the way around. The following items were discussed:

- Adding a window to the right side elevation at the top of the stair or in the master closet was suggested, as well as a window being added to the left side elevation at the master bedroom.
- A cut sheet on the garage door should be submitted for cursory review.

**Don Anderson made a motion to approve Case 176-21R with the following requirements: 1) that a cut sheet of the garage door be submitted for cursory review; and, 2) that a window is added in the hallway by the stairs or in the master closet on the left elevation. Seconded by Dick Gordon. Motion approved unanimously.**

- h. Case 177-21R – 308 N Van Buren Ave – R4  
 Lewis Homes, applicant  
 New Single-Family Home

Mike Lewis from Lewis Homes addressed the Board and explained they are proposing new single family home for this location. The following items were discussed.

- It was discussed that the front entry columns feel squeezed with three and the center column should be omitted.
- The proportion of the left side front gable is off. One solution given was to add a top and bottom ledger board.
- The location of the front window well was discussed. Mr. Lewis explained this position was the only way for equipment to get into the back of the house.
- The second floor front elevation was described as looking out of place. Mr. Lewis specified that he tried to have it centered on the main body of the structure. Mr. Lewis and the Board worked through possible solutions but Mr. Lewis indicated he will need to take it back to the drawing board because he has very little room left in his floor area ratio available to work with. The direction given by the Board was to reorganize and compress some of the first floor and reorganize the second floor to allow it be a more of a prominent element that is of consistent massing of the house.

**Don Anderson made a motion to continue Case 177-21R. Seconded by Michael Chiodini. Motion approved unanimously.**

- i. Case 178-21R – 420 W Argonne Dr – R4  
 Knappmiller Contracting, applicant  
 Covered Front Porch

The applicant nor the property owner was present to appear before the Board; however, the Board had no comments or concerns for the project.

**Chris Burton made a motion to approve Case 178-21R. Seconded by Michael Chiodini. Motion approved unanimously.**

- j. Case 180-21R – 111 N Harrison Ave – R4  
Pearl Construction, applicant  
Covered Rear Patio

Rex Pearl from Pearl Construction and Miles addressed the Board and indicated the proposal is to expand the existing rear patio and add a cover to it. The Board had no comments or concerns.

**Dick Gordon made a motion to approve Case 180-21R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

## VI. Commercial Review - Old Business

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

Erik from Bond Architects and Nick from the Kirkwood School District addressed the Board and identified the revisions made to the plans for Kirkwood High School since they last presented at the November 1, 2021 ARB Meeting. The Board discussed the following items:

- Erik indicated the mechanical units were moved from the previously shown location in front of the windows of the existing building where the Area D addition meet to behind the addition with the possibility of a couple units being placed on the Area D addition rooftop.
- It was indicated that the parking layout to the east of the Area D addition is still being worked on.
- The connection between where the Area D addition meets the existing building was discussed. It was noted that the negative space that had been existing between the two has been eliminated, as well as the section of glazing being eliminated.
- The front entrance design and changes were discussed. Erik explained the proposed canopy is remaining with the raised portion over the main entry door distinguished by the red underside; the clerestory glazing over the administrative office was changed from opaque to transparent to look more like the natatorium glass; the Kirkwood High School signage was moved from the clerestory glass to be mounted on the brick wall below it; and, the planter that had been planned for below the canopy was changed to a large, singular masonry bench with a stone cap on top.
- Mr. Chiodini indicated his displeasure with the design and was disappointed that the several offers to meet and work with the architects and school district were

declined.

- A suggestion was made to move the clerestory windows from over the administration office to over the entry hall.

**Michael Chiodini made a motion to continue Case 16-21C. Seconded by Chris Burton. Motion approved unanimously.**

**VII. 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 8:40 p.m.

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Mark Campbell, Chairman

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