



## 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.

To follow along with the Architectural Review Board meeting, please see the instructions below. To present your case to the Board, you will need to access via the Zoom application and click the hand icon to “raise your hand”. Please note, if dialing in from a phone, you will “raise your hand” by dialing \*9.

### **Zoom webinar**

When: March 07, 2022 07:00 PM Central Time (US and Canada)

Topic: Architectural Review Board

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

<https://us06web.zoom.us/j/84591171431>

Or One tap mobile :

US: +13126266799,,83999253821# or +16468769923,,83999253821#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 839 9925 3821

International numbers available: <https://us06web.zoom.us/j/84591171431>



**ARCHITECTURAL REVIEW BOARD**  
**AGENDA**  
**March 07, 2022 at 7:00 p.m.**  
**VIA ZOOM (electronic meeting)**

- I. Approval of Minutes – February 22, 2021**
- II. Sign Review - Old Business**  
None
- III. Sign Review - New Business**
  - a. 02-22S – 10463 Manchester Rd Ste F – B4 Dale Sign Services, applicant. Wall signage for Hello Juice
  - b. 03-22S – 350 N. Kirkwood Rd – B2 V Three Studios, applicant. Wall signage for Commerce Bank
- IV. Residential Review - Old Business**  
None
- V. Residential Review - New Business**
  - a. 22-22R – 230 E. Clinton Pl – R3 Rombach Development, LLC, applicant. New single family residence
  - b. 24-22R – 743 Cleveland Ave – R4 Lewis Homes, LLC, applicant. Room addition and cover porch
  - c. 25-22R – 705 Lavinia Pl – R3 Formwork Architecture, applicant. Second story addition
  - d. 26-22R – 425 W. Essex Ave – R4 C.J. Moss, applicant. Pergola
  - e. 27-22R – 410 S. Harrison Ave – R4 Chris Delleart, applicant. Roof over backdoor on existing deck
  - f. 28-22R – 2041 Lily Ave – R4 Derek Onstott, applicant. New single family residence
  - g. 29-22R – 160 Sweetbriar – R3 Agape Construction, applicant. Dormer, second story addition and basement remodel
- VI. Commercial Review – Old Business**  
None
- VII. Commercial Review – New Business**  
None



# ARCHITECTURAL REVIEW BOARD AGENDA

March 07, 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**

February 22, 2022 – Draft Meeting Minutes

**Members Present**

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

**Members Absent**

Mark Campbell, Chairman

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

Vice-Chairman Michael Chiodini called the meeting to order at 7:01 pm.

Mr. Chiodini 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.

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Mr. Chiodini asked if there were any comments for the February 07, 2022 meeting minutes.

**Chris Burton made a motion to approve the February 07, 2022 minutes. Seconded by Don Anderson. 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 17-22R – 1612 Lindgate Dr – R3

Agape Construction, applicant  
Covered Front Porch Addition

Ed Heine addressed the Board and indicated that they are adding a porch to the front of the house. He indicated that the required front setback left them with four feet to build a porch. The result is a shallow porch with a traditional look and decorative roof rail. The porch is also being extended to the left to provide additional seating area. There will also be a patio with stone bollards and a decorative railing. Crown molding is being extended over the windows on the right. All of the shutters on the large windows on the first floor are being removed. They are also replacing the shutters on the single windows on the second floor.

The following was discussed:

- The single-ply roof is built up in the drawings, but it will be sloped down when constructed. This is a change that was made after the Architectural Review Board drawings were submitted.

**Dick Gordon made a motion to approve Case 17-22R as submitted with the condition that the new shutters provide the recommended coverage. Seconded by Chris Burton. Motion approved unanimously.**

b. Case 18-22R – 402 S Taylor Ave – R4

FM Design Build, applicant  
New Single Family Residence

Matt Moore addressed the Board and indicated that this home is being custom-designed for a client with modern tastes. He mentioned that this is a corner lot, and that elements from the Clinton front yard are brought around to the Taylor front yard, where the step-down to a single-story is more in character with that street. He indicated that he had heard the Board's comments regarding window placements during the Work Session and that he agrees with the Board's comments.

The following items were discussed:

- The material on the left elevation is a smooth stucco
- The ganged windows with the punched opening should be maintained on the tall building mass, and windows with similar instances should also be ganged together
- Some of the eaves are traditional while some are modern. The Board's preference would be matching zero-eaves
- Windows should be added to the garage
- A window should be added to the bedroom on the rear elevation
- The bottom right window on the left elevation should be aligned with the window above
- The detail at the garage corner will have a vertical strip

- Planner I, Christie Voelker asked for clarification on the changes to the roof eaves, since the vertical “portal” element cannot encroach into a setback. It was indicated that the vertical element would not be added, rather the eave should terminate without an overhang
- The garage door was recommended to match the modern style of the house. A garage door with vertical windows down one side was recommended

**Adam Edelbrock made a motion to approve Case 18-22R with the following requirements: 1) that the windows be ganged together in instances where there are multiple windows; 2) that the dining room window is aligned with the window above on the left elevation; 3) that windows are added to the garage; 4) that a more modern garage door is selected; and 5) that the eaves are adjusted to remove the overhang to achieve a more modern approach. Seconded by Chris Burton. Motion approved unanimously.**

**c. Case 20-22R – 644 Hawbrook Ave – R3**

Michael E Blaes, AIA, applicant  
New Detached Covered Porch

Alex Blaes addressed the Board and indicated that they are constructing a detached pavilion in the rear yard, with a small outdoor kitchen. The materials will be primarily wood and limestone.

The following items were discussed:

- The pavement under the barstools should be extended to avoid tipping over into the grass

**Chris Burton made a motion to approve Case 20-22R as submitted. Seconded by Don Anderson. Motion approved unanimously.**

**d. Case 23-22R – 1144 Folger Ave – R4**

Jodie Wilken, applicant  
New Single Family Residence

Jodie Wilken addressed the Board and indicated she is demolishing her existing home and constructing a new residence.

The following items were discussed:

- The slope of the garage should match that of the residence
- The lattice should be framed out
- Foundation coverage requirements should be met by bringing the siding down
- The hopper window in the middle on the front elevation was questioned. Ms. Wilken indicated that a shower was behind it.
- The board approves of the brick chimney and pilasters

- The garage doors were questioned. It was recommended that a door be selected that is more appropriate to the house.

**Don Anderson made a motion to approve Case 23-22R with the following requirements: 1) that the lattice be framed and divided as needed on the front porch and rear porch; 2) that the foundation coverage requirements be addressed; 3) that a cut sheet is submitted on the garage door; and 4) that the pitch of the roof over the garage match the pitch of the roof over the residence. Seconded by Dick Gordon. Motion approved unanimously.**

**e. Case 19-22R – 509 Arminda Ave – R3**

Lewis Homes, applicant  
New Single Family Residence

Mike Lewis addressed the Board. The following items were discussed:

- Alternatives to the closed shutters on the left elevation were discussed. Mr. Lewis indicated that he has previously used transom windows and stepped the kitchen cabinets down below it. He also has used smaller, fake windows that are foamed on the inside. The Board expressed a preference for the small fake windows, white tinted or spandrel.

**Don Anderson made a motion to approve Case 19-22R with the following requirement: 1) that the shuttered windows be eliminated on the left elevation and replaced with white tinted or white spandrel windows. Seconded by Dick Gordon. Motion approved unanimously.**

**f. Case 21-22R – 621 Chelsea Ave – R4**

Scharf Land Development, applicant  
New Single Family Residence

Tony Camacho addressed the Board and indicated that similar versions of the proposed home have been built twice in Kirkwood on Brownell. The following items were discussed:

- The height of the doghouse roof on the right elevation was questioned. Mr. Camacho indicated that he was lining it up with the band board
- The front gable over the garage is cut off. The Board would prefer that the gable be brought down to the porch level
- The roof plan shows three gables while the front elevation has two gables. Mr. Camacho indicated that the roof plan would be fixed to show two gables.
- The roof of the front porch is wider than the gable above. Mr. Camacho explained that the gable is actually recessed, not projecting

**Don Anderson made a motion to approve Case 21-22R with the following requirements: 1) that the rake of the roof over the garage be brought down to**

**meet the front porch; 2) that the roof plan be amended to show two gables; and 3) that a cut sheet be submitted on the garage door. Seconded by Dick Gordon. Motion approved unanimously.**

**VI. Commercial Review - Old Business**

None

**VII. Commercial Review - New Business**

**a. Case 03-22C – 1005, 1011, 1017, 1023 Geyer Grove – R5**

Consort Homes, applicant

New 4-Unit Townhome Condo Construction

Bill Wannstedt addressed the Board and indicated that this is the same as the buildings that have already been constructed in Geyer Grove. He noted that the architect had not made changes regarding windows that were requested in previous phases of this project.

The following items were discussed:

- A small window can be added in the laundry room on the left side elevation
- On the right side elevation, a window will be added in the stairwell
- In the Bristol floor plan, a window could be added in the top left bedroom. Mr. Wannstedt had been concerned that the window would not be aligned with the window below. The Board indicated it would not need to be lined up. The proposed window could be closer to the closet or the window.

**Don Anderson made a motion to approve Case 03-22C with the following requirements: 1) that a window be added to the right side elevation in the landing and the bedroom; and 2) that a window be added on the left side elevation in the laundry room and the bedroom, by the corner or by the closet. Seconded by Chris Burton. 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 7:53 pm.

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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.