



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

**I. Approval of Minutes – July 18, 2022**

**II. Sign Review- Old Business - None**

**III. Sign Review- New Business**

- a. 16-22S – 117 W. Woodbine Ave 2<sup>nd</sup> floor – B4  
Dale Sign Service, applicant – Reface existing client sign with new logo
- b. 17-22S – 10505 Big Bend Blvd Ste. C – B1  
Ad Media LED signs, LLC, applicant – Install a wall sign for Elevate Salon Suites

**IV. Residential Review- Old Business**

- a. 59-22R – 1221 Evans Ave – R4  
Rafferty Company, applicant – New single family residence

**V. Residential Review- New Business**

- a. 76-22R – 636 Norton Ave – R4  
Dan Pieper, applicant – New single family residence
- b. 80-22R – 1934 Grassy Ridge Rd – R1 CUP  
Edward J. Ortmann, applicant – Add front porch and alter roof gable
- c. 82-22R – 321 S. Woodlawn Ave – R3  
Todd & Mary Westphalen, applicants – Additions and a detached 3-car garage
- d. 83-22R – 958 N. Harrison Ave – R4  
Benchmark Custom Homes, applicant – New single family residence

**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, July 18, 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  
Chris Burton  
Michael Marlo  
Pat Jones, Alternate

**Members Absent**

Dick Gordon  
Don Anderson

**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 5, 2022 meeting minutes.

Pat Jones stated that there was an error on the bottom of the second page, that "contract" should say "contrast."

**Chris Burton made a motion to approve the July 5, 2022 minutes. Seconded by Michael Marlo. Motion approved unanimously.**

**I. Sign Review- Old Business**

None

**II. Sign Review- New Business**

- a. 14-22S – 426 N. Kirkwood Rd – B2  
Brinkmann Constructors, applicant – Construction signage for The James

Michael Dempster with Brinkmann Constructors addressed the Board. The following items were discussed:

- The sign will be placed on the construction fence at the southern end of the North Kirkwood Road frontage
- The material is vinyl
- There should be a border around the sign using the blue color currently shown on the bottom

**Michael Chiodini made a motion to approve Case 14-22S with the following requirement: 1) that there be a border around the sign using the blue currently shown at the bottom of the sign. Seconded by Pat Jones. Motion approved unanimously.**

**b. 15-22S – 610 N. Geyer Rd – B1**

Ziglin Signs – Matt Meyer, applicant – Awning with signage for Geyer Dental

Matt Meyer with Ziglin Signs addressed the Board. The following items were discussed:

- The current green awning is being replaced with black
- The sides of the awning will return

**Michael Chiodini made a motion to approve Case 15-22S as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

**III. Residential Review- Old Business**

**a. 59-22R – 1221 Evans Ave – R4**

Rafferty Company, applicant – New single family residence

The applicant was not present at the meeting.

**b. Case 67-22R – 621 Arminda Ave – R3**

Scharf Land Development, applicant – New single family residence

Tony Camacho, designer addressed the Board. The following items were discussed:

- Many of the changes requested by the Board at the July 5, 2022 meeting have been addressed
- Mr. Camacho did not change all of the roofs to hips, but instead retained some gables to break up the roof
- The columns should have caps and bases
- The second story windows over the front doors should have the same grid pattern as on the rest of the house. Mr. Camacho indicated this was a 2-story foyer and he was not planning on doing a single-hung window.

**Chris Burton made a motion to approve Case 67-22R with the following requirements: that; 1) there be caps and bases on the front columns, and 2) that there be no grids on the bottom of the two windows over the front door. Seconded by Michael Marlo. Motion approved unanimously.**

**c. 69-22R – 1200 Forest Ave – R1 (reconsideration request)**

Michael Blaes, applicant – New single family residence

Ben Ellerman with Blaes Architects and Matt Midden, builder and developer addressed the Board. The following items were discussed:

- The front porch columns will be square rather than tapered and all of the porch columns around the house will match
- The bumped-out portion of the garage has a 2' overhang that also covers the stairs coming down. The overhang over the recessed portion of the garage is only an 18". Bringing the bumped-out portion back, as requested by the Board, would not provide as much coverage over the stairs and there will not be as much articulation on that elevation.
- There is a break in plane between the two garage segments
- The four windows requested by the Board at the second level of the great room would require mulling the two center windows together instead of having the wide mull between the door jambs, and would not be equidistant.
- The Board does not typically approve large fixed windows

**Chris Burton made a motion to approve Case 69-22R with the following requirement: 1) that the second story great room windows will be four windows. Seconded by Michael Chiodini. Motion approved unanimously.**

#### **IV. Residential Review- New Business**

- a. 54-22R – 420 S. Van Buren Ave. – R4  
Axton McCormack, applicant – New single family residence

John Wimmer with Jeff Day and Associates addressed the Board. The following items were discussed:

- Clarification was requested on the garage door, as it is shown differently between the rendering and elevation. Mr. Wimmer indicated that the elevation was accurate.
- How is the top of the stone being finished out. Mr. Wimmer indicated it would be with a typical water table cap
- The stone is a thin simulated stone
- The pair of fixed windows on the left elevation (48 x 48) should be casement

**Pat Jones made a motion to approve Case 54-22R with the following requirement: 1) that the fixed windows on the left elevation are changed to casement. Seconded by Michael Chiodini. Motion approved unanimously.**

- b. 73-22R – 741 Culloden Rd – R3  
Jamey Edgerton, applicant – Enclosed patio

Jamey Edgerton with Oxygene Landscape Design addressed the Board. The following items were discussed:

- There is no cap on top of the breeze block wall
- The specific pattern of the block being used is shown on the first page of the application packet

**Michael Chiodini made a motion to approve Case 73-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

**c. 74-22R – 228 W Woodbine Ave – R4**

NJL Custom Homes – Nick Luizza, applicant – New single family residence

Nick Candice with NJL Custom Homes addressed the Board. The following items were discussed:

- Band board could be used in the upper gable on the left elevation to break up the shake siding
- The brackets used on the front should be brought around to the sides. Mr. Candice indicated that the brackets are used on the sides but are difficult to see in the drawings.
- On the front elevation, remove the shutters on the second story right side triple windows and enlarge the windows
- The curved gingerbread trim used on the front gable ends should be brought around to the sides

**Chris Burton made a motion to approve Case 74-22R with the following requirements: that 1) the gingerbread fascia boards on the front be put in the side elevations; 2) a band board is added in the upper gable on the left side elevation; 3) at the second story window on the right side of the front elevation eliminate the shutters and make a triple window. Seconded by Pat Jones. Motion approved unanimously.**

**d. 75-22R – 834 Brookcreek Ln – R1**

Alan Wolf, applicant – Attached rear patio portico structure

Alan Wolf, designer addressed the Board. The following items were discussed:

- The columns are round tapered with no flutes and are as similar as possible to the front porch.

**Pat Jones made a motion to approve Case 75-22R as submitted. Seconded by Chris Burton. 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 7:31 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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.