



SPECIAL ANNOUNCEMENT REGARDING ARCHITECTURAL REVIEW BOARD WORK SESSIONS

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: Mar 7, 2022 06:30 PM Central Time (US and Canada)

Topic: Work Session of the Architectural Review Board

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86391776866>

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**ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
March 07, 2022 at 6:30 p.m.
VIA ZOOM (electronic meeting)**

- I. Approval of Work Session Minutes – February 22, 2022**
- 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



CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD

February 22, 2022 – Draft Work Session 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-Chair Michael Chiodini called the work session to order at 6:31 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 7, 2022 meeting minutes.

Don Anderson made a motion to approve the February 7, 2022 minutes. Seconded by Dick Gordon. 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. 17-22R – 1612 Lindgate Dr – R3

Agape Construction, applicant
Covered Front Porch Addition

- The depth of the porch is dictated by the front yard setback

- The mass between the front porch and the garage was questioned
 - The symmetry of the existing windows
 - The railing over the main porch section
 - The pitch of the roof over the segment between the main porch and the garage
- b. 18-22R – 402 S Taylor Ave – R4**
FM Design Build, applicant
New Single Family Residence
- The details are extremely important on a modern house
 - The eave condition and alignments
 - Grouping windows would bring horizontality
 - The guttering is shown on the roof plan but not on the drawing
 - The neighborhood has some modern homes in it by the same architect
 - The eaves on the garage structure give it a more traditional look
 - The alignment of the bottom right window on the left elevation
 - The window placement and expanses without windows
- c. 19-22R – 509 Arminda Ave – R3**
Lewis Homes, applicant
New Single Family Residence
- Fake windows on the left elevation are problematic
 - A lintel could be added over the garage and extend to the left
 - The massing and placement of the garage door is odd but would be difficult to address
 - False windows on the left elevation were considered as a possibility, with a preference for white rather than black
- d. 20-22R – 644 Hawbrook Ave – R3**
Michael E Blaes, AIA, applicant
New Detached Covered Porch
- The four stools will need slab behind them to prevent tipping
- e. 21-22R – 621 Chelsea Ave – R4**
Scharf Land Development, applicant
New Single Family Residence

- The roof over the garage
- The color of the siding
- The corner of bedroom four could be filled out
- The doghouse roof on the right elevation looks high
- The roof plan does not match the elevation

f. 23-22R – 1144 Folger Ave – R4

Jodie Wilken, applicant

New Single Family Residence

- The grade of the site is tough
- Foundation exposure
- The brick chimney is viewed favorably
- Wood lattice needs to be framed
- The pitch of the garage does not match the house. The south pitch should match the house. The two other pitches cannot be raised.

VI. Commercial Review - Old Business

None

VII. Commercial Review - New Business

a. 03-22S – 1005, 1011, 1017, 1023 Geyer Grove – R5

Consort Homes, applicant

New 4-Unit Townhome Condo Construction

- Windows on the side elevations have been required on previous phases
- The side elevation faces Big Bend Road
- The dormers on the street side have been required before

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:56 pm.

Mark Campbell, Chairman

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, then click on City Clerk, Boards & Commissions, Architectural Review Board.