



# ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

March 21, 2022 at 6:00 p.m.

City Hall – Main Level conference room – 139 S. Kirkwood Rd. 63122

**I. Approval of Minutes – March 07, 2021**

**II. Sign Review - Old Business**

None

**III. Sign Review - New Business**

None

**IV. Residential Review - Old Business**

- a. 25-22R – 705 Lavinia Pl – R3 Formwork Architecture, applicant. Second story addition
- b. 26-22R – 425 W. Essex Ave – R4 C.J. Moss, applicant. Pergola

**V. Residential Review - New Business**

- a. 30-22R – 656 E. Argonne Dr – R3 Lewis Homes LLC, applicant – Single family residence
- b. 32-22R – 745 W. Jewel Ave – R4 Max Bemberg, applicant – Carport
- c. 33-22R – 212 Nelda Ave – R3 Kurt KostECKi, applicant – Rear addition
- d. 34-22R – 467 S. Clay Ave – R4 Lewis Homes LLC, applicant – Single family residence
- e. 35-22R – 220 Way Ave - R3 Mark & Denise Friederich, applicant – Addition
- f. 36-22R – 424 W. Essex Ave - R4 FM Design Build, applicant – Single family residence
- g. 37-22R – 417 Meyer Ave - R3 Jolen Investments LLC, applicant – Single family residence

**VI. Commercial Review - Old Business**

- a. 02-22C – 150 W. Argonne Dr – B2 Drew Lesinski, applicant – Exterior renovations for 4 Hands

**VII. Commercial Review - New Business**

None



CITY OF KIRKWOOD  
**ARCHITECTURAL REVIEW BOARD**

March 07, 2022 – Draft Work Session Minutes

**Members Present**

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

**Members Absent**

Chris Burton

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

Chair Mark Campbell called the work session to order at 6:30 pm.

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 February 22, 2022 meeting minutes.

**Michael Chiodini made a motion to approve the February 22, 2022 minutes. Seconded by Adam Edelbrock. Motion approved unanimously.**

**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

The Board discussed the following items:

- Raceway color

- b. 03-22S – 350 N. Kirkwood Rd – B2 V Three Studios, applicant. Wall signage for Commerce Bank – Applicant withdrew from the agenda

**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

The Board discussed the following items:

- Add framed lattice at porch in rear
- Back porch columns to match front
- The garage door was discussed
- Add a window at garage

- b. 24-22R – 743 Cleveland Ave – R4 Lewis Homes, LLC, applicant. Room addition and cover porch

The Board discussed the following items:

- Simplifying the roof line
- Shakes to match existing
- Location of the window well and the heat vent on the front

- c. 25-22R – 705 Lavinia Pl – R3 Formwork Architecture, applicant. Second story addition

The Board discussed the following items:

- Changing the front gables to be smaller
- Corrugated metal material on house – not allowed
- Possible gutter issues, window overhang
- Changes to the front should be reflected on the back – roofline

- d. 26-22R – 425 W. Essex Ave – R4 C.J. Moss, applicant. Pergola

The Board discussed the following items:

- How is the Pergola being attached to the house
- Inquired to if we have issued any similar pergola permits for construction yet

- e. 27-22R – 410 S. Harrison Ave – R4 Chris Delleart, applicant. Roof over backdoor on existing deck

The Board discussed the following items:

- Is there a need for a foundation
- Ceiling treatment & columns

- f. 28-22R – 2041 Lily Ave – R4 Derek Onstott, applicant. New single family residence

The Board discussed the following items:

- Planner I, Christie Voelker explained the deck being removed from the plans pending approval to encroach into the MSD easement
- Drainage issues with roofline
- Materials being used

- g. 29-22R – 160 Sweetbriar –R3 Agape Construction, applicant. Dormer, second story addition and basement remodel

The Board had no comments on the submittal

**VI. Commercial Review – Old Business**  
None

**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 6:59 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.