



# ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

June 20, 2022 at 6:00 p.m.

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

- I. **Approval of Variance Minutes – June 6, 2022**
- II. **Approval of Minutes – June 6, 2022**
- III. **Sign Review - Old Business**
  - None
- IV. **Sign Review - New Business**
  - a. 13-22S – 11111 Manchester Rd – B3  
Engraphix – Daniel Kirchhoff, applicant/contractor  
Monument and wall signage for Taco Buddha
- V. **Residential Review - New Business**
  - a. 58-22R – 620 Pearl Ave – R3  
John Guarino – applicant/architect  
Replace existing deck with covered porch
  - b. 59-22R – 1221 Evans Ave – R4  
Rafferty Company – applicant  
New single family residence
  - c. 60-22R – 335 W. Woodbine Ave – R4  
Daniel Stauder – applicant/architect  
Addition to house and replacement of detached garage
  - d. 61-22R – 528 S. Crescent Dr – R3  
Daniel Stauder – applicant/architect  
Garage and covered porch addition
  - e. 62-22R – 1951 Grassy Ridge Rd – R1  
Greg Romano – applicant/homeowner  
Shed replacement
  - f. 63-22R – 1232 Grandview Dr – R3  
Michelle Ricks – applicant/homeowner  
Addition and detached two-car garage
- VI. **Commercial Review - Old Business**
  - a. 10-22C – 11111 Manchester Rd – B3  
Kurt Kaemmerlen, Contractor/applicant  
Complete renovations- exterior changes for Taco Buddha
- VII. **Commercial Review - New Business**
  - a. 11-22C – 200 Thomas Ave – R4  
Matt Patterson – applicant/architect  
Renovation of existing building and additions to building for Kirkwood Schools



CITY OF KIRKWOOD  
**ARCHITECTURAL REVIEW BOARD**  
**SIGN VARIANCE**

June 6, 2022 – Draft Work Session Minutes

**Members Present**

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

**Members Absent**

Mark Campbell, Chairman  
Chris Burton

**I. Call Meeting to Order**

Vice-Chairman Michael Chiodini called the work session to order at 6:00 pm.

**II. Variance Sign Review - New Business**

**a. 01-22SV – 320 S. Kirkwood Rd – B-2**

Dale Sign Service – Austin Smith, applicant  
Requesting the projecting sign to be internally illuminated – Gateway Cleaners

Planner I, Christie Voelker explained that the code used to allow illuminated signs, however that was changed with the new sign code and a variance was granted for Hot Box Cookies which is located next door. The Board had no comments

Mr. Chiodini asked if there was any other variance cases that needed to be addressed and upon hearing there was not, adjourned the variance meeting and began regular ARB reviews.

	Mark Campbell, Chairman
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**ARCHITECTURAL REVIEW BOARD**

June 6, 2022 – Draft Work Session Minutes

**Members Present**

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

**Members Absent**

Mark Campbell, Chairman  
Chris Burton

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

Vice-Chairman, Michael Chiodini called the work session to order at 6:00 pm.

Mr. Chiodini asked if there were comments for the May 16, 2022 meeting minutes.

**Dick Gordon made a motion to approve the May 16, 2022 minutes. Seconded by Don Anderson. Motion approved unanimously.**

**I. Sign Review - Old Business**

None

**II. Sign Review - New Business**

- a. 11-22S – 10357 Manchester Rd – B4  
Warren Sign – Sue Winter, applicant  
Driveway signage for First Community Credit Union

The following items were discussed:

- The proposed sign matches the existing sign design scheme
- Verify the location of the sign – will be in the walkway or the grass

- b. 12-22S – 1001 S. Kirkwood Rd #130 – B5  
Horizon Sign Company – Chris DeHeer, applicant  
Wall signage for Brown & Crouppen

The following items were discussed:

- Verify the sign will be individual letters vs a raceway

**III. Residential Review - New Business**

- a. 53-22R – 360 N. Woodlawn Ave – R2  
Lorine Fumagalli – Architect/Applicant  
Remodel 2<sup>nd</sup> floor bathroom and connect two dormers

The following items were discussed:

- Connecting the dormers looks good



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- Options for drainage
- Gutterboards are not lined up

**b. 55-22R – 511 S. Geyer Rd – R4**

Jared Keplinger – Homeowner/applicant  
Front porch

The following item were discussed:

- Setting the steps in vs the drop off
- Changing the deck width to fit in the steps
- Removing the deck and stairs to grade
- This deck addition restores use of the rear door

**c. 56-22R – 626 Scottsdale – R3**

Banner Construction, Contractor/applicant  
Front entry porch roof/side entry awning

The following items were discussed:

- The proposed cedar doesn't match the style of the house

**d. 57-22R – 562 N. Taylor – R3**

Darryl Labruyere, Architect/applicant  
New single family residence

The following items were discussed:

- Planner I Christie Voelker verified that setback requirements are met
- Looking for clarification on the space above the garage
- The windows in the space above the garage and on bedroom four look odd
- Noted the use of stone on the portion of garage while it is not used elsewhere
- Garage doors/front door – more character
- Clarify mullions in windows and re-work south elevation windows

**IV. Commercial Review - New Business**

**a. 08-22C – 12205 Old Big Bend – B1**

Old Big Bend Investments, Aaron Senne, Owner/applicant  
Renovation of existing office building for Studio Lark



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The following items were discussed:

- Will the roof unit be painted
- Are they keeping the bollards

**b. 09-222C – 10935 Manchester Rd – B3**

Brian Ivy, Architect/applicant

Interior and exterior alterations for future business

The following items were discussed:

- Bandboard under parapet detail
- More detail needed on aluminum band
- HVAC screening
- Canopy support

**c. 10-22C – 11111 Manchester Rd – B3**

Kurt Kaemmerlen, Contractor/applicant

Complete renovations- exterior changes for Taco Buddha

The following items were discussed:

- Height of walls
- Entrance is hard to find
- Would like a sample of materials
- Corrugated roof and walls – discouraged
- Do they intend to cover patio to create a 3-season area
- How do you maneuver with doors
- Elevation drawings without the exterior walls shown would be useful
- Fencing with penetrations could help open the space
- Re-design to make the wall less intrusive

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:43 pm.

	Mike Chiodini, Vice-Chairman
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