



**Architectural Review Board
Work Session Agenda
Tuesday, January 17, 2023, 6:30 p.m.
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – January 3, 2023**
- II. Sign Review- Old Business - None**
- III. Sign Review- New Business**
 - a. 01-23S – 10170 Manchester Rd – B3
Custom Sign & Engineering, Inc, applicant – Signage for Huck’s
 - b. 03-23S – 1230 S. Kirkwood Rd – B5
Dale Sign service, applicant – Wall signage for Jersey Mikes
- IV. Residential Review- Old Business - None**
- V. Residential Review- New Business**
 - a. 07-23R – 225 Barter Ave – R4
Lewis Homes, applicant – New single family residence
 - b. 09-23R – 139 W. Bodley Ave – R4
Timothy Dangos, applicant – New detached garage
 - c. 10-23R – 108 N. Taylor Ave – R3
Elizabeth Panke, applicant – Garage attic finish, new rear dormer, new front & rear window
 - d. 11-23R – 624 W. Washington Ave – R4
A.C. Murphy, applicant – Rear addition above family room
 - e. 12-23R – 444 Iris Ln – R3
NJL Custom Homes, LLC; applicant – New single family residence
- VI. Commercial Review- Old Business**
 - a. 17-22C – 10170 Manchester Rd – B3
Ben F. Blanton Construction, applicant – Exterior remodel for Hucks
- VII. Commercial Review- New Business - None**



Architectural Review Board
DRAFT Work Session Meeting Minutes
Tuesday January 3, 2023 – 6:30pm
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Michael Marlo
Pat Jones

Members Absent

Mark Campbell, Chairman

Call Meeting to Order and Approval of Minutes

Vice Chairman, Michael Chiodini called the work session to order at 6:29 pm.

Mr. Chiodini asked if there were are comments for the December 19, 2023 meeting minutes.

Michael Marlo made a motion to approve the December 19, 2023 minutes. Seconded by Chris Burton. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 02-23S – 217 S. Kirkwood Rd – B2

Sign-a-Rama – Don Greer, applicant – Door graphics for CTA Choice Travel Agency

The following items were discussed:

- Confirmed that phone numbers are allowed

III. Residential Review- Old Business - None

IV. Residential Review- New Business

a. 131-22R – 2007 Brookcreek Ln – R1

California Custom Decks, applicant – Install pergola on existing patio

The following items were discussed:

- Are there brackets elsewhere on the house – just added decoration
- Flashing needed where attached to house
- The plan details are different from the rendering – verify what they are building

b. 01-23R – 619 Pamela Ln – R3

Gordon Ward with Roeser Home Remodeling, applicant – Rear addition

The following items were discussed:

- Window trim needs to match
- North and West elevations foundation exposed is too high – bring siding down
- All new asphalt shingles
- Prefer triangle vents
- The railing color will not match the existing white

c. 02-23R – 128 W Rose Hill Ave – R4

Mosby Building Arts, applicant – Infill open covered porch into conditioned room

The following items were discussed:

- Placement of a/c unit should be centralized
- Allow shutters to match existing

d. 03-23R – 214 E. Clinton Pl – R4

FM Design Build, applicant – New single family residence

The following items were discussed:

- Board and batten on rear gable
- Sills and aprons
- No egress windows in the primary and 3rd bedrooms
- 4-pane and 2-pane windows shown
- Foundation coverage
- Gutters and downspouts
- Cricket looks wrong – need to go to the front corner
- 3' front porch depth size

e. 04-23R – 630 Knierim Pl – R4

TRC Outdoor, applicant – Covered pergola, gas fireplace, paver walk and patio

The following items were discussed:

- Change the slope to not be so drastic
- Confirm the material being used for the ceiling
- Roof should be over the fireplace
- Fireplace should be stone all around
- Detail on how the fireplace attaches

f. 05-23R – 835 Brookcreek Ln – R1

Great Day Improvements, applicant – Sunroom addition on deck

The following items were discussed:

- 2x10 header is not structurally proper one the post is removed

- Confirm why the lower new wall is not glass like the other side

V. Commercial Review- Old Business - None

a. Commercial Review- New Business

17-22C – 10170 Manchester Rd – B3

Ben F. Blanton Construction, applicant – Exterior remodel for Hucks

The applicant requested to be continued to the January 17, 2023 meeting

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:58 pm.

	Michael Chiodini, Vice 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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.