



**Architectural Review Board
Work Session - Agenda
Monday, April 3, 2023 – 6:30 p.m.**
Main level conference room - Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

- I. Approval of Minutes – March 20, 2023**
- II. Sign Review- Old Business - None**
- III. Sign Review- New Business**
 - a. 12-23S – 124 W Jefferson Ave #107 – B2
Fastsigns, applicant – Wall signage for The Nerd Merchant
- IV. Residential Review- Old Business**
 - a. 08-23R – 437 Greenleaf Dr. – R3
Behrens Construction Inc, applicant – Join two (437&443) residences together for one house
 - b. 28-23R – 3 Hillcrest Pl – R4
Joe Stockmann with Bartels-Missey, Inc. – Redesign of proposed addition
 - c. 30-23R – 1518 Lynkirk Ln – R2
California Custom Decks, applicant – Construct a new front porch
- V. Residential Review- New Business**
 - a. 121-22R – 1947 Briargate – R3
Lisa Schierholz, applicant – Covered patio with new concrete slab
 - b. 24-23R – 1021 N. Clay Ave – R4
Agape Construction, applicant – Detached garage
 - c. 43-23R – 541 E Monroe Ave – R3
Mike Lewis, applicant – Pool House
 - d. 44-23R – 415 Rose Ln – R4
Andrew Kelly – New single family residence
 - e. 45-23R – 563 S Harrison Ave – R4
Rob Griffith, applicant – Re-locate detached 2 car garage from 335 W. Woodbine

- f. 46-23R – 401 S. Harrison Ave – R4
Leslie McCormick, applicant – New shed
- g. 47-23R – 625 Simmons Ave – R4
Genesis Development Company, LLC; applicant – New single family residence
- h. 49-23R – 2000 Rieth Terrace – R1
Fischer & Frichtel, applicant – New single family residence

VI. Commercial Review- Old Business - None

VII. Commercial Review- New Business - None



Architectural Review Board
DRAFT Work Session Meeting Minutes
Monday, March 20, 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
Don Hussman

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 any comments for the March 6, 2023 meeting minutes.

Chris Burton made a motion to approve the March 6, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 10-23S – 10936 Manchester Rd. – B3

Signarama – West County/ Ron Nash, applicant – Signage for Kennelwood

The following items were discussed:

- Verified with Planner I, Christie Voelker that with window signage meets code

b. 11-23S – 10312 Manchester Rd. – B3

Inner Circle Creative/John Ziebol, applicant – Signage for The Pasta House

The following items were discussed:

- Will there be any signage at the outdoor patio
- Signage should have dark returns as indicated on drawing

III. Residential Review- Old Business

c. 30-23R – 1518 Lynkirk Ln – R2

California Custom Decks, applicant – Construct a new front porch

The following items were discussed:

- New design does not work with the house – difficult home for a front porch addition, show flat roof examples

IV. Residential Review- New Business

a. 08-23R – 437 Greenleaf Dr. – R3

Behrens Construction Inc, applicant – Join two (437&443) residences together for one house

The following items were discussed:

- Still looks like two homes
- Gable does not work
- Poor details – what was the intent
- Rear elevation does not work
- Center section needs to come up a little higher than the two existing homes
- Out of scale for the neighborhood
- Find a different way to bring stairs to the second story

b. 22-23R – 36 Ponca Trail – R3

Jason Lehmann, applicant – New single family residence

The following items were discussed:

- East side elevation – long sloping roof
- A lot of vinyl siding shown
- Multiple styles shown
- Frame out the 6x6 deck posts

c. 28-23R – 3 Hillcrest Pl. – R4

Joe Stockmann with Bartels-Missey, Inc; applicant – Bedroom and bath addition

The following item was discussed:

- Need better drawings and full elevation
- Roof style

d. 40-23R – 836 Elmtree Ln. – R3

Axton McCormack, applicant – Rear addition

The Board had no comments

e. 41-23R – 320 Crest Ave. – R4

Schindler Homes, LLC; applicant – New single family residence

The following items were discussed:

- No board and batten anywhere but the front – add to the side gables
- Add band boards on the sides

- Lose the rail on the front porch
- Add stone at chimney
- Windows in family room

V. Commercial Review- Old Business

a. 05-23C – 300 N. Kirkwood Rd – B2

Erik Miller with PW Architects, Inc; applicant – New 4-story mixed use development with office, restaurant, parking garage and 60 apartments

The re-design will be submitted at the ARB meeting at 7:00pm

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:59pm.

	Michael Chiodini, Vice Chairman
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