



**Architectural Review Board
Work Session – Agenda
Monday, July 3, 2023 – 6:30pm**

Main level conference room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

- I. Approval of Minutes – June 20, 2023**
- II. Sign Review – Old Business**
- III. Sign Review – New Business**
 - a. 18-23S – 1229 S. Kirkwood Rd – B5
Michelle Sitton with Spirit Halloween, applicant – Wall sign for Spirit Halloween
 - b. 19-23S – 314 S Clay Ave – B2
Chris DeHeer with Horizon Sign Company; applicant – Re-facing building front sign and adding wall sign on rear of building for American Legion
- IV. Residential Review – Old Business**
 - a. 69-22R – 1200 Forest Ave – R1
Michael E. Blaes, applicant – New single family residence, changes: rear patio to be covered, open gable on front porch, new laundry room window
 - b. 107-22R – 303 West Rose Hill Ave – R4
Lewis Homes, LLC, applicant – New Residence, siding style change
- V. Residential Review – New Business**
 - a. 83-23R – 1947 N Signal Hills Drive – R3
Mark Mehrhoff; applicant – Convert an existing wood shop to a bedroom with rest room
 - b. 84-23R – 514 W Woodbine Ave – R4
Dave Williams; applicant – Covered patio, sidewalk and retaining wall
 - c. 85-23R – 2010 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence
 - d. 86-23R – 2002 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence
 - e. 87-23R – 2005 Woodland Knoll – R1
NJL Custom Homes, LLC; applicant – New single family residence

- f. 91-23R – 240 E Jefferson Ave – R3
Michael E Blaes, AIA; applicant – Rear one story frame addition with master suite, kitchen and laundry room

- g. 92-23R – 300 Woodside Drive – R4
Joe Page – Srote & Co Architects; applicant – New single family residence

VI. Commercial Review- Old Business

VII. Commercial Review- New Business



**Architectural Review Board
Work Session Meeting Minutes
Tuesday, June 20, 2023, 6:00pm**

Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Chris Burton
Dick Gordon
Don Anderson
Michael Marlo

Members Absent

Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the work session to order at 6:01 pm.

Mr. Campbell asked if there were any comments for the June 5, 2023 work session minutes.

Michael Marlo made a motion to approve the June 5, 2023 minutes. Seconded by Chris Burton. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business - None

III. Residential Review- Old Business - None

IV. Residential Review- New Business

a. 68-23R – 336 W. Jefferson Ave – R4

Daniel Stauder, applicant – Addition of detached garage, cupola on existing home

Board discussed:

- Underside of deck materials
- Window in stairway and sill height

b. 73-23R – 1231 Simmons Ave – R4

John Rutledge, applicant – New single family residence

Board discussed:

- Front gutter board in front of gable
- Vertical siding on top gable of garage
- Exposed foundation and coverage requirements
- Step elevation at driveway
- Attic vents on the residence

c. 75-23R – 977 N. Harrison Ave – R4

Mike Lewis, applicant – New rear covered porch

Board discussed:

- Perm-cast columns and lack of articulation
- Underside treatment of roof and deck
- Roof structure and snow buildup/use of cricket

d. 76-23R – 810 Nirk Ave – R4

Michael Jacezko, applicant – New single family residence

Board discussed:

- Articulation of columns on front and rear, use of caps and bases
- Right and Left Elevation labels on page A7 are transposed
- Windows on right and left elevation- additional fenestrations needed
- Use of board and batten on rear elevation
- Porch roof extends past the sides of the residence

e. 77-23R – 526 S. Fillmore Ave – R4

Homes by Rolwes dba LR Custom Homes, applicant – New single family residence

Board discussed:

- Fenestrations needed throughout the elevations - windows
- Variety of architectural styles on front elevation, how to make more uniform
- Connection of style and shed vs gable roof of single car garage to rest of house
- Discussed the fireplace foundation
- Exposed foundation and coverage requirements
- Using lattice or other enclosure underneath deck

f. 78-23R – 418 E. Argonne Dr – R3

Pearl Construction, applicant – 2 story addition and detached garage

Board discussed:

- Use of a circular window in the front elevation
- Existing residence structure vs proposed addition
- Use of metal roof canopy of kitchen window
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g. 79-23R – 141 Horseshoe Dr – R3

Denise Eisele with Jeff Day & Associates, applicant – New single family residence

Board discussed:

- Memo re: updates from 6/14 Landmarks Commission meeting
- Blank façade on right elevation

- h. 80-23R – 12154 Old Big Bend Rd – R3
Lombardo Homes, applicant – New single family residence

Board discussed:

- Articulation and type of windows on the right, left, and rear elevation
- The front gables and size relationship

- i. 81-23R – 19 Orchard Ln – R1
Home Matters Alliance, applicant – Addition and remodel of existing garage

Board discussed:

- The proposed bump-out of the rear wall

V. Commercial Review- Old Business

VI. Commercial Review- New Business

- a. 11-23C – 10320 Manchester Rd – B3
Carl Uhlig, applicant – Exterior façade only

Board discussed:

- No comments

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:40 pm.

	Mark Campbell, 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.