



SPECIAL ANNOUNCEMENT REGARDING ARCHITECTURAL REVIEW BOARD WORK SESSIONS

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.

Zoom webinar

When: December 20, 2021 06:00 PM Central Time (US and Canada)

Topic: Work Session of the Architectural Review Board

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87239569868>

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**ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
December 20, 2021 at 6:00 p.m.
VIA ZOOM (electronic meeting)**

- I. Approval of Work Session Minutes – December 6, 2021**
- II. Sign Review - Old Business**
None
- III. Sign Review - New Business**
None
- IV. Residential Review - Old Business**
None
- V. Residential Review - New Business**
 - a. Case 179-21R – 1035 N Harrison Ave – R4**
FM Design Build, applicant
New Single Family Residence
 - b. Case 182-21R – 40 Ponca Trl – R3**
Jeff Day & Associates, applicant
New Single Family Residence
 - c. Case 183-21R – 44 Ponca Trl – R3**
Jeff Day & Associates, applicant
New Single Family Residence
 - d. Case 184-21R – 641 W Adams Ave – R4**
Victor Padilla of Padilla Construction & More, applicant
Gable Porch Addition
 - e. Case 185-21R – 235 E Washington Ave – R3**
Agape Construction, applicant
Dormer Addition
 - f. Case 187-21R – 44 Lemp Rd – R1**
Benchmark Homes, applicant
New Single Family Residence
 - g. Case 188-21R – 331 W Rose Hill Ave – R4**
Tim Hollerbach Designs, LLC, applicant
New Single Family Residence



**ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
December 20, 2021 at 6:00 p.m.
VIA ZOOM (electronic meeting)**

- h. Case 189-21R – 285 Frieda Ave – R3
Michael Reardon, applicant
Second Story Addition to Existing House

VI. Commercial Review - Old Business

- a. Case 18-20C – 10230 Manchester Rd – B2
Chiodini Architects, applicant
Audi Renovation

VII. Commercial Review - New Business

- a. Case 22-21C – 144 W Adams Ave – B2
Tim Hollerbach Design, LLC, applicant
New 4-Condo Building

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini, Members Don Anderson, Chris Burton, Dick Gordon, Adam Edelbrock and Pat Jones. Council Liaison Kara Wurtz

Contact Information: For full Architectural Review Board contact information, please call Planning and Development Services at 314-822-5823. To contact the Building Commissioner, call Jack Schenck at 314-822-5814.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired.

- C: Bill Bensing, Director of Public Services
Laurie Asche, City Clerk
Kim Sansegraw, Deputy City Clerk
Tim Griffin, Mayor
Kara Wurtz, Council Liaison
Donna Poe, SBD
Freddy Doss, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II
Christie Voelker, Planner I



CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD

December 6 2021 – Draft Work Session Minutes

Members Present

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

Members Absent

Pat Jones (Alternate)

I. Call of Meeting to Order and Approval of Minutes

Chair Mark Campbell called the work session to order at 6:00 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.

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Mr. Campbell asked if there were any comments for the November 15, 2021 meeting minutes.

Don Anderson made a motion to approve the November 15, 2021 minutes. Seconded by Dick Gordon. Motion approved unanimously.

II. Sign Review - Old Business

None

III. Sign Review - New Business

None

IV. Residential Review - Old Business

a. Case 155-21R – 401 Miriam Ave – R3

TRC Outdoor, applicant
Shade Structure with Outdoor Kitchen & Fireplace

The Board discussed the following items:

- The size of the posts were questioned and a comment was made that the post proportion does not match the column proportion.

b. Case 163-21R – 429 Miriam Ave – R3

Paul Fendler, Fendler + Associates, Inc, applicants
Lifting House to Replace Foundation & Adding a 2-Story Addition

The Board discussed the following items:

- It was noted that the windows will be two-over-two to be consistent with the existing house.
- An earth tone color palette is specified.
- The use of shake shingles was deemed appropriate by the architect and will paint them the same as the other siding.

c. Case 166-21R – 520 Coverdale Ln – R4

Christopher Pike, applicant
New Single Family Residence

The Board discussed the following items:

- The windows need to be moved away from the corners.
- The gutter lines should align.

V. Residential Review - New Business**a. Case 162-21R – 619 Norfolk Ave – R3**

Korus Properties, LLC, applicant
New Single Family Residence

The Board discussed the following items:

- The gable within a gable was acknowledged as a design option not commonly seen in Kirkwood.
- The stone needs to return on the side elevations.
- Windows are needed on either side above garage on front façade.
- The spacing of the porch posts were discussed.
- It was noted that the lights on the front elevation are at different heights.
- It was suggested that the doghouse needs to be raised.
- The right side elevation needs more fenestrations and/or a man door.
- The number of roof pitches was discussed.
- The porch gable on the left side elevation should be even with the house.

b. Case 171-21R – 413 N Van Buren Ave – R4

Lewis Homes, applicant
Loft over Existing Detached Garage

The Board had no comments or concerns.

- c. Case 172-21R – 620 E Monroe Ave – R3
Todd Rausch, applicant
Patio & Covered Porch on Existing Garage

The Board had no comments or concerns.

- d. Case 173-21R – 237 E Madison Ave – R3
Lewis Homes, applicant
New Single Family Residence

The Board discussed the following items:

- A band board is needed on left and right side elevations.
- The small windows to the right on the left side elevation should match the top portion of the upper windows.
- A full-size window should be added in the garage in place of the smaller window shown in the drawing.

- e. Case 174-21R – 428 Porter Ave – R3
Matthew Westerheide, applicant
Covered Patio

The Board discussed the following items:

- The method for how the patio cover ties into the house was questioned.
- It was suggested that the aluminum wrapping be eliminated and cedar be used instead.

- f. Case 175-21R – 448 Clemens Ave – R4
Stauder Architecture, applicant
Covered Deck

The Board discussed the following items:

- It was suggested that the space underneath the deck needs a skirt or a step around it.
- A nicer cap or clay pipe was suggested to finish off the top of the chimney.

- g. Case 176-21R – 603 Chelsea Ave – R4
Joe Page, Srote & Co Architects, applicant
New Single Family Residence

The Board discussed the following items:

- A cutsheet is needed on the garage door.

- The trim wrapping the foundation was discussed and it was noted that the rear and right elevations need to be fixed.
- A window could be added to the upper right side of the right elevation.
- It was suggested that the closet at top of the stairs be removed and a window be installed in its place.

h. Case 177-21R – 308 N Van Buren Ave – R4

Lewis Homes, applicant
New Single Family Residence

The Board discussed the following items:

- The design of the second floor was discussed and it was mentioned that bringing it forward by eight feet might make it work better.
- It was suggested that one of the columns on the front porch be removed.
- It was also suggested that the left gable could be removed.

i. Case 178-21R – 420 W Argonne Dr – R4

Knappmiller Contracting, applicant
Covered Front Porch

The Board had no comments or concerns.

j. Case 180-21R – 111 N Harrison Ave – R4

Pearl Construction, applicant
Covered Rear Patio

The Board discussed the roof connection.

VI. Commercial Review - Old Business

a. Case 16-21C – 801 W Essex Ave – R3

Bond Architects, applicant
Renovations to Kirkwood High School

The Board discussed the following items:

- The clerestory windows were discussed.
- The chosen materials were specified.
- The design of the entrance area was discussed as well as the potential of the seating below the canopy acting as an impact barrier.

- Clarification is needed for Area D and there was discussion about the fire-rating between the addition and the existing structure.

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 6:58 pm.

Mark Campbell, Chairman

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, then click on City Clerk, Boards & Commissions, Architectural Review Board.