



## 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:** January 3, 2022 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/87802237415>

Or One tap mobile :

US: +13126266799,,87802237415# or +16468769923,,87802237415#

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Webinar ID: 878 0223 7415

International numbers available: <https://us06web.zoom.us/j/87802237415>



**ARCHITECTURAL REVIEW BOARD  
AMENDED WORK SESSION AGENDA  
January 3, 2022 at 6:00 p.m.  
VIA ZOOM (electronic meeting)**

**I. Approval of Work Session Minutes – December 20, 2021**

**II. Sign Review - Old Business**

None

**III. Sign Review - New Business**

None

**IV. Residential Review - Old Business**

- a. Case 26-21R – 145 Horseshoe Dr – R4  
Caroline & Fred Achard, applicants  
New Paver Patio, Freestanding Pergola, & Screen Wall
- b. Case 189-21R – 285 Frieda Ave – R3  
Michael Reardon, applicant  
Second Story Addition to Existing House

**V. Residential Review - New Business**

- a. Case 181-21R – 601 E. Jefferson Ave – R3  
Pearl Construction, applicant  
Rehab & Addition to Existing House
- b. Case 186-21R – 427 Heman Dr – R4  
Agape Construction, applicant  
Addition & Two-car Garage
- c. Case 02-22R – 2025 Lily Ave – R3  
Jane Ann Forney, applicant  
New Single-Family Residence

**VI. Commercial Review - Old Business**

None

**VII. Commercial Review - New Business**

None



**ARCHITECTURAL REVIEW BOARD  
AMENDED WORK SESSION AGENDA  
January 3, 2022 at 6:00 p.m.  
VIA ZOOM (electronic meeting)**

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

**Contact Information:** For full Architectural Review Board contact information, please call Planning and Development Services at 314-984-6943. To contact the Staff Liaison, call Planner I Christie Voelker at 314-822-5899.

**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  
Christie Voelker, Planner I



CITY OF KIRKWOOD  
**ARCHITECTURAL REVIEW BOARD**

December 20 2021 – Draft Work Session Minutes

**Members Present**

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

**Members Absent**

Adam Edelbrock  
Pat Jones (Alternate)

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

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

Mr. Chiodini 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.

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.

Mr. Chiodini asked if there were any comments for the December 6, 2021 meeting minutes.

**Don Anderson made a motion to approve the December 6, 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**

None

**V. Residential Review - New Business**

- a. Case 179-21R – 1035 N Harrison Ave – R4  
FM Design Build, applicant  
New Single Family Residence

The Board discussed the following items:

- The 50's modern style was discussed
- The materials were discussed.
- Different garage & front doors.
- Fixed window on left elevation.
- Below the back deck needs to be finished with lattice.

**b. Case 182-21R – 40 Ponca Trl – R3**

Jeff Day & Associates, applicants  
New Single Family Residence

The Board discussed the following items:

- The roof line was discussed. Roof pitches need to be explained
- What does the underside of the deck look like?

**c. Case 183-21R – 44 Ponca Trl – R3**

Jeff Day & Associates, applicants  
New Single Family Residence

The Board discussed the following items:

- The Tudor detailing and the shed dormer were discussed as being characteristics pulled from the neighborhood.
- The possibility of bringing the Tudor styling to the garage door was discussed

**d. Case 184-21R – 641 W Adams Ave – R4**

Victor Padilla of Padilla Construction & More  
Gable Porch Addition

The Board discussed the following items:

- The vent on the gable is oversized.
- The shake shingle should be replaced with horizontal siding.

**a. Case 185-21R – 235 E Washington Ave – R3**

Agape Construction, applicant  
Dormer Addition

The Board discussed the following items:

- The gable should be centered over the triple window

**b. Case 187-21R – 44 Lemp Rd – R1**

Benchmark Homes, applicant  
New Single-Family Home

The Board discussed the following items:

- The stone doesn't return on the side.
- Materials on the front elevation need to be carried around the rest of the house.

**c. Case 188-21R – 331 W Rose Hill Ave – R4**

Tim Hollerbach Designs, LLC, applicant  
New Single-Family Home

The Board discussed the following items:

- The black windows with the beige siding was disliked.
- The front doors don't have enough detail.
- Stone needs to be returned to the sides
- A band board is needed between levels.
- Lattice needed below the rear deck.
- Front gable needs to be framed out to give it dimension.
- Right or rear elevation of detached garage needs a window.

**d. Case 189-21R – 285 Frieda Ave – R3**

Michael Reardon, applicant  
Second Story Addition to Existing House

The Board discussed the following items:

- The siding material was discussed.
- Minimalist style
- Largest electrical pole meter.
- More detail is needed.
- Overhang
- Corner details

**VI. Commercial Review - Old Business****a. Case 18-20C – 10230 Manchester Rd – B2**

Chiodini Architects, applicant  
Audi Renovation

Vice-Chair Michael Chiodini recused himself from this case. The Board discussed the following items:

- The materials were discussed
- The lighting was discussed.
- Material on the mechanical screens was discussed.

**VII. Commercial Review - New Business**

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

The Board discussed the following items:

- The west elevation needs more detail and character.
- The use of balconies were discussed. Removing them is not a detriment.
- Too much cutesy detail on the front of the building.
- Rooftop community space
- Front massing and detail
- Parapets need to have holistic solutions.

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:52 pm.

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Mark Campbell, Chairman

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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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, Architectural Review Board.