



## 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.

To follow along with the Architectural Review Board Work Session, please see the instructions below.

### **Zoom webinar**

**When:** January 18, 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/87239569868>

Or One tap mobile :

US: +13126266799,,87239569868# or +16468769923,,87239569868#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or +1 253 215 8782 or  
+1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833

Webinar ID: 872 3956 9868

International numbers available: <https://us06web.zoom.us/j/87239569868>



**ARCHITECTURAL REVIEW BOARD  
AMENDED WORK SESSION AGENDA  
January 18, 2022 at 6:00 p.m.  
VIA ZOOM (electronic meeting)**

**I. Approval of Work Session Minutes – January 3, 2022**

**II. Sign Review - Old Business**

None

**III. Sign Review - New Business**

None

**IV. Residential Review - Old Business**

- a. 177-21R – 308 N Van Buren Ave – R4  
Mike Lewis of Lewis Homes, applicant  
New Single-Family Residence

**V. Residential Review - New Business**

- a. 03-22R – 560 Meadowridge Dr – R4  
Mike Lewis of Lewis Homes, applicant  
New Single-Family Residence
- b. 04-22R – 660 E Argonne Dr – R3  
Mike Lewis of Lewis Homes, applicant  
New Single-Family Residence
- c. 05-22R – 681 Mariedale Dr – R4  
Joe Page of Srote & Co Architects, applicant  
New Single-Family Residence
- d. 06-22R – 317 Rose Ln – R4  
MK Custom Homes, applicant  
New Single-Family Residence
- e. 07-22R – 413 Crest Ave – R4  
Max Bemberg of Bemberg Architects, applicant  
New Single-Family Residence

**VI. Commercial Review - Old Business**

- a. 22-21C – 144 W Adams Ave – B2  
Tim Hollerbach of Tim Hollerbach Design, LLC, applicant



**ARCHITECTURAL REVIEW BOARD  
AMENDED WORK SESSION AGENDA  
January 18, 2022 at 6:00 p.m.  
VIA ZOOM (electronic meeting)**

New Four-Apartment Building

**VII. Commercial Review - New Business**

- a. 01-22C – 10921 Manchester Rd – B3  
RS Land Development, LLC, applicant  
Interior & Exterior Renovations for Namaste Yoga Studio
  
- b. 02-22C – 150 W Argonne Dr – B2  
Drew Lesinski of Savoy Properties, applicant  
Exterior Renovations to Down by the Station



CITY OF KIRKWOOD  
**ARCHITECTURAL REVIEW BOARD**

January 3 2022 – Draft Work Session Minutes

**Members Present**

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

**Members Absent**

**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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Planner I, Christie Voelker made the followings announcements:

- The next ARB Work Session & Meeting will be on Tuesday, January 18<sup>th</sup> to account for the Martin Luther King Jr Holiday on Monday, January 17<sup>th</sup>.
- When there are eight or less cases on the agenda, Work Session meetings will begin at 6:30 pm.

Mr. Campbell asked if there were any comments for the December 20, 2021 meeting minutes.

**Michael Chiodini made a motion to approve the December 20, 2021 minutes. Seconded by Chris Burton. Motion approved unanimously.**

**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, applicant

New Paver Patio, Freestanding Pergola, & Screen Wall

The Board discussed the following items:

- It was stated that the pergola is very minimalist but it works with the mid-century modern style of the house.
- The original design that was submitted had a shade structure attached to the house.

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

Michael Reardon, applicant

Second Story Addition to Existing House

The Board discussed the following items:

- It was explained by Ms. Voelker that there was discussion at the previous meeting about the potential to project the gabled portion of the home but the applicant explained in that meeting that he was up against his current setback requirement. The ability to cantilever into the front setback was brought up at that time but Ms. Voelker had spoken with the applicant to let him know that his setback was nonconforming and he would need to have a survey of the properties to the north and south completed to get the average of their front setback measurements.
- It was discussed that the entire front setback issue could be resolved by making the front elevation a single-face profile.

**V. Residential Review - New Business****a. Case 181-21R – 601 E Jefferson Ave – R3**

Pearl Construction, applicant

Addition & Detached Garage

The Board discussed the following items:

- It was noted that there are too many elements and each side has a different style; there is no consistency and more cohesion is needed.
- The Dutch Colonial style needs to be carried through to the rest of the design.
- Clarity is needed on what is existing, what is remaining, and what is being added.
- It was explained by Ms. Voelker that this is in a historic district and has a detached garage that has been seen by the Landmarks Commission.
- The Dutch Colonial gambrel should not be the primary face of the home or should be repeated on all sides.
- It was noted that the doors have mutttons but the windows do not.
- The garage door needs some glazing because it is visible from the street.

**b. Case 186-21R – 427 Heman Dr – R4**

Agape Construction, applicant  
Addition & Two-Car Garage

The Board discussed the following items:

- The Tudor-style of the addition was discussed and deemed inconsistent with the existing house design.
- The scale, the proportion, and the rhythm of the siding on the addition did not make sense.
- The roof details from the existing house should be repeated on the addition gable.
- The garage door needs windows across the top. It was recommended a cutsheet be turned in for review of the
- It was suggested adding shake siding in the gable above the gutter board.

**c. Case 02-22R –2025 Lily Ave – R3**

Jane Ann Forney, applicant  
New Single-Family Residence

The Board discussed the following items:

- The overhangs in the gable were discussed.
- The timber detailing is nice.
- It was suggested that the gable overhangs might be clad in standing seam metal roofing but there was question about how that would be finished appropriately.

**VI. Commercial Review - Old Business**

None

**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 6:38 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.