



**Architectural Review Board  
Work Session - Agenda  
Monday, September 19, 2022, 6:30 p.m.  
Main level conference room - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – September 6, 2022**
- II. Sign Review – Old Business – None**
- III. Sign Review – New Business**
  - a. 26-22S – 115 W. Argonne Dr – B2  
Mosby Building Arts, applicant  
Projecting wall sign for Mosby Building Arts
  - b. 27-22S – 645 Leffingwell Ave – I1  
Mosby Building Arts, applicant  
Wall sign for Mosby Building Arts
- IV. Residential Review- Old Business**
  - a. 85-22R – 644 Huntwood Ln – R4  
Naismith-Allen Inc – Nathan Rauh, applicant  
Rear addition and renovation
- V. Residential Review- New Business**
  - a. 81-22R – 1310 Laven Del – R4  
Tony Hobbs with Patriot Sunrooms, applicant  
Carport addition
  - b. 99-22R – 409 Bogey Ln – R4  
Agape Construction, applicant  
Front porch renovation
  - c. 100-22R – 424 W Jefferson Ave – R4  
David Barnard with Aesthetic Design & Build, applicant  
Replace existing wood pergola with new motorized aluminum pergola
  - d. 101-22R – 1513 W. Woodbine Ave – R3  
MRM Manlin Development Group, applicant  
New single family residence
  - e. 102-22R – 415 N Van Buren Ave – R4  
Lewis Homes, applicant  
New single family residence

- f. 103-22R – 633 W. Adams Ave – R4  
Michael Blaes, AIA; applicant  
Patio, pergola and outdoor gas fireplace
  
- g. 104-22R – 13 Taylor Woods Dr – R3  
Hercules Design build – Kathryn Duckworth, applicant  
Front door canopy, rear expansion, covered and open deck additions

**VI. Commercial Review- Old Business – None**

**VII. Commercial Review- New Business – None**



**Architectural Review Board  
DRAFT Work Session Meeting Minutes  
Tuesday, September 6, 2022 at 6:00pm  
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

**Members Absent**

Mark Campbell, Chairman

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

Vice-Chairman, Michael Chiodini called the work session to order at 6:01pm.

Mr. Chiodini asked if there were any comments for the September 6, 2022 meeting minutes.

**Chris Burton made a motion to approve the September 6, 2022 minutes. Seconded by Michael Marlo. Motion approved unanimously.**

**I. Sign Review- Old Business – None**

**II. Sign Review- New Business**

- a. 03-22S – 350 N. Kirkwood Rd – B2  
Kitty Cypret with Bill Yount Signs & Electric, applicant  
Wall signage for the new Commerce Bank

The following item was discussed:

- The green and white colors look good
- There are no visible raceways

- b. 22-22S – 439 S. Kirkwood Rd (#455 & 459) – B4  
Dan Killeen with Lighting Service Inc, applicant  
Wall signage for Fox Creek Veterinary Hospital

The following item was discussed:

- The two signs need to be centered along the horizontal plane

- c. 23-22S – 10921 Manchester Rd – B3  
Chris Smith with Dale Sign Service, applicant  
Wall signage for Namaste Yoga Studio

The following item was discussed:

- Will need additional information on how the sign is illuminated

d. 24-22S – 128 W. Washington – B2

Joe Phillips with Piros Signs, Inc, applicant  
Wall signage for the Temporary UMB Bank location

Planner I Christie Voelker noted that driveway/directional signs were removed from the submission because they are not permitted in the B-2 zoning district. The Board had no comments.

e. 25-22S – 325 N. Taylor Ave – R5

Diane Summers with YMCA, applicant  
Monument sign for YMCA

The following items were discussed:

- Reader board facing residential area lighting regulations – Planner I, Christie Volker explained it will have to meet code
- What will the back of the sign look like

### III. Residential Review- Old Business

a. 88-22R - 519 Nirk Ave – R4

Alex Bartelsmeyer, applicant  
New single family residence

The following items were discussed:

- Windows were not added as requested
- Did not return the stone on the right elevation at garage

### IV. Residential Review- New Business

a. 81-22R – 232 Way Ave – R3

Mat Hatig with Rubicon Inc  
Adding an attached garage and converting existing into living space

The following item was discussed:

- Windows needed

b. 86-22R – 832 Stable Ridge Ln – R3

Tim and Lisa Walshauer, applicant  
Screen porch addition

The following items were discussed:

- Chimney should have detail
- Screens are operable – what type of flooring will be used

- Column shape – square or tapered
- There is a slight slope to the roof for drainage

**c. 87-22R – 701 N Harrison Ave – R4**

Frank Jackson with Jackson Custom Homes and Remodeling, applicant  
New single family residence

The following items were discussed:

- Garage door cut sheet needed, with windows
- Add windows on left elevation
- Raise gutterboard of doghouse
- Add bandboard at 2<sup>nd</sup> level
- Foundation coverage requirements
- Bring vertical detailing to side gables
- Cut sheet on front door

**d. 93-22R – 137 W. Mermod Pl – R3**

M. Kay Hagan, ASID; applicant  
Provide covered porch at entry

The following items were discussed:

- City Planner I, Christie Voelker discussed the depth of porch will be reduced to meet zoning code
- There are no gutters

**e. 94-22R – 145 Sweetbriar Ln – R3**

David Meyers, applicant  
Roof over and screen patio

The following item was discussed:

- Minimal detail were provided and need more details at the meeting

**f. 95-22R – 449 Par Ln – R4**

Daniel Stauder with Evergreen Homes, applicant  
New single family residence

The following items were discussed:

- Clarify the color shown
- Add windows in mudroom
- Need garage door cut sheet

**g. 96-22R – 119 N. Van Buren Ave – R4**

Carlos Escudero with C.E.C. & Design  
Laundry and powder room addition

The following items were discussed:

- Material used is siding and the whole house is stucco. Addition to be stucco
- Window size should be the same

**h. 97-22R – 244 E. Monroe Ave – R4**

Thom Schwetye, applicant

Add 1-story and 2-story additions

The following items were discussed:

- The addition dwarfs the main house
- Corners of the porch are odd
- Change pitch and add hip at other end
- Too much siding

**i. 98-22R – 6 Forest Glen Ln – R3**

Aaron Senne with Studio Lark, applicant

Add a 1-story frame addition

The following items were discussed:

- A lot of flat roof
- Turn the addition layout to have a better roof line
- Explore options

**j. 99-22R – 409 Bogey Ln – R4**

Tracy Winters with Agape Construction

Front porch renovation

Applicant requested to be moved to the September 19, 2022 meeting

**V. Commercial Review- Old Business – None**

**VI. Commercial Review- New Business**

**a. 12-22C – 12665 Big Bend Blvd – R3**

Tom Niemeier - Architect, applicant

Two additions to existing country club and shade structure on existing outdoor terrace

The following items were discussed:

- Is the new trellis attach to the existing building - clarify
- Is the fireplace existing

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:37pm.

	Michael Chiodini, Vice-Chairman
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