



**Architectural Review Board
Work Session - Agenda
Monday, October 17, 2022 at 6:30 p.m.**
Main level conference room - Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

- I. Approval of Minutes – October 3, 2022**
- II. Sign Review- Old Business - None**
- III. Sign Review- New Business**
 - a. 29-22S – 10210 Manchester Rd – B3
Sewing Concepts, LLC dba Awning Concepts, applicant - Awning signage for The Nerd Merchant
 - b. 31-22S – 129 W Jefferson Ave – B1
Adam Hartig, applicant - Wall sign for Heaterzs Hot Chicken
 - c. 32-22S – 10461 Manchester Rd – B4
Chris Smith with Dale Sign Service, applicant – Wall and monument sign for Life Storage
- IV. Residential Review- Old Business - None**
- V. Residential Review- New Business**
 - a. 105-22R – 715 Pearl Ave – R3
Taylor Seward, applicant - Build a new covered deck
 - a. 116-22R – 760 N. Taylor Ave – R3
NJL Custom Homes, applicant – New single family residence
 - b. 117-22R – 1437 Neffwold – R1
Jeffrey & Rhonda Fortune, applicant – Add a 3-wall patio enclosure over an existing patio – no roof
 - c. 118-22R – 1318 Grandview Dr – R3
Gary Bickham & James Killian, applicants – Install pier foundation for 12x16' accessory structure
- VI. Commercial Review- Old Business - None**
- VII. Commercial Review- New Business - None**



**Architectural Review Board
DRAFT Work Session Meeting Minutes
Monday, October 3, 2022, 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 6:02 pm.

Mr. Chiodini asked if there were any comments for the September 19, 2022 meeting minutes.

Chris Burton made a motion to approve the September 19, 2022 minutes. Seconded by Dick Gordon. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

- a. 28-22S – 343 S. Kirkwood Rd – B2
Chris Smith with Dale Sign Service, applicant
New east and west wall signage for Starbucks

The following items were discussed:

- The blade sign was made smaller and is non-illuminated to meet Zoning code
- If they wanted to illuminate a variance would be required
- Black returns like the rest of the building signs

- b. 29-22S – 10210 Manchester Rd – B3
Sewing Concepts, LLC dba Awning Concepts, applicant
Awning signage for The Nerd Merchant

No comments – looks good

- c. 30-22S – 110 N. Kirkwood Rd – B2
Sewing Concepts, LLC dba Awning Concepts, applicant
Awning signage for Salty paws

No comments – looks good

III. Residential Review- Old Business - None

IV. Residential Review- New Business

- a. 91-22R – 221 Way Ave – R-3
Tracy Collins with Formwork Architecture, applicant
New pool house

The following items were discussed:

- Want the entire truss to be visible rather than have it die into the storage area
- House is stucco and pool house is siding

- b. 105-22R – 715 Pearl Ave – R3

Taylor Seward, applicant
Build a new covered deck

The following items were discussed:

- Pitched ceiling with no finish under deck – add lattice

- c. 107-22R – 303 W Rose Hill Ave – R4

Lewis Homes, applicant
New single family residence

The following items were discussed:

- Add a half column at the front porch
- Shutters to be removed
- What finish on pitched roof over the rear porch

- d. 108-22R – 1132 Dougherty Ferry –R3

Scott Lay, applicant
Roof structure over existing concrete patio

The following items were discussed:

- Are the angled brackets needed for construction or are they just for looks
- Overall appearance is plain
- Chimney material

e. 109-22R - 224 Frieda Ave – R3

Glen Rogan, applicant

Rear dormer extension and screen porch rebuild

The following items were discussed:

- Shape of the archway

f. 110-22R – 737 Cleveland Ave – R4

Tracy Collins with Formwork Architecture, applicant

New rear covered patio addition

No comments.

g. 111-22R – 345 Couch Ave – R3

Tracy Collins with Formwork Architecture, applicant

New rear addition and detached garage

The following items were discussed:

- What is the finish on the retaining wall
- Size of the dining room windows – why so small
- Revisions were made to the detached garage to meet Zoning code – should be submitting these at the meeting

h. 112-22R – 222 N Taylor Ave – R3

David and Lori Moser, applicant

New single family residence

The following items were discussed:

- Elevations without windows on detached garage
- Add stone or other detailing to columns under detached garage stairs
- Gable – East add detail like on front

i. 113-22R – 930 Rochdale Dr – R3

DL Design, Inc, applicant

Front porch, sunroom and workshop addition at rear

- Michael Marlo recused himself. The Board had no comments.

j. 114-22R – 339 Lee Ave – R4

Renovative Works, LLC, applicant

New covered deck with screens and a fireplace

The following items were discussed:

- Siding instead of framed lattice to enclose under deck

- Stone for chimney – all around
- Gable with screen – let light in

k. 115-22R – 506 Woodard Dr – R4

Build STL, applicant
New single family residence

The following items were discussed:

- Bringing revisions to remove screens from the porch
- Garage door needs vertical panels
- Front gable is not bumped out

V. Commercial Review- Old Business – None

VI. Commercial Review- New Business

a. 13-22C – 117 W Argonne Dr – B2

Daniel McGinnis, applicant
Re-establish store front windows on front elevation and change exterior color

The following items were discussed:

- Awning over the door is fine
- Stick with earth tones instead of white – what is proposed for the sides and rear of the building
- Change the orange door and awning to a black or green color

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:45 pm.

	Michael Chiodini, Vice-Chairman
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