



**Architectural Review Board
Work Session - Agenda
Tuesday, February 21, 2023 – 6:30p.m.**
Main level conference room - Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

- I. Approval of Minutes – February 6, 2023**
- II. Sign Review- Old Business – None**
- III. Sign Review- New Business**
 - a. 04-23S – 1253 S. Kirkwood Rd – B5
Dale Sign Service – Chris Smith, applicant – Wall sign for SSM Health-Physical Therapy
- IV. Residential Review- Old Business**
 - a. 06-23R – 220 Avery Dr – R4
Derek Onstott with Trinity Investments, LLC; applicant – New single-family residence
 - b. 08-22R – 221 Midway Ave – R4
Derek Onstott with Trinity Investments, LLC; applicant – Revisions to previous approved plans
 - c. 12-23R – 444 Iris Ln – R3
NJL Custom Homes, LLC; applicant – Revisions to previous approved plans
 - d. 13-23R – 318 Saratoga St – R4
That Solar Company, LLC; applicant – Roof mounted solar panels
- V. Residential Review- New Business**
 - a. 26-23R – 348 W Rose Hill Ave – R-3
FM Design Build, applicant – Construct new single family home
 - b. 27-23R – 344 W Rose Hill Ave – R-3
FM Design Build, applicant – Construct new single family home
 - c. 29-23R – 1716 Stone Ridge Trails Dr – R1
Paul Brenden (Architect – Dadoworks), applicant – Front porch, open patio, window and door modification
- VI. Commercial Review- Old Business - None**
- VII. Commercial Review- New Business - None**



Architectural Review Board
DRAFT Work Session Meeting Minutes
Monday, February 6, 2023 – 6:00 pm
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

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

Members Absent

Call Meeting to Order and Approval of Minutes

Chair, Mark Campbell called the work session to order at 5:57 pm.

Mr. Campbell asked if there were any comments for the January 17, 2023 meeting minutes.

Chris Burton made a motion to approve the January 17, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

- I. **Sign Review- Old Business – None**
- II. **Sign Review- New Business - None**
- III. **Residential Review- Old Business - None**
- IV. **Residential Review- New Business**
 - a. 06-23R – 220 Avery Dr – R4
Derek Onstott with Trinity Investments LLC; applicant – New single-family residence

The Board had no comments
 - b. 13-23R – 318 Saratoga St – R4
That Solar Company, LLC; applicant – Roof mounted solar panels

The Board had no comments
 - c. 14-23R – 1520 Frances Rd – R1
Lakeside Renovation & Design, applicant – Rear covered patio

The following items were discussed:
 - Amount of footings
 - Rolled roofing or shingle – both are noted verify which are being used

- Match existing columns
 - Dimension of fireplace location
- d. 15-23R – 537 S Clay Ave – R4
 NJL Custom Homes, LLC; applicant – Addition (Deck & Pergola)
- The following items were discussed:
- Metal trim and fittings are black what color is the pergola
 - Louvers look tight on the pergola
 - Style of the columns
- e. 16-23R – 906 Rochdale Dr – R3
 Naismith-Allen, Inc; applicant – Reconfigured rear covered deck and enlarged front porch
- The following items were discussed;
- Chimney on fireplace and the use of siding
- f. 17-23R – 115 N Van Buren Ave – R4
 Redesign Architecture & Co, applicant – Detached one Car Garage
- The following items were discussed:
- Need windows
 - House is stucco without siding
 - South elevation is missing the man door
- g. 18-23R – 430 George Ave – R4
 Schindler Homes, LLC; applicant – New single-family residence
- The following items were discussed:
- Kitchen creates a blind spot
 - Vinyl chimney
 - Windows in dining room – make normal size
 - Bandboard at right & left elevations
 - Vertical in gables
 - Colors being used
- h. 19-23R – 137 Girard Pl – R4
 Agape Construction, applicant – Covered porch, rear deck and interior remodel
- The following items were discussed:
- Porch – shakes in gable
 - Clean-up the gutters
 - Stair locations – the reason
 - Lattice only on sides and change to solid in front
- i. 20-23R – 450 E. Bodley Ave – R3
 Tracy Collins with Formwork Architecture, applicant – Convert existing screen porch to an enclosed porch with windows

The following items were discussed:

- Using existing foundation and roof
- Add bandboard where the posts are – No, just landscaping
- Window grids don't match – need to match the existing

j. 21-23R – 625 W. Jewel Ave – R4

FM Design Build, applicant – New single-family residence

The following items were discussed:

- Board where scalloped materials meets the eave
- All gables should be scalloped
- Eliminate shutter that are not sized properly
- Porch roof should stop at the house – not the column
- Add window at kitchen wall
- Roof pitch was discussed
- Curved window on garage door should be squared off to match front door

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business

a. 01-23C – 10555 Big Bend Blvd – B3

NVS Properties 17, LLC – New Daycare building

The following items were discussed:

- Several plumbing stacks – at least one in front try to avoid
- Trash enclosure color to match colors on building
- Hours of operations and lighting will be addressed by Planning & Zoning

Christie Voelker, Planner I; discussed choosing the 2nd or 4th Wednesday of March for training. A tentative date was chosen for March 29th, 2023. Christie will advise for confirmation.

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

	Mark Campbell, Chairman
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