



**Architectural Review Board
Work Session Agenda
Monday, October 16, 2023, 6:30 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – October 2, 2023

II. Sign Review- Old Business - None

III. Sign Review- New Business - None

IV. Residential Review- Old Business

- a. 75-22R – 834 Brookcreek Ln – R1
Alan Wolf, applicant – Revisions to previously approved rear patio cover
- b. 101-23R – 121 N. Van Buren Ave – R4
Michael Blaes, applicant – Revisions to previously approved two story addition: shifting garage man door from front to side wall; discussion of stucco vs. siding
- c. 127-23R 424 S. Taylor Ave – R4
Andrew Hull, applicant – Continuance from last meeting for new single family residence

V. Residential Review- New Business

- a. 130-23R – 41 Forest Glen Ln – R3
Dangos Builders Group, applicant – New 1 ½ story rear addition with garage
- b. 131-23R – 863 Wood Ave – R3
Lewis Homes, LLC – Mike Lewis, applicant – Fireplace under rear covered porch
- c. 132-23R – 650 N Harrison Ave – R3
Lewis Homes, LLC – Mike Lewis, applicant – Fireplace under rear covered porch
- d. 133-23R – 1744 Janet Pl – R3
James Day, applicant – Roof/porch extension
- e. 134-23R – 612 Beethoven Dr – R3
Joe Kreienkamp, applicant – Replace window with sliding door for sunroom remodel
- f. 135-23R – 1943 Westview Ave – R4
Naismith-Allen Inc, applicant – New single family residence
- g. 136-23R – 411 Rollingwood Ln – R3
Gateway Design & Build, applicant – Detached garage

- h. 138-23R – 408 E. Bodley Ave
Tim Skaggs, applicant – Covered pavilion – Roof over existing patio
- i. 139-23R – 12223 Old Big Bend Rd – R3
Tracy Collins – Formwork Architecture – Rear addition and new detached garage

VI. Commercial Review- Old Business - None

VII. Commercial Review- New Business - None



Architectural Review Board
DRAFT Work Session Meeting Minutes
Monday, October 2, 2023 – 6:00pm
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

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

Members Absent

Michael Chiodini, Vice-Chairman

Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the work session to order at 6:00 pm.

Mr. Campbell asked if there were any comments for the September 18, 2023 meeting minutes.

Chris Burton made a motion to approve the September 18, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 30-23S 343 S. Kirkwood Rd #101 – B2

Jeff Zheng, applicant – Installing a wall sign for KOKUU Ramen & Sushi Bar

The Board had no comments

b. 31-23S 200 S. Kirkwood Rd #140 – B2

Rob Miller with Specialty Awning, applicant – Awning sign for Forty Elephants

The Board had no comments

c. 32-23S 426 N. Kirkwood Rd – B2

ASI Signage Innovations, applicant – Monument and projecting signage for The James

The Board discussed the location of the building address numbers

III. Residential Review- Old Business - None

IV. Residential Review- New Business

- a. 121-23R 232 S. Ballas Rd –R1

Kathleen & Curtis Laurey, homeowners – Addition of a screened in porch

The Board discussed the amount of bracing and if they were building round an existing structure

- b. 122-23R 435 Woodview Manor Ln – R3

Steve Burns, applicant – Replace existing picture window with a smaller picture window

The Board had no comments

- c. 123-23R 10341 Manchester Rd – R3/B3

Steven Burns, applicant – Addition of exterior deck

The Board had no comments

- d. 124-23R 836 Elmtree Ln – R3

Axton McCormack, applicant – Covered patio on rear of home

The Board had no comments

- e. 125-23R 1033 Meadowridge Dr – R4

Shaun Horn, applicant – Screened in porch with gable roof

The Board discussed that they show the posts buried in concrete and why two doors

- f. 126-23R 56 Orchard Ln – R1

Kevin Pona, applicant – Add egress windows, repair deck and remodel

The Board had no comments

- g. 127-23R 424 S. Taylor Ave – R4

Andrew Hull, applicant – New single family residence

The Board discussed the shutter size, the fixed block window, foundation coverage, framed lattice under deck, roof line – pocket behind the overhang and better fenestrations.

- h. 128-23R 827 N Harrison Ave – R4

Home Matters Alliance, applicant – Increase the bay projection for kitchen remodel

The Board had no comments

- i. 129-23R 340 Central PI – R4
Shea Construction & Design, applicant – Addition

The Board discussed the material used

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business

- a. 12-23C 132 E. Monroe Ave – B2
Amanda Norris with Corelo Architecture, applicant – New 5-story mixed use development with 42 condos over retail and parking

The Board discussed how the pedestal relates to KPAC, mechanical screening, materials and bonding patterns

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:43 pm.

	Mark Campbell, Chairman
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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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.