



SPECIAL ANNOUNCEMENT REGARDING ARCHITECTURAL REVIEW BOARD MEETINGS

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.

Zoom webinar

When: **October 4, 2021 07:00 PM** Central Time (US and Canada)

Topic: Architectural Review Board

Please click the following link to join the webinar:

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**ARCHITECTURAL REVIEW BOARD
AGENDA
October 4, 2021 at 7:00 p.m.
VIA ZOOM (electronic meeting)**

- I. Approval of Minutes** – September 20, 2021 & September 27, 2021

- II. Sign Review - Old Business**
 - None

- III. Sign Review - New Business**
 - a. Case 35-21S – 140 W Argonne Dr – B2
Tamara Keefe, applicant
Awning Sign for Clementine’s Ice Cream

- IV. Residential Review - Old Business**
 - a. Case 135-21R – 920 Poinsetta Ln – R4
Patriot Sunrooms, applicant
Patio Cover

- V. Residential Review - New Business**
 - a. Case 145-21R – 524 Andrews Ave – R4
Nathan Smith, applicant
New Single Family Residence

 - b. Case 146-21R – 661 W Adams Ave – R4
Scharf Land Development Company, applicant
New Single Family Residence

- VI. Commercial Review - Old Business**
 - a. Case 14-21C – 426 N Kirkwood Rd – B2
Chris Nickola of Trammell Crow Company, applicant
Mixed-Use Apartment Building

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



ARCHITECTURAL REVIEW BOARD

AGENDA

October 4, 2021 at 7:00 p.m.

VIA ZOOM (electronic meeting)

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini, Members Don Anderson, Chris Burton, Dick Gordon, Adam Edelbrock and Pat Jones. Council Liaison Kara Wurtz

Contact Information: For full Architectural Review Board contact information, please call Planning and Development Services at 314-822-5823. To contact the Building Commissioner, call Jack Schenck at 314-822-5814.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired.

C: Bill Bensing, Director of Public Services
Laurie Asche, City Clerk
Kim Sansegraw, Deputy City Clerk
Tim Griffin, Mayor
Kara Wurtz, Council Liaison
Donna Poe, SBD
Freddy Doss, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



CITY OF KIRKWOOD
ARCHITECTURAL REVIEW BOARD

September 20, 2021 – Draft Meeting Minutes

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Adam Edelbrock
Pat Jones (Alternate)

Members Absent

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the work session to order at 7:16 p.m.

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.

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.

Mr. Campbell asked if there were any comments or modifications for the September 7, 2021 meeting minutes.

Michael Chiodini made a motion to approve the September 7, 2021 work session minutes. Seconded by Dick Gordon. Motion approved unanimously.

Mr. Campbell asked if there were any comments or motions to approve the September 7, 2021 meeting minutes.

Pat Jones indicated she had several comments regarding the minutes from the September 7, 2021 meeting minutes. Her comments are as follows:

- Case 123-21R was improperly noted as Mosby Building Arts rather than Bob Mosby and should also be listed as a covered porch addition.
- Case 125-21R had the number five requirement reads “base caps be put on rear deck porch.” Mr. Campbell stated it would have been column base and capitals. Ms. Jones indicated it should be that the Board wants bases and capitals to be added to the rear deck columns.
- The commercial case was not Commerce Bank. It was the multi-family building and the applicant was not Chris Mrozowski, it was Chris Nickola.

Don Anderson made a motion to approve the September 7, 2021 meeting minutes with Pat Jones' suggested changes. Seconded by Dick Gordon. Motion approved unanimously.

II. Sign Review - Old Business

None

III. Sign Review - New Business

- a. 34-21S – 10831 Manchester Rd – B3
Dale Sign Services, applicant
Wall Signage for Mirage Spa & Recreation

The applicant was not present to address the Board. Mr. Chiodini clarified that two different sign options were submitted and the Board's preference was for the sign with the individual letters.

Michael Chiodini made a motion to approve Case 34-21S as submitted with the individual letters and raceway to match the building material it will be mounted to. Seconded by Dick Gordon. Motion approved unanimously.

IV. Residential Review - Old Business

- a. Case 127-21R – 437 Clemens Ave – R4
Keith & Katheryn Goltschman, applicants
Two-Story Home Addition

Keith Goltschman addressed the Board and indicated he was pleased with the design of the addition after incorporating as many of the Board's suggestions as possible. Mr. Campbell stated the revised design addressed many of the comments from the previous meeting and the dormer composition was unified. The Board discussed the following items:

- The archway detailing was discussed.
- The top panel and the opening height of the garage door were questioned. The top panel of the garage door does have glazing. Provide cut sheet of garage door.
- The double windows placed at the stairwell appear to not work with the floorplan. It was suggested that the windows be changed to single windows or eliminated from the first landing.
- The bracket spacing is inconsistent and needs to be better organized.
- There was a request made to add a couple windows to the garage north elevation to break up the expanse.
- The deck posts typically have 1x6 trimmed around the base and the top.
- The rear two-story component should have larger 8x8 posts to be made more visually substantial.

Don Anderson made a motion to approve Case 127-21R with the following requirements: 1) that the windows in the stairwell be addressed and send in a cursory drawing for approval; 2) that the brackets above the windows be aligned to the sides and center windows; 3) that a cut sheet is supplied for the garage doors for cursory approval; 4) that windows be added to the north elevation of the garage; 5) that column bases and caps be put on the deck; and, 6) that the center two-story posts on the deck be 8x8s with bases and caps. Seconded by Pat Jones. Motion approved unanimously.

V. Residential Review - New Business

a. Case 133-21R – 120 W Mermod Pl – R3

Courtney & Garrett Jackson, applicant
Two-Story Remodel & Addition

Garrett Jackson addressed the Board and indicated this is a two-story addition at the rear of the house that will add two bedrooms and extend the kitchen, as well as additional interior renovations. The Board discussed the following items:

- The blank expanse on the west elevation was discussed. It was suggested a window be added outside the second story bedroom door.
- Consistency and organization of the window grills, details, and layout are needed.
- The varying windows sizes and placement were discussed.
- Windows in the siding need sills and aprons trimmed around them.

Don Anderson made a motion to approve Case 133-21R with the following requirements: 1) that a window be added in the hallway that goes to the rear bedroom; 2) that all windows have the same grill pattern; 3) that the corner windows in the kitchen to be the same height as the rear window; 4) that there is vertical reorganization of the left elevation windows between the first and second floor; and, 5) that sills and aprons be put on the windows. Seconded by Dick Gordon. Motion approved unanimously.

b. Case 134-21R – 443 Seekamp Ave – R4

Tom McGraw, Link Architecture, applicant
One-Story Addition & Covered Deck

Tom McGraw of Link Architecture addressed the board and indicated they are proposing to build a bumpout at the kitchen area, make a dining area, and add a covered deck. Mr. McGraw specified the roofing material will match the existing roof on the covered deck roof and a membrane will be used on the low-sloped roof of the addition. The Board discussed the following items:

- The roofing materials and the roof pitch were discussed. It was indicated that there will be a gutter on the roof of the addition and tied into the existing gutters.

- The siding material was discussed and it was specified that the siding will match the existing and will be toothed in.
- The rear windows are three folding windows that fold to the side. There is a bar-height countertop on the inside and the outside of the window opening.
- It was noted that the center post may be able to be eliminated.
- Lattice is needed to enclose the space below the deck and will need to be fully captured on all four sides.
- The windows in the addition should be trimmed to match the existing windows.

Don Anderson made a motion to approve Case 134-21R with the following requirements: 1) that they install framed lattice under the deck; 2) that the window grids in the addition match the existing; and, 3) that trims around the windows match the existing. Seconded by Chris Burton. Motion approved unanimously.

- c. Case 135-21R – 920 Poinsetta Ln – R4
Patriot Sunrooms, applicant
Patio Cover

The applicant was not present to address the Board.

Pat Jones made a motion to continue Case 135-21R. Seconded by Adam Edelbrock. Motion approved unanimously.

- d. Case 136-21R – 621 E Monroe Ave – R1
Michael E Blaes, AIA, applicant
New Front Porch

Ben Ellerman with Blaes Architects addressed the Board and indicated they are proposing to extend the covered porch to the existing porch on this early 1900's Colonial-style home. Mr. Ellerman stated there will be double columns at the corners of the porch with newel posts lining up above on the flat roof as well as a decorative railing with balusters. The following items were discussed:

- The porch ceiling treatment was discussed and it was indicated that it will have a tongue-and-groove beadboard to match the ceiling of the existing porch. There will also be crown molding on the interior of the ceiling to match the existing.
- The newel posts on the roof above may run into the shutters. It was suggested the rails on the left side be moved in to not obstruct the shutters.

Adam Edelbrock made a motion to approve Case 136-21R as submitted. Seconded by Chris Burton. Motion approved unanimously.

- e. Case 137-21R – 729 Delchester Ln – R3
Michael E Blaes, AIA, applicant
New Front Porch

Ben Ellerman continued addressing the Board. Mr. Ellerman indicated this proposal is also for the addition of a new front porch with a poured concrete floor and recessed panel columns. The siding above the garage door will match the siding on the front porch gable and a bandboard will be added to match the box beam on the front porch.

Pat Jones made a motion to approve Case 137-21R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

f. Case 138-21R – 651 W Adams Ave – R4

Prestige Custom Homes, applicant
New Single-Family Home

JR Mayer with Prestige Custom Homes addressed the Board and indicated they are proposing to build a 3,500 square foot, two-story home. The Board discussed the following items:

- The Board likes to see the same quality level of detail repeated on all four sides.
- The light configuration in the windows should be the same on all four elevations.
- It was suggested that band boards be added at the gutter line with shake single above and triangular vents on both sides in place of the rectangular vents shown.
- The fireplace is required to have a foundation because it breaks the roofline.
- A cut sheet on the garage door is needed so it matches the front door more closely.
- The gable vents can be eliminated if they are not needed for ventilation.
- It was suggested that the roof vents on the right elevation be eliminated and Mr. Mayer stated that a ridge vent will be used in their place.

Don Anderson made a motion to approve Case 138-21R with the following requirements: 1) that the fireplace have a foundation underneath it; 2) that all the windows have the same grid pattern as the house; 3) that the band board issue on the sides be addressed; 4) that the garage door needs to have a similar pattern to the front door and to supply a cut sheet of that; 5) that the vents in the front gables be eliminated; 6) that they install triangular vents in the side gables; and, 7) that they eliminate the turtle vents in the rear section and replace it with a ridge vent. Seconded by Dick Gordon. Motion approved unanimously.

g. Case 140-21R – 815 Poinsetta Ln – R4

MRM Manlin Custom Homes, applicants
New Single-Family Home

Mark Manlin addressed the Board and indicated they are proposing to build a new house. The Board discussed the following items:

- The stone usage was discussed. It was suggested that the stone on the face of the front elevation can be eliminated as the front elevation details are too busy. The stone on the columns can stay.
- It was suggested that a second window be added on the garage wall.

- The garage door needs to have a similar design as the front door.
- The suggestion was made to replace the gable vent with a triangular one.
- The proportion of the vertical and clapboard siding was discussed as being changed for better balance between the top and the bottom of the building.
- Sills and aprons are needed on the windows.
- The gutter boards of the side elevation projections need to line up with the front porch gutter boards.
- It was discussed that a window be added to the master walk-in closet. The fixed window on the right side elevation could be changed to a casement.
- City Planner Amy Lowry mentioned that zoning ordinance does not allow fireplace projections to extend beyond the front yard setback. The fireplace can be inset or the house can be moved back two feet from the front yard setback.

Don Anderson made a motion to approve Case 140-21R with the following requirements: 1) that the doghouse gutter boards in the dining room be raised to match the height of the porch; 2) that the garage door have a similar pattern to the front door and that a cut sheet be supplied for that; 3) that the stone on the front of the house either be eliminated or wrapped around the corners two feet around each side; 4) that a second window be added in the garage; 5) that the vents on the front and side gables are triangular; 6) that the windows have sills and aprons; 7) that they add a window in the bedroom closet; 8) that the bathroom window be changed to two casements; and, 9) that the fireplace on the left elevation either be moved into the room or move the house out of the front yard. Seconded by Pat Jones. Motion approved unanimously.

h. Case 141-21R – 590 Andrews Ave – R4
 Joe Page, Srote & Co Architects, applicant
 New Single-Family Home

Joe Page addressed the Board and explained they are proposing new single family home for this location. Mr. Campbell pointed out that the front porch wall needs to be opened up for zoning purposes because enclosing the porch adds to the FAR calculation for the property and the enclosure exceeds the allowable measurement. The Board discussed the following items:

- The siding material was discussed and Mr. Page specified that a vertical vinyl siding will be used.
- The open area below the deck needs to be enclosed with lattice.
- Downspouts and roofing materials were discussed. Mr. Page clarified that the upper gutter would tie into the lower gutter and architectural asphalt shingles will be used.
- The stairwell fixed window placement was discussed. It was suggested that a full size window be used in the place of the higher window.
- It was suggested that the brackets from the front elevation be added to the rear elevation below the cantilever to add consistency.
- The right side elevation window placement was discussed. It was recommended that a window be added in the powder room and that there be changes made to the size and placement of the stairwell windows.

Don Anderson made a motion to approve Case 141-21R as submitted with the following requirements: 1) that the windows in the second floor of the landing are addressed with a larger window or bringing the window down; 2) that there be framed lattice added under the back porch; 3) that the garage door have some similarities to the front door and a cut sheet on garage door is submitted; 4) that brackets are added to the rear elevation below the cantilever; 5) that the front porch be addressed in some manner to get under the FAR; and, 6) that a window be added in the first floor powder room on right side elevation and be submitted for cursory review. Seconded by Pat Jones. Motion approved unanimously.

- i. Case 142-21R – 527 Goethe Ave – R4
Denise Eisele, applicant
New Deck & Shed Dormer Addition

Jeff Day addressed the board and indicated the project will add a deck at the back of the house and will reconfigure the attic roof to allow for more headroom and usable space. Mr. Day explained the method for sealing the sloped pans used below the windows in the addition and specified that there is an existing patio below the deck, but below the deck will remain unfinished.

Dick Gordon made a motion to approve Case 142-21R as submitted with the requirement that base and caps be added to the deck columns. Seconded by Adam Edelbrock. Motion approved unanimously.

- j. Case 143-21R – 1024 N Geyer Rd – R4
Jerry Hamilton, applicant
3' Rear Extension for Kitchen Remodel

Jerry Hamilton addressed the Board. Mr. Hamilton indicated the previous homeowner had torn out a wall and added a two foot bumpout that was not structurally sound. The proposed changes would provide additional kitchen space as well as remedy the structural issues made by the existing bumpout. The Board discussed the following items:

- The siding color was discussed. Mr. Hamilton indicated he was going to use siding that matches the color of the existing brick. It was suggested that white siding be used to add consistency to the already existing white siding on the existing structure.
- The use of piers rather than a foundation below the addition was discussed. Mr. Hamilton clarified his intention for using piers was to save the homeowner's budget.

Don Anderson made a motion to approve Case 143-21R as submitted with the following requirements: 1) that a foundation be put under the addition; 2) that the roof pitch be lowered to a 3:12 pitch to allow more clearance under the gutter; 3) that the siding is to match the existing siding on the existing house; and, 4) that the window be trimmed to match the existing trim as closely as

possible. Seconded by Dick Gordon. Motion approved unanimously.

- k. Case 144-21R – 2434 St. Giles Rd – R4
Arthur Merdinian, Mosby Building Arts, applicant
Detached Art Studio

Arthur Merdinian of Mosby Building Arts addressed the Board and indicated that this proposal is to add an art studio as a detached structure in the rear yard of the house with the intention to match the architecture of the existing house.

Pat Jones made a motion to approve Case 144-21R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

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 8:50 p.m.

Mark Campbell, Chairman

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, then click on City Clerk, Boards & Commissions, Architectural Review Board.



CITY OF KIRKWOOD ARCHITECTURAL REVIEW BOARD

September 27, 2021 – Draft Meeting Minutes

Kirkwood Architectural Review Board: Chair Mark Campbell; Vice-Chair Michael Chiodini, Members Don Anderson, Chris Burton, Dick Gordon, Adam Edelbrock and Pat Jones. All Members present.

Kirkwood Landmarks Commission: Chair Ryan Molen; Vice-Chair Andrew Raimist, Commissioners Judith Brauer, Kathleen Brown, Nancy Luetzow, Robert Rubright, and Jessica Worley. Chair Ryan Molen and Nancy Luetzow were present.

I. Call of Meeting to Order and Approval of Minutes

Chairman Mark Campbell called the work session to order at 7:00 p.m.

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.

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.

II. Joint Commercial Review with Landmarks Commission – New Business

a. ARB Case 15-21C/LC Case 17-21 – 700 S Kirkwood Rd – R4/R5

Bond Architects, applicant
Addition at Nipher Middle School

Erik Wilson of Bond Architects addressed the Board and indicated the proposal for Nipher Middle School is to construct a two-story addition to the rear of the building that connects the newer science wing with the older portion of the building and will include four classrooms, new restrooms, and an elevator. The addition will also include a storm shelter on the first floor. The windows in the addition will have stone sills and headers and will match existing windows as closely as possible. The roof of the addition will include a peaked gable and flat roofs. The brick façade and the bonding between the existing structure and the addition will match the existing brick. The Board discussed the following items:

- The purpose of the storefront window in the band room was discussed. The idea is to get a large amount of sunlight into the room and the window will be constructed of double-insulated low-e glass. Shades may be used on the inside of the window for light control. The usefulness and functionality of the space is compromised by the

intensity of the eastern exposure if there is no shading mechanism present in the window. Landmarks Commission Chair Ryan Molen would like to see other design options that include scaling down the window by 25%. Architectural Review Board Vice-Chair Michael Chiodini would like to know what the Band Director requires for the space.

- Mr. Molen stated the existing structure is historic and features small gables with chimneys centered in them. He would like to see this design element repeated in the gable of the addition. Mr. Wilson believes the addition is not much larger than the larger existing gables and the sound quality of the space is the driving factor in creating a large volume for the band to perform in. He added that the design of the band room has not been finalized.
- Most of the existing windows have transoms that have been filled in. To provide continuity between the science wing and the addition, the transoms should not be ignored or left out of the window design of the addition. Ms. Pat Jones would like to see the transoms included with a frosted glass to give the same effect as the boards used in the existing window transoms.
- There are corbels and chimneys are in the existing gables. The cornice returns on the existing gables turn the corner and the cornices on the addition gable should match. Mr. Chiodini would like to see the gable roof end in a mansard or hip roof.
- The existing roof is clad in slate roofing. Synthetic slate is called for in the proposal and is the district's preference.
- The flat canopies over the exterior doors were brought into question for not being in character to the existing.
- Additional elevations, roof plans, and 3D views of the entire building would help further explain the context of the addition as it relates to the existing building.

Michael Chiodini made a motion to continue Case 15-21C to allow for further development and drawings. Seconded by Chris Burton. Motion approved unanimously.

III. Commercial Review - New Business

a. Case 16-21C – 801 W Essex Ave – R3

Bond Architects, applicant

Addition at Kirkwood High School

Erik Wilson of Bond Architects continued addressing the Board. Mr. Wilson indicated the proposal for Kirkwood High School is to relocate the main entrance to the Dougherty Ferry side of the building and move the main office from the middle section of the building to the front. This will include a small one-story addition at the front of the building that will house two offices, an enclosure to connect the two buildings, an entrance canopy, and a pop-up section with clerestory windows with Kirkwood High School signage to draw attention to the entrance. Another larger one-story addition will contain ten classrooms and a storm shelter. Additionally, there will be an enclosed ramp that connects to portions of the school. The following items were discussed:

- The main entrance was discussed at length. Mr. Wilson specified there will be a fully-conditioned, secure vestibule with access to the office. The pop-up portion of the office addition with the Kirkwood High School sign is curved to match the curve of the sidewalk and parking lot below. The Board would like to see a component that unifies the pop-up portion to span the width of the entire entry addition and incorporates the entrance itself.
- It has not yet been determined how the signage itself will be lit—internally versus externally—however, the glazing will have a veil or frost system to provide contrast to the signage. The size and presentation of the signage does not fit with the rest of the building. The location of the signage may not read as well from the sidewalk below as it would from Dougherty Ferry. An L-shaped bracket would be mounted to the glazing to allow the signage lettering to sit on it.
- The one-story classroom and storm shelter addition was discussed. The angle of the classroom addition was questioned. Mr. Wilson specified the shape was being driven by the access road and fire lane next to the building. The corner created between the existing structure and the addition was seen as a potential safety issue.

Michael Chiodini made a motion to continue Case 16-21C with revisions for the following areas: 1) the administration and entry area; 2) the signage and front canopy; and, 3) the proximity of the science wing addition to the existing building on the east side. Seconded by Pat Jones. Motion approved unanimously.

b. Case 17-21C – 230 Quan Ave – R3

Archimages, applicant

Addition at Tillman Elementary School

Roy Mangan of Archimages addressed the Board and indicated a three-story addition will be constructed at Tillman Elementary School to the south of the existing building that will include classrooms, a library, and a storm shelter. This addition will connect two portions of the existing building and will include steps and a ramp to capture the change in grade between the two areas. The south addition will also include additional restrooms, an elevator, a stairwell, and janitor's room. Another addition to the north of the existing building will include a new gym storm shelter with two restrooms, a storage room for sports equipment, the coach's office, and a lobby space connecting the gym to the main building.

Pat Jones made a motion to approve Case 17-21C as submitted. Seconded by Michael Chiodini. Motion approved unanimously.

c. Case 18-21C – 1416 Woodgate Dr – R3

Archimages, applicant

Addition at Westchester Elementary School

Roy Mangan of Archimages continued addressing the Board. Mr. Mangan indicated the addition being proposed for Westchester Elementary School will be an extension to the library, additional classrooms, a cafeteria expansion, and access to the nurse's

office. A courtyard will be created between the addition and the existing structure. Brick will be matching the existing. The window vernacular—the mullions, stone sills, and the white tops of the existing windows—and character of the existing building will be carried over to the addition to match the existing. The front entry will be reclad in a contrasting material to give significance and presence to the entry.

Michael Chiodini made a motion to approve Case 18-21C as submitted. Seconded by Chris Burton. Motion approved unanimously.

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:28 p.m.

Mark Campbell, Chairman

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, then click on City Clerk, Boards & Commissions, Architectural Review Board.