



**Architectural Review Board  
Agenda  
Monday, March 6, 2023, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**I. Approval of Minutes – February 21, 2023**

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

**III. Sign Review- New Business –**

- a. 05-23S – 135 W Adams Ave – B2  
Warren Sign Co. – Sue Winter – Wall and monument sign for 25 Financial
- b. 06-23S – 10230 Manchester Rd – B3  
Charles Vincent George Architects, Inc - Jason Dutkovich; applicant – Wall and entrance signage for Audi
- c. 07-23S – 343 S. Kirkwood Rd Ste.10 – B2  
Dale Sign Service, applicant – Wall sign for Starbucks
- d. 08-23S – 118 W. Jefferson Ave – B2  
Sweet Peace Yoga, LLC – Awning and window signage for Sweet Peace Yoga

**IV. Residential Review- Old Business**

- a. 122-21R – 1259 Avery Ct – R4  
Jennie Erke, applicant – Revisions to previous approved plans – window changes
- b. 48-22R – 735 N. Kirkwood Rd – R4  
Michael Blaes, AIA; applicant – Revisions to previous approved plans

**V. Residential Review- New Business**

- a. 23-23R – 327 Par Ln – R4  
Jim Langford, applicant – Remove Breezeway & Garage, Add new 2-car garage and addition
- b. 25-223R – 1824 Brookcreek Ln – R1  
California Custom Decks, applicant – Remove existing deck and replace with new covered deck
- c. 30-23R – 1518 Lynkirk Ln – R2  
California Custom Decks, applicant – Construct a new front porch

- d. 31-23R – 57 Orchard Ln – R1  
Andrew Bagy, applicant – Addition to house
- e. 32-23R – 25 Silver Ln – R4  
Agape Construction, applicant -Cedar overhang with brackets
- f. 33-23R – 937 Robert Place –R3  
Straight Up Solar, applicant – Installation of grid-tied solar panels
- g. 34-23R – 915 Craig Dr – R3  
ADT Solar, applicant - Roof mounted solar panels
- h. 35-23R – 1916 N. Signal Hills Dr – R1  
David Hercules, applicant – Window replacement with a kitchen renovation
- i. 36-23R – 1 Sugar Creek Trail – R1  
Daniel Stauder, applicant – New single family residence
- j. 37-23R – 501 Iris Ln – R3  
Studio Lark, Aaron Senne; applicant – Garage addition
- k. 38-23R – 418 N. Van Buren Ave – R3  
Tracy Collins with Formwork Architecture, applicant – New pergola extension at rear of existing detached garage
- l. 39-23R – 544 S. Clay Ave – R4  
Adam Schmitz with Terra Nova Builds, applicant – Addition and detached garage

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

**VII. Commercial Review- New Business –**

- a. 02-23C – 10230 Manchester Rd – B3  
Charles Vincent George Architects, Inc. – Jason Dutkovich; applicant – New 2-story automobile dealership for Audi
- b. 03-23C – 545 W. Woodbine Ave – B1  
Christopher Rhodes, applicant – Patio with outdoor kitchen, fireplace and pergola
- c. 04-23C – 111 S. Geyer Rd – R1  
Mike Keller, applicant – Exterior pavilion for Kirkwood Community Center
- d. 05-23C – 300 N. Kirkwood Rd – B2  
Erik Miller with PW Architects, Inc; applicant – New 4-story mixed use development with office, restaurant, parking garage and 60 apartments

**Kirkwood Architectural Review Board Members:** Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo; Alternates Don Hussman, Pat Jones, and Todd Neu; and, Council Liaison Nancy Luetzow

**Contact Information:** For full Architectural Review Board contact information, please call Planning and Development Services at 314-984-6943. To contact the Staff Liaison, call Planner I Christie Voelker at 314-822-5899.

**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: Russell Hawes, Chief Administrative Officer  
Bill Bensing, Director of Public Services  
Laurie Asche, City Clerk  
Deputy City Clerk  
Tim Griffin, Mayor  
Nancy Luetzow, Council Liaison  
Donna Poe, SBD  
Katherine Hessel, Public Information Officer  
Jonathan Raiche, Director of Planning and Development Services  
Amy Lowry, Planner II



**Architectural Review Board  
DRAFT Meeting Minutes  
Tuesday, February 21, 2023, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

Chris Burton, Acting Chair  
Dick Gordon  
Don Anderson  
Pat Jones

**Members Absent**

Mark Campbell, Chairman  
Michael Chiodini, Vice-Chairman  
Michael Marlo

**A motion was made by Pat Jones to nominate Chris Burton as acting Chair, seconded by Dick Gordon. Motion approved unanimously.**

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

Acting Chair, Chris Burton called the meeting to order at 7:02 pm.

Mr. Burton asked if there were any comments for the February 6, 2023 meeting minutes.

**Don Anderson made a motion to approve the February 6, 2023 minutes. Seconded by Pat Jones. Motion approved unanimously.**

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

**II. 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

A representative for Dale Sign Service addressed the Board and indicated the sign channel letters will be LED lighted on the raceway. The Board had no comments.

**Pat Jones made a motion to approve case 04-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**III. Residential Review- Old Business**

**a. 06-23R – 220 Avery Dr – R4**

Derek Onstott with Trinity Investments, LLC; applicant – New single-family residence

Derek Onstott with Trinity Investments addressed the Board and the following items were discussed:

- The material on the columns is brick
- Ceiling treatment on the front porch and back will be aluminum soffit
- Venting will be ridge vents

**Don Anderson made a motion to approve case 06-23R as submitted. Seconded by Pat Jones. Motion approved unanimously.**

**b. 08-22R – 221 Midway Ave – R4**

Derek Onstott with Trinity Investments, LLC; applicant – Revisions to previous approved plans

Derek Onstott with Trinity Investments addressed the Board to allow revisions to the previous approved plans of a constructed home. The following items were discussed:

- Vertical siding at the front instead of the Dutch lap
- Eliminated the stone on the front
- Put dividers in the gable
- Garage door is not installed yet - must have windows as shown vertically on plans
- Asked for photos of constructed home and applicant did not have any
- Added a vent to the gable in the garage

**Don Anderson made a motion to reluctantly approve Case 08-22R as submitted with the understanding that this does not happen again. Seconded by Dick Gordon. Motion approved unanimously.**

**c. 12-23R – 444 Iris Ln – R3**

NJL Custom Homes, LLC; applicant – Revisions to previous approved plans

Nick Liuzza with NJL Custom Homes addressed the Board to allow revisions to the previous approved plans requested by the client. The following items were discussed:

- Eliminated the stone on the front columns
- Transom window in master closet on right elevation in lieu of a double hung window
- Grill pattern on the windows – have opted to go with casement windows in lieu of double hung
- Fireplace goes to grade

**Dick Gordon made a motion to approve case 12-23R as submitted. Seconded by Pat Jones. Motion approved unanimously.**

d. 13-23R – 318 Saratoga St – R4

That Solar Company, LLC; applicant – Roof mounted solar panels

Joe Manzella with That Solar Company addressed the Board and indicated the solar array will mostly be on the rear of the home. The Board had no comments.

**Pat Jones made a motion to approve case 13-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**IV. Residential Review- New Business**

a. 26-23R – 348 W Rose Hill Ave – R-3

FM Design Build, applicant – Construct new single family home

Matt Moore with FM Design Build addressed the Board and the following items were discussed:

- Siding will be Hardie board
- Ceiling on the front porch will be tongue and groove
- Caps and bases on the columns
- Sills and aprons
- Left elevation window height should be 3' off landing – more in the middle of the wall
- Porch roof should not go past the house and the posts come in equally
- Add window on the left elevation – already decided to add three (3) windows in the kitchen over the sink
- Transom in the master closet
- Right elevation 2<sup>nd</sup> floor add a window in the mechanical room
- Top gables to have rake boards
- Steps over 30" to back doors may need rails per code
- Doghouse chimney be reduced in width to align with the windows and bring down the roof line

**Don Anderson made a motion to approve case 26-23R with the following requirements: 1) that the porch roof be brought into the end of the house and the posts be brought in equally on the front porch; 2) that windows be added to the kitchen; 3) that the window in the stairwell will be brought down to 3' above the landing; 4) that on the right side a transom window will be added in the master closet; 5) that the back stairs on rear of house have rails and handrails per code if necessary; 6) that all the windows have sills and aprons; 7) that rake boards are added on the gables of the house; 8) that the doghouse chimney be reduced in width and roof line lowered to align with windows; 9) that the columns have caps and bases. Seconded by Pat Jones. Motion approved unanimously.**

b. 27-23R – 344 W Rose Hill Ave – R-3

FM Design Build, applicant – Construct new single family home

Matt Moore with FM Design Build addressed the Board and the following items were discussed:

- Material samples were presented to the Board
- Wood finish for porch ceiling with can lights
- Recess on the wood section of about 2”
- No column on the cantilever – per owner request
- White Hardie board and batten with 16” spacing and will align with the windows
- Caps and bases needed on back columns
- Venting with soffits and ridge vents
- Rear porch shows a flat roof – a pitched roof will help with water run-off
- Right elevation square window drop down 3’ of stairs to be more in middle of wall
- Single pane casement windows
- House numbers will be on the cantilever
- Rake boards on front
- Horizontal bandboard on front where the panels break

**Don Anderson made a motion to approve case 27-23R with the following requirements: 1) that the vertical battens in the Hardie siding be 16” on center; 2) that the back porch roof come off the pitched roof in the back and have the same overhang as the rest of the house; 3) that rake boards be added to the gables; 4) that a horizontal bandboard be added at the break in the siding panels; 5) that caps and bases be added to the columns; 6) that the stair window be lowered 3’. Seconded by Dick Gordon. Motion approved unanimously.**

c. 29-23R – 1716 Stone Ridge Trails Dr – R1

Paul Brenden (Architect – Dadoworks), applicant – Front porch, open patio, window and door modification

Paul Brenden, Architect and Darcy Sly, homeowner addressed the Board and the following items were discussed:

- The front steps are aligned with the columns along with planter steps on the sides
- Handrails will be on the steps
- Drain for front porch – downspout against the house
- Discussion on shutters be sized correctly and can they be kept like existing
- Dentils and lintels will remain
- A permit is not needed for window replacement or siding, therefore they requested the scope of work wording on the ARB application have the window and siding replacement be removed to allow a motion to be made

**Don Anderson made a motion to approve case 29-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

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

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

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:53pm.

	Chris Burton, Acting 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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.