



**Architectural Review Board  
Work Session - Agenda  
Monday, March 20, 2023, 6:30 p.m.  
Main level conference room - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**I. Approval of Minutes – March 6, 2023**

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

**III. Sign Review- New Business**

a. 10-23S – 10936 Manchester Rd. – B3  
Signarama – West County/ Ron Nash, applicant – Signage for Kennelwood

b. 11-23S – 10312 Manchester Rd. – B3  
Inner Circle Creative/John Ziebol, applicant – Signage for The Pasta House

**IV. Residential Review- Old Business**

c. 30-23R – 1518 Lynkirk Ln – R2  
California Custom Decks, applicant – Construct a new front porch

**V. Residential Review- New Business**

a. 08-23R – 437 Greenleaf Dr. – R3  
Behrens Construction Inc, applicant – Join two (437&443) residences together for one house

b. 22-23R – 36 Ponca Trail – R3  
Jason Lehmann, applicant – New single family residence

c. 28-23R – 3 Hillcrest Pl. – R4  
Joe Stockmann with Bartels-Missey, Inc; applicant – Bedroom and bath addition

d. 40-23R – 836 Elmtree Ln. – R3  
Axton McCormack, applicant – Rear addition

d. 41-23R – 320 Crest Ave. – R4  
Schindler Homes, LLC; applicant – New single family residence

**VI. Commercial Review- Old Business**

a. 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

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



**Architectural Review Board  
DRAFT Work Session Meeting Minutes  
Monday, Monday March 6, 2023 – 6:00pm  
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**

Vice-Chairman, Michael Chiodini called the work session to order at 6:00 pm.

Mr. Chiodini asked if there were any comments for the February 21, 2023 meeting minutes.

**Dick Gordon made a motion to approve the February 21, 2023 minutes. Seconded by Michal Marlo. Motion approved unanimously.**

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

**II. Sign Review- New Business –**

- a. 05-23S – 135 W Adams Ave – B2  
Warren Sign Co. – Sue Winter – Wall and monument sign for 25 Financial

The following items were discussed:

- Which letters will be illuminated
- Are they changing the color of the EIFS

- b. 06-23S – 10230 Manchester Rd – B3  
Charles Vincent George Architects, Inc - Jason Dutkovich; applicant – Wall and entrance signage for Audi

Chris Burton made a motion to amend the agenda to move the Audi sign case 06-23S to the end. Seconded by Michael Marlo. Motion approved unanimously.

- c. 07-23S – 343 S. Kirkwood Rd Ste.10 – B2  
Dale Sign Service, applicant – Wall sign for Starbucks

Planner I, Christie Voelker confirmed Starbucks came before the Board previously and they are only applying for signage on the North side. The Board had no comments.

- d. 08-23S – 118 W. Jefferson Ave – B2  
Sweet Peace Yoga, LLC – Awning and window signage for Sweet Peace Yoga

The Board had no comments

### III. Residential Review- Old Business

- a. 122-21R – 1259 Avery Ct – R4  
Jennie Erke, applicant – Revisions to previous approved plans – window changes

The following items were discussed:

- Is a door being removed

- b. 48-22R – 735 N. Kirkwood Rd – R4  
Michael Blaes, AIA; applicant – Revisions to previous approved plans

The following items were discussed:

- Verify glass in garage door
- Removing window above garage

### IV. Residential Review- New Business

- a. 23-23R – 327 Par Ln – R4  
Jim Langford, applicant – Remove Breezeway & Garage, Add new 2-car garage and addition

The following items were discussed:

- Porch roof – rakes to match
- Pitch of porch roof is too high
- Garage door – no windows
- Arch on porch
- No headers shown on porch
- Shakes to the gable
- Rear roof – cricket
- Porch supports

- b. 25-223R – 1824 Brookcreek Ln – R1  
California Custom Decks, applicant – Remove existing deck and replace with new covered deck

The following items were discussed:

- Lattice at first section – stairs

- Open porch gable

**c. 30-23R – 1518 Lynkirk Ln – R2**

California Custom Decks, applicant – Construct a new front porch

The following items were discussed:

- Needs to match the existing architecture of the home
- Columns need caps and bases
- Are the side lights being eliminated
- Need to widen shape and bring out

**d. 31-23R – 57 Orchard Ln – R1**

Andrew Bagy, applicant – Addition to house

The following items were discussed:

- Roof should come off the existing roof
- Are they covering up the windows – unclear
- Foundation
- New window system – detail - sliders

**e. 32-23R – 25 Silver Ln – R4**

Agape Construction, applicant -Cedar overhang with brackets

The following items were discussed:

- The metal roof on cedar doesn't fit but it is located on the back

**f. 33-23R – 937 Robert Place –R3**

Straight Up Solar, applicant – Installation of grid-tied solar panels

The following items were discussed:

- Perpendicular to street middle of the house
- Verify age of roof

**g. 34-23R – 915 Craig Dr – R3**

ADT Solar, applicant - Roof mounted solar panels

The following items were discussed:

- Adding to sloped roof perpendicular – Dick Gordon drove by location and will not be visible from the street

**h. 35-23R – 1916 N. Signal Hills Dr – R1**

David Hercules, applicant – Window replacement with a kitchen renovation

The Board had no comments

- i. 36-23R – 1 Sugar Creek Trail – R1  
Daniel Stauder, applicant – New single family residence

The following items were discussed:

- Windows trimmed out with sills and aprons
- Column structures – finished out
- Add a railing at 2<sup>nd</sup> story on front
- Garage doors need consistent grids

- j. 37-23R – 501 Iris Ln – R3  
Studio Lark, Aaron Senne; applicant – Garage addition

The following items were discussed:

- Garage door needs windows

- k. 38-23R – 418 N. Van Buren Ave – R3  
Tracy Collins with Formwork Architecture, applicant – New pergola extension at rear of existing detached garage

The following items were discussed:

- Metal seam at peak
- Caps and bases at columns

- l. 39-23R – 544 S. Clay Ave – R4  
Adam Schmitz with Terra Nova Builds, applicant – Addition and detached garage

The following items were discussed:

- Front elevation page A6 is an existing gable
- New garage dormer size
- Lattice should be framed

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

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

- a. 03-23C – 545 W. Woodbine Ave – B1  
Christopher Rhodes, applicant – Patio with outdoor kitchen, fireplace and pergola

The following items were discussed:

- The showroom will be an improvement to the building

- b. 04-23C – 111 S. Geyer Rd – R1  
Mike Keller, applicant – Exterior pavilion for Kirkwood Community Center

The following items were discussed:

- Pergola fits in the he others in the park

- Where will the rainwater go
- c. 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

The following items were discussed:

- Better than the original
- Ventilation for parking garage – use a metal mesh vs chain-link at the street level along Adams or add breaks
- Street level needs detail
- Bring materials down to street level
- Cantilever roofs over the balconies – not in favor of
- SW & NE corners ceilings of units – are they black or white
- Need to see material samples

- d. 02-23C – 10230 Manchester Rd – B3  
 Charles Vincent George Architects, Inc. – Jason Dutkovich; applicant – New 2-story automobile dealership for Audi

Michael Chiodini recused himself from the work session and Mark Campbell assumed the role of Chairman.

The following items were discussed:

- Back of the building needs re-work – too much for the residential area behind
- Polished aluminum wall – reflective?

- e. 06-23S – 10230 Manchester Rd – B3  
 Charles Vincent George Architects, Inc - Jason Dutkovich; applicant – Wall and entrance signage for Audi

The following items were discussed:

- Explain the Exchange wording is it a name change from Kirkwood Audi

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:59 pm.

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