

**Architectural Review Board  
Agenda  
Monday, May 15, 2023, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes- May 1, 2023**
- II. Sign Review- Old Business**
- III. Sign Review- New Business**
  - a. 16-23S – 449 Peeke Ave – R4  
Piros Signs, Inc; applicant – Signage for Smitty’s garage
  - b. 17-23S – 333 S. Kirkwood Rd #200 – B2  
Dale Sign Service, applicant – Wall signage for PSMI Motion Orthopedics
- IV. Residential Review- Old Business**
  - a. 11-23R – 624 W. Washington Ave – R4  
A.C. Murphy, applicant – Revision to previously approved – change to the roofline
  - b. 55-23R – 325 N Woodlawn Ave – R2  
Diversified Electrical Services – Continued to submit elevation drawings of solar panel placement
  - c. 61-23R – 1117 S. Geyer Rd – R1  
Vijay Yalamanchili, applicant – Continued for re-design of accessory pool structure
- V. Residential Review- New Business**
  - a. 42-23R – 622 Rosewood Ln – R4  
Tony Duncan, applicant – New single family residence
  - b. 51-23R – 1007 N Woodlawn Ave – R4  
Hennessey Development Inc, applicant – New single family residence
  - c. 59-23R – 613 Lindeman Rd – R1  
Amory Sontag, applicant – Roof mounted solar array
  - d. 63-23R – 566 Andrews Ave – R4  
St. Louis Signature Realty, LLC; applicant – New single family residence
  - e. 64-23R – 519 S. Clay Ave – R4  
Beth Barton with Barton Legacy Builders, applicant – Deck remodel with addition of a 4-seasons room above

- f. 65-23R – 7 Hawbrook Ln – R3  
Betsey Stratton, applicant – New 3-car garage with guest suite above
- g. 66-23R – 664 Scott Ave – R3  
Roeser Home Remodeling – Gordon Ward, applicant – Rear addition for kitchen expansion

**VI. Commercial Review- Old Business**

- a. 02-22C – 150 W. Argonne Dr – B2  
Drew Lesinski, applicant – Exterior renovations for 4 Hands
- b. 06-23C – 10414 Big Bend Rd – RMM  
Jacob Crader, applicant – Resubmittal for new apartment building

**VII. Commercial Review- New Business**

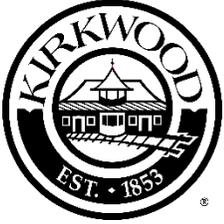
- a. 08-23C – 144 W Adams Ave – B2  
Tim Hollerbach Designs, LLC; applicant – New 4 unit condo building
- b. 09-23C – 505 S. Kirkwood Rd – R4/R5  
Travis Van Buren with Archimages, Inc; applicant – Adding new stair and enclose wall

**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: Russ Hawes, CAO  
Bill Bensing, Director of Public Services  
Laurie Asche, City Clerk  
Bridget Waters, 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  
Monday, May 1, 2023, 7:00 p.m.  
Council Chambers - 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**

Chairman, Mark Campbell called the meeting to order at 7:00 pm.

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

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

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

**II. Sign Review- New Business**

**a. 15-23S – 10340 Manchester Rd – B3**

Warren Sign Co., applicant – Four ground signs at a revised setback

John Krone with Warren Sign addressed the Board and indicated the signage size and height had already been approved, this submittal is just for the signage location. The Board had no comments

**Michael Marlo made a motion to approve case 05-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**III. Residential Review- Old Business - None**

**IV. Residential Review- New Business**

**a. 42-23R – 622 Rosewood Ln – R4**

Tony Duncan, applicant – New single family residence

No representative present for the case to be discussed - Continued

b. 58-23R – 709 S. Fillmore Ave – R4

NJL Custom Homes, applicant – New single family residence

Nick Liuzza with NJL Custom Homes addressed the Board and the following items were discussed:

- Garage width calculation – meets code checked by Planning & Zoning
- Simplify the roof – the front gables being brought back to meet side of the front of the house over the garage and that roofline that sticks up, the ridge from the left side is brought all the way through would eliminate that big chunk of the massive gable on the right providing a nice clean roof
- Add band boards at the gutter line
- Right elevation stoop – enlarge
- Garage door shown will be installed

**Don Anderson made a motion to approve case 58-23R with the following requirement: 1) that the roofline is changed on the front elevation to have the ridge from the left side continue all the way to right side thus reducing the bump up on the roof and making the gable on the right elevation smaller. Seconded by Dick Gordon. Motion approved unanimously.**

c. 60-23R – 429 S. Harrison Ave – R4

Studio Lark, applicant – Partial porch infill

Elle Noll with Studio Lark addressed the Board indicating the siding for the porch infill will match the existing. The Board had no comments.

**Michael Marlo made a motion to approve case 60-23R as submitted. Motion approved unanimously.**

d. 61-23R – 1117 S. Geyer Rd – R1

Vijay Yalamanchili, applicant – Pavilion/storage shed

Vijay Yalamanchili addressed the Board and indicated the proposed pool house with a shed will replace the existing temporary structure. The following items were discussed:

- The scale is correct – 40'x16' pool
- Hardy will be white to match existing on the home (recommend not white)
- On the TV wall stacked stone will match the outdoor kitchen (not drawn in)
- The sliding glass doors will match the house rear door style, but the glass will be frosted
- Wood bead board underside to match existing
- There needs to be more material relation from the main house to the pool structure

- Add brick or stone at the corners and the posts
- Stone base like the primary structure
- Sand finish and paint to match the primary structure

**Chris Burton made a motion to continue case 61-23R to revise drawings to include stone or brick material from the primary structure to the pool structure with pictures. Seconded by Michael Marlo. Motion approved unanimously.**

**e. 62-23R – 24 Orchard Ln – R1**

Daniel Stauder, Architect/applicant – Addition

Dan Stauder, Architect addressed the Board and the following items were discussed:

- Existing garage will stay for storage and maybe 1-car parking bay
- Gazebo at the deck will be wood framing on the underside and screen a portion in
- Material will match existing
- Dormers break-up gutters – water flow issues – each have own downspouts

**Chris Burton made a motion to approve case 62-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

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

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

**Building Commissioner, Jack Schenck mentioned that a text amendment regarding expanding some of the approvals for small items for internal review will need to be discussed at a future ARB meeting.**

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:25 pm.

	Mark Campbell, Chairman
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