



**Architectural Review Board  
Work Session - Agenda  
Monday, June 5, 2023 – 6:00pm**  
Main level conference room - Kirkwood City Hall  
139 S. Kirkwood Road  
Kirkwood, MO 63122

- I. Approval of Minutes – May 15, 2023**
- II. Sign Review- Old Business - None**
- III. Sign Review- New Business - None**
- IV. Residential Review- Old Business - None**
- V. Residential Review- New Business**
  - a. 48-23R – 12618 Big Bend Blvd – R3  
Tony Duncan, applicant – Covered front porch and expand dormer
  - b. 63-23R – 566 Andrews Ave – R4  
St. Louis Signature Realty LLC, applicant – New single family residence
  - c. 67-23R – 624 N Clay Ave – R3  
DH Custom Homes, applicant – Attached covered deck with bar and outdoor space
  - d. 69-23R – 1432 Wilton Ln – R1  
ADT Solar, LLC – Lisa Erthal, applicant – Roof mounted solar panels
  - e. 70-23R – 240 E. Clinton Pl – R4  
Blake Dell, applicant – Patio cover over existing rear patio deck
  - f. 71-23R – 231 W Woodbine Ave – R4  
Genesis Development Company LLC, applicant – New single family residence
  - g. 72-23R – 926 N Woodlawn Ave – R4  
Naismith-Allen Inc, applicant – New single family residence
- VI. Commercial Review- Old Business**
  - a. 08-23C – 144 W Adams Ave – B2  
Tim Hollerbach Designs, LLC; applicant – New 4 unit condo building – Continued from the May 15, 2023 meeting for re-design to look more residential and add detail to the side elevations.
- VII. Commercial Review- New Business**

- a. 10-23C – 10855 Manchester Rd – B3  
John Pennington, applicant – Exterior renovations for Proper Brands

**VIII. Open Board discussion of the Zoning Code changes regarding the Architectural Review Board**



**Architectural Review Board  
DRAFT Work Session Meeting Minutes  
Monday, May 15, 2023 – 6:00pm**

Main Level Conference Room - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122

**Members Present**

Michael Chiodini, Vice-Chairman  
Dick Gordon  
Don Anderson  
Chris Burton  
Michael Marlo  
Pat Jones

**Members Absent**

Mark Campbell, Chairman

**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 May 1, 2023 meeting minutes.

**Chris Burton made a motion to approve the May 1, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.**

**I. Sign Review- Old Business**

**II. Sign Review- New Business**

**a. 16-23S – 449 Peeke Ave – R4**

Piros Signs, Inc; applicant – Signage for Smitty’s garage

Looks good the Board had no comments

**b. 17-23S – 333 S. Kirkwood Rd #200 – B2**

Dale Sign Service, applicant – Wall signage for PSMI Motion Orthopedics

The following items were discussed:

- How are the signs lined up with the column

**III. Residential Review- Old Business**

**a. 11-23R – 624 W. Washington Ave – R4**

A.C. Murphy, applicant – Revision to previously approved – change to the roofline

The following items were discussed:

- Took the roofline down – shake is not needed now

**b. 55-23R – 325 N Woodlawn Ave – R2**

Diversified Electrical Services – Continued to submit elevation drawings of solar panel placement

The following items were discussed:

- Asked for elevations – looks fine

**c. 61-23R – 1117 S. Geyer Rd – R1**

Vijay Yalamanchili, applicant – Continued for re-design of accessory pool structure

Nice changes looks good – The Board had no comments

**IV. Residential Review- New Business**

**a. 42-23R – 622 Rosewood Ln – R4**

Tony Duncan, applicant – New single family residence

The following items were discussed:

- Rear elevation shed roof over patio should be hipped
- Need a man door or windows on east elevation on garage

**b. 51-23R – 1007 N Woodlawn Ave – R4**

Hennessey Development Inc, applicant – New single family residence

The following items were discussed:

- Windows needed on north and rear west elevations
- Brick to return on both sides
- Ridge vents
- Front porch overhang
- Chimney needs concrete base
- Front porch roof material
- Foundation exposure
- Add window to garage

**c. 59-23R – 613 Lindeman Rd – R1**

Amory Sontag, applicant – Roof mounted solar array

The Board had no comments

**d. 63-23R – 566 Andrews Ave – R4**

St. Louis Signature Realty, LLC; applicant – New single family residence

The following items were discussed:

- Roof ridge doesn't go thru evenly
- Front door – cut sheet

- Front porch overhang
- Sills and aprons on windows
- Garage door – windows
- Bandboard on side elevations and back
- Exposed foundation requirements

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

The following items were discussed:

- Will there be a mini-split and if so where will it be located
- Adding shakes

f. 65-23R – 7 Hawbrook Ln – R3

Betsey Stratton, applicant – New 3-car garage with guest suite above

The following item was discussed:

- What is the porch rail material – existing not new

g. 66-23R – 664 Scott Ave – R3

Roeser Home Remodeling – Gordon Ward, applicant – Rear addition for kitchen expansion

The following item was discussed:

- Windows need to match existing with lights

**V. Commercial Review- Old Business**

a. 02-22C – 150 W. Argonne Dr – B2

Drew Lesinski, applicant – Exterior renovations for 4 Hands

The following items were discussed:

- The dumpster enclosure – looks good
- Caboose is not being used at this time
- Overhead door – material
- Restroom height
- Arch entry is too simple – more detail on exposed overhead structure
- Masonry wall in front – are they re-doing

b. 06-23C – 10414 Big Bend Rd – RMM

Jacob Crader, applicant – Resubmittal for new apartment building

The following items were discussed:

- Material
- Size of columns on sides

**VI. Commercial Review- New Business**

**a. 08-23C – 144 W Adams Ave – B2**

Tim Hollerbach Designs, LLC; applicant – New 4 unit condo building

The following items were discussed:

- A lot of material being used
- Side elevations need detail brought around from the front
- Trim out with different color brick from front
- Look into the details on the condos on Madison across from City Hall

**b. 09-23C – 505 S. Kirkwood Rd – R4/R5**

Travis Van Buren with Archimages, Inc; applicant – Adding new stair and enclose wall

Looks good – The Board had no comments

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:47 pm.

	Michael Chiodini, Vice Chairman
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