



**Architectural Review Board  
Work Session – Agenda  
Tuesday, June 20, 2023 – 6:00pm**  
Main level conference room – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122

- I. Approval of Minutes – June 5, 2023**
- II. Sign Review – Old Business**
- III. Sign Review – New Business**
- IV. Residential Review – Old Business**
- V. Residential Review – New Business**
  - a. 68-23R – 336 W. Jefferson – R4  
Daniel Stauder, applicant – Addition of detached garage, cupola on existing home
  - b. 73-23R – 1231 Simmons Ave – R4  
John Rutledge, applicant – New single family residence
  - c. 75-23R – 977 N. Harrison Ave – R4  
Mike Lewis, applicant – New rear covered porch
  - d. 76-23R – 810 Nirk Ave – R4  
Michael Jacezko, applicant – New single family residence
  - e. 77-23R – 526 S. Fillmore Ave – R4  
Homes by Rolwes dba LR Custom Homes, applicant – New single family residence
  - f. 78-23R – 418 E. Argonne Dr – R3  
Pearl Construction, applicant – 2 story addition and detached garage
  - g. 79-23R – 141 Horseshoe Dr – R3  
Denise Eisele with Jeff Day & Associates, applicant – New single family residence
  - h. 80-23R – 12154 Old Big Bend Rd – R3  
Lombardo Homes, applicant – New single family residence
  - i. 81-23R – 19 Orchard Ln – R1  
Home Matters Alliance, applicant – Addition and remodel of existing garage
- VI. Commercial Review- Old Business**
- VII. Commercial Review- New Business**
  - a. 11-23C – 10320 Manchester Rd – B3  
Carl Uhlig, applicant – Exterior façade only
- VIII. Re-election of Officers**



**Architectural Review Board  
DRAFT Work Session Meeting Minutes  
Monday, June 5, 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  
Pat Jones  
Michael Marlo

**Members Absent**

Mark Campbell, Chairman  
Chris Burton

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

Vice Chairman, Michael Chiodini called the work session to order at 6:03 pm.

Mr. Chiodini asked if there were any comments for the May 15, 2023 work session minutes.

**Michael Marlo made a motion to approve the May 15, 2023 minutes. Seconded by Don Anderson. Motion approved unanimously.**

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

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

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

**IV. Residential Review- New Business**

**a. 48-23R – 12618 Big Bend Blvd – R3**

Tony Duncan, applicant – Covered front porch and expand dormer

Board discussed:

- The arched entry on the new porch and how it symmetrically fit with house
- The proposed material on the dormers

**b. 63-23R – 566 Andrews Ave – R4**

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

Board discussed:

- The roof layout and two misaligned ridge lines
- The band board on the gable
- The porch columns and brackets

- c. 67-23R – 624 N Clay Ave – R3  
DH Custom Homes, applicant – Attached covered deck with bar and outdoor space

Board discussed:

- Stone on all walls of fireplace vs. siding

- d. 69-23R – 1432 Wilton Ln – R1  
ADT Solar, LLC – Lisa Erthal, applicant – Roof mounted solar panels

Board discussed:

- Placement of the panels on front elevation. Request to relocate panels # 2,8,9,11

- e. 70-23R – 240 E. Clinton Pl – R4  
Blake Dell, applicant – Patio cover over existing rear patio deck

Board discussed:

- Roof covering deck and the overhang of the step area
- The layout of the columns and the style to match the front columns

- f. 71-23R – 231 W Woodbine Ave – R4  
Genesis Development Company LLC, applicant – New single family residence

Board discussed:

- This is a corner lot and the need for glass in the garage door
- Possible need for a window on the right elevation
- Concrete exposure and coverage

- g. 72-23R – 926 N Woodlawn Ave – R4  
Naismith-Allen Inc, applicant – New single family residence

Board discussed:

Size of some of the vertical windows and increasing the size of the small ones

- Windows in the garage door- good style would be the vertical windows
- Fireplace on the west elevation
- Entry roof drainage
- The design image submitted and the need to use metal roofing on a portion of the house

## V. 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.

Board discussed:

- The architect met with chair and vice-chair to solidify comments on the design
- Garage door or man door on west elevation

**VI. Commercial Review- New Business**

**a. 10-23C – 10855 Manchester Rd – B3**

John Pennington, applicant – Exterior renovations for Proper Brands

Board discussed:

- The design and that is resembles two other recent building renovations on Manchester Rd.
- The materials used on the elevations
- The new entry design

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

Board discussed:

- Jonathan Raiche explained the proposed text amendments to the ARB guidelines. The first portion was to use corresponding language in all parts of the ordinance and clearing it up. The second portion was to add exempt items in the ordinance that can be reviewed by staff instead of them needing to be presented to the full board. These items are minor and some have been the practice in review.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:55 pm.

	Michael Chiodini, Vice Chairman
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