



**Architectural Review Board  
Work Session – Agenda  
Monday, July 17, 2023 – 6:30pm**  
Main level conference room – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122

**I. Approval of Minutes – July 3, 2023**

**II. Sign Review- Old Business**

**III. Sign Review- New Business**

- a. 20-23S – 10461 Manchester Rd. – B4  
Glen Egart with Plastic Signs, applicant – Adding 3 directional signs and 1 wall sign, along with 1 monument sign.

**IV. Residential Review- Old Business**

- a. 47-22R 341 E Jefferson – R-3  
William Cover, architect; applicant – change in exterior materials from stucco to brick for new single family residence.
- b. 81-23R – 19 Orchard Ln – R1  
Kevin Franklin, Home Matters Alliance, applicant – Addition and remodel of existing garage.
- c. 91-23R – 240 E Jefferson Ave – R3  
Michael E Blaes, AIA; applicant – Rear one story frame addition with master suite, kitchen and laundry room.

**V. Residential Review- New Business**

- a. 88-23R – 2017 Woodland Knoll – R1  
NJL Custom Homes, LLC; applicant – New single family residence
- b. 89-23R – 2025 Woodland Knoll – R1  
NJL Custom Homes, LLC; applicant – New single family residence
- c. 90-23R – 2033 Woodland Knoll – R1  
NJL Custom Homes, LLC; applicant – New single family residence
- d. 93-23R – 531 Rosewood Lane – R4  
Tracy Winters with Agape Construction – New covered deck & patio.
- e. 94-23R – 727 Cleveland Ave. – R4

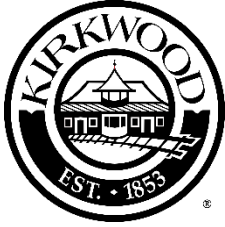
Bob with Koehler's Outdoor Living & More, applicant – Removal of deck and installment of outdoor fireplace.

- f. 95-23R – 636 Craigwoods Dr – R3  
Mike Wendt with Nectar Abodes, applicant – Replacement of deck, same size and location with new deck, roof and screening.
- g. 96-23R – 326 Midway Ave – R3  
Bob Ott, applicant – Conversion of existing accessory structure to a single person residence.

**VI. Commercial Review- Old Business**

- a. 21-21C – 1280 Simmons Avenue – R4  
Helen Lee with Villa Di Maria, applicant – Siding color revision to previous approval.

**VII. Commercial Review- New Business**



**Architectural Review Board  
Work Session Meeting Minutes  
Monday, July 3, 2023, 6:30pm**

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

**Members Present**

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

**Members Absent**

Mark Campbell, Chairman

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

Vice-Chairman, Michael Chiodini called the work session to order at 6:31 pm.

Mr. Chiodini asked if there were any comments for the June 20, 2023 work session minutes and there were none.

**Michael Marlo made a motion to approve the June 20, 2023 minutes. Seconded by Chris Burton. Motion approved unanimously.**

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

**II. Sign Review- New Business**

**a. 18-23S – 1229 S. Kirkwood Rd – B5**

Michelle Sitton with Spirit Halloween, applicant – Wall sign for Spirit Halloween

Board discussed:

- Removal of the sign when seasonal store closes
- Size of the sign

**b. 19-23S – 314 S Clay Ave – B2**

Chris DeHeer with Horizon Sign Company; applicant – Re-facing building front sign and adding wall sign on rear of building for American Legion

Board discussed:

- Border needed on the wall sign on the rear of the building

**III. Residential Review- Old Business**

a. 69-22R – 1200 Forest Ave – R1

Michael E. Blaes, applicant – New single family residence, changes: rear patio to be covered, open gable on front porch, new laundry room window

Board discussed:

- Advisory about smoke shelf for pre-fab fireplace

b. 107-22R – 303 West Rose Hill Ave – R4

Lewis Homes, LLC, applicant – New Residence, siding style change

Board discussed:

- Retaining the band boards helps break up the continuous horizontal siding

**IV. Residential Review- New Business**

a. 83-23R – 1947 N Signal Hills Drive – R3

Mark Mehrhoff; applicant – Convert an existing wood shop to a bedroom with rest room

Board discussed:

- No comments

b. 84-23R – 514 W Woodbine Ave – R4

Dave Williams; applicant – Covered patio, sidewalk and retaining wall

Board discussed:

- Advisory note about smoke shelf for pre-fab fireplace
- Possible detailing the top of the chimney & capstone

c. 85-23R – 2010 Woodland Knoll – R1

NJL Custom Homes, LLC; applicant – New single family residence

Board discussed:

- No comments

d. 86-23R – 2002 Woodland Knoll – R1

NJL Custom Homes, LLC; applicant – New single family residence

Board discussed:

- No comments

e. 87-23R – 2005 Woodland Knoll – R1

NJL Custom Homes, LLC; applicant – New single family residence

Board discussed:

- Two chimney's, different material
- Adding one and one-half column, single column or double column on the deck arch along the entryway wall

f. 91-23R – 240 E Jefferson Ave – R3

Michael E Blaes, AIA; applicant – Rear one story frame addition with master suite, kitchen and laundry room

Board discussed:

- Foundation stucco
- Roof pitch of the addition should be revised to match the existing house
- Adding 1 or 2 windows on the west side

g. 92-23R – 300 Woodside Drive – R4

Joe Page – Srote & Co Architects; applicant – New single family residence

Board discussed:

- Bring in the roof of the front porch to be in line with the side house walls
- Change windows over bath to casement instead of picture
- Adding a window on the upper right elevation

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:50 pm.

	Michael Chiodini, Vice Chairman
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