



**Architectural Review Board  
Work Session – Agenda  
Monday, August 21, 2023 – 6:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**I. Approval of Minutes – August 7, 2023**

**II. Sign Review – Old Business**

**III. Sign Review – New Business**

a. 25-23S – 10555 Big Bend Blvd – B3

Joe Phillips with Pirus Signs, applicant – Installing one internally illuminated set of channel letters.

**IV. Residential Review – Old Business**

a. 49-23R – 2000 Reith Terrace – R1

Chris Fischer, applicant – New single family residence, propose change to window design.

b. 72-23R – 926 N. Woodlawn Ave. – R4

Nathan Rauh with Naismith-Allen Inc., applicant – New single family residence.

c. 78-23R – 418 E. Argonne Dr – R3

Pearl Construction, applicant – 2 story addition, proposed change to front porch and bay window.

d. 100-23R – 332 McCullough Ave. – R4

Leo DuBois, applicant – New single family residence, updated elevations with window proposal.

**V. Residential Review – New Business**

a. 97-23R – 1718 Janet Pl. – R3

Matt Moore with FM Design Build, applicant – New single family residence.

b. 101-23R – 121 N Van Buren – R4

Michael E. Blaes with Blaes Design, applicant – New foundation under existing home, new 2- story frame addition with attached 2-car basement garage.

c. 103-23R – 127 Morningside Dr. – R4

Andrew Singer, applicant – Adding new front porch, side porch and rear deck.

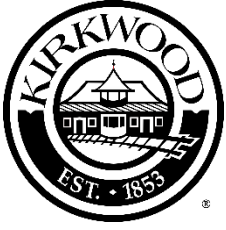
d. 104-23R – 1 Pleasant Ct. – R4

Matthew Finan, applicant – New single family residence.

- e. 105-23R – 10939 Manchester Rd. – R4  
Rusty Baker with RS Land Development LLC, applicant – laundry room bump out and exterior siding.
- f. 106-23R – 313 Wilson Ave. – R4  
Lisa Erthal with ADT Solar, applicant – Solar panel installation.
- g. 107-23R – 603 Applewood Dr. – R3  
Brandon Forman with Forman Solutions, applicant – Remodeling of existing breezeway into bedroom three.
- h. 108-23R – 1134 Ruth Dr. – R3  
Tom & Lori Brickler, applicant – Demolishing existing shed and building new garden shed.
- i. 109-23R – 1315 Wilton – R1  
Rombach Land Development LLC, applicant - New single family residence.
- j. 110-23R – 223 Orrick Lane – R3  
Riggs Company, applicant – Additions and interior renovations.

**VI. Commercial Review – Old Business**

**VII. Commercial Review – New Business**



**Architectural Review Board  
Work Session – Minutes  
Monday, August 7, 6:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

Chris Burton  
Dick Gordon  
Don Anderson  
Michael Marlo  
Don Hussman

**Members Absent**

Michael Chiodini, Vice-Chairman  
Mark Campbell, Chairman

**I. Approval of Minutes – July 17, 2023**

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

Chris Burton called the work session to order at 6:03 pm. Mr. Burton asked if there were any comments for the July 17, 2023 work session minutes and there were none.

**Dick Gordon made a motion to approve the July 17, 2023 minutes as written. Seconded by Michael Marlo. Motion approved unanimously.**

**II. Sign Review – Old Business**

**III. Sign Review – New Business**

a. 21-23S – 10332 Manchester Rd. – B3

Kris Sachtleben with Plasti Lite Signs; applicant – Adding a wall sign.

Board discussed the fact it is on a raceway mount.

b. 22-23S – 1311 S. Kirkwood Rd. – R3

Amy Tow with Signarama; applicant – Remove existing sign and adding illuminated channel letters.

Board discussed this case and case 23-23S together. They noted that it is two signs on two facades of the same building. They noted that the black and yellow sign may be inconsistent, but that if the text was yellow it would be hard to read.

c. 23-23S – 1311 S. Kirkwood Rd. – R3

Amy Tow with Signarama; applicant – Remove existing sign and adding non-illuminated letters.

See discussion above.

d. 24-23S - 12219 Old Big Bend Rd. – B1

Tracy Collins with Formwork Architecture; applicant – Adding a monument sign.  
Board noted it is a previously approved sign that is moving to a new location.

#### **IV. Residential Review – Old Business**

#### **V. Residential Review – New Business**

a. 98-23R - 639 Norfolk Dr. – R3

Regina Clemens, applicant – Adding roof to existing patio, interior remodeling of garage/dining room.

Board discussed:

- The way the addition is attached to the house and the garage.
- Where the roofline ends, what is enclosed vs. open, alternative rooflines.
- Shortening the addition's gable so that it doesn't go into the garage.
- Peak of covered porch and peak of garage should be at the same pitch.

b. 99-23R – 102 N. Taylor Ave. – R3

Maryann Reese, applicant – New single family residence.

Board discussed:

- Landmarks has already approved the current design.
- Front where the stone is and garage could use a rake board.
- Argonne chimney could be reduced with a shoulder. Whether fireplace is masonry wood-burning and that may influence the chimney design.

c. 100-23R - 332 McCullough Ave. – R4

Leo DuBois, applicant – Demolish existing home, build new single family home.

Board discussed:

- The need for more windows – 3 windows on right, 4 windows on left: at least 1 window in garage and 2 in family room. Sills and aprons on the windows.
- Second floor gable over garage needs to change orientation so it is facing front to back. Put faux vent or window in the gable. Band board or rake board.
- Masonry at the front needs to return on the walls at least 1 feet.
- Match front porch and rear porch columns – same diameter and same type.
- Front porch post should be centered.
- Foundation exposure at the rear porch would need to be no more than 24”.

d. 102-23R – 525 Dickson St. – R3

Rex Pearl, applicant – New single family residence with detached garage.

Board discussed:

- Three windows in garage need to be bigger.

- Left side elevation breezeway. Rear elevation two gables cut off on interior. Bring down and keep it symmetrical.
- Detached garage has windows on two sides, need to have on three sides.

**VI. Commercial Review – Old Business**

**VII. Commercial Review – New Business**

- a. 22-21C – 11333 Big Bend Rd. – R3  
Patrick Aylesworth with SM Wilson; applicant – 2 new educational buildings.

Board discussed:

- Suggestion to make the mechanical round screens on top of the building to mimic the other existing buildings. Use the same material to have some kind of reference to the rest of the campus.
- Match brick to try to make it consistent with existing buildings.