



**Architectural Review Board
Agenda
Tuesday, September 5, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – August 21, 2023

II. Sign Review- Old Business

III. Sign Review- New Business

- a. 26-23S 11114 Manchester Rd. – B3
Nik with Dale Sign Service – Installing one dual sided woodgrain HDU panel unit with steel posts and a removable lid with for sign inserts.
- b. 27-23S - 10320 Manchester Rd. – B3
Scott Hetty with Lighting Service Inc. – Installing one set of face lit illuminated channel letters.
- c. 28-23S – 505 S. Kirkwood Rd. – R5
Mike with Piros Signs – Installing one set of non-illuminated flat cut-out lettering.

IV. Residential Review- New Business

- a. 74-23R –1029 S. Geyer Rd. – R1
Jessica Cox with 1029 Design – Adding a master suite with garage.
- b. 111-23R – 320 Quan – R3
Diana Allen with Lewis Homes – New single family residence.
- c. 112-23R – 349 Peeke – R4
Terry & Debbie Dillender – Adding windows to porch.
- d. 113-23R – 506 Arminda – R3
Linda Clark with MRM Manlin Development Group – New single family residence.
- e. 114-23R – 42 Hill Dr. – R3
Angela Courtwright More for Less Remodeling – Convert covered deck to sunroom.

V. Commercial Review- Old Business

VI. Commercial Review- New Business

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 Lauren Hoerr 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: Tim Griffin, Mayor
Russ Hawes, CAO
Nancy Luetzow, Council Liaison
Chris Krueger, Director of Public Services
Mark Petty, Electrical Director
Laurie Asche, City Clerk
Bridget Waters, Deputy City Clerk
Katherine Hessel, Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Jack Schenk, Building Commissioner
Tim Smalling, Plans Examiner
Amy Lowry, Planner II
TaMara Pelkey, Permit Clerk
Donna Poe, SBD



**Architectural Review Board
Minutes
Monday, August 21, 2023 – 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Mark Campbell, Chairman
Chris Burton
Dick Gordon
Don Anderson
Michael Marlo

Members Absent

Michael Chiodini, Vice-Chairman

I. Approval of Minutes – August 7, 2023

Chair Mark Campbell called the meeting to order at 7:01 pm. Mr. Campbell asked if there were any comments for the August 7, 2023 meeting minutes and there were none.

Chris Burton made a motion to approve the August 7, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.

II. Sign Review – Old Business

III. Sign Review – New Business

a. 25-23S – 10555 Big Bend Blvd – B3

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

Joe Phillips with Piros Signs presented his proposal. Discussion confirmed that the solar road sign is typical for this school and that they're fine with this type of illumination.

Michael Marlo made a motion to approve case 25-23S as submitted. Seconded by Chris Burton. Motion approved unanimously.

IV. Residential Review – Old Business

a. 49-23R – 2000 Reith Terrace – R1

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

Chris Fischer with Fischer & Frichtel introduced himself to the board and let them know that the garage will now be long panel garage doors with single hung

windows. In addition, clear glass vs. prairie grill windows and shake returns on the front corners were discussed.

Don Anderson made a motion to approve case 49-23R with the following requirement: 1) Fixed pane windows in the rear great room to be eight clear glass windows pushed out 6-8" as a box bay to the top of the plate with flashing. Seconded by Chris Burton. Motion approved unanimously.

b. 72-23R – 926 N. Woodlawn Ave. – R4

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

Nathan Rauh with Naismith-Allen, Inc. presented to the board. The garage door was discussed.

Michael Marlo made a motion to approve case 72-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

c. 78-23R – 418 E. Argonne Dr – R3

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

Rex Pearl of Pearl Construction introduced himself to the board and presented his proposed changes. The dimensions of the bay window and the guttering of the front porch columns were discussed.

Chris Burton made a motion to approve case 78-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

d. 100-23R – 332 McCullough Ave. – R4

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

Leo DuBois presented his plans to eliminate the window on the garage and the two windows in the master bedroom along with the addition of vinyl siding. The amount and size of windows, the amount of stone or brick on the front elevation, and other ways to add articulation to the elevations were discussed.

Chris Burton made a motion to approve case 100-23R with the following requirements: 1) two transom windows on the second story on the left elevation. Seconded by Michael Marlo. Motion approved unanimously.

V. Residential Review – New Business

a. 97-23R – 1718 Janet Pl. – R3

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

Matt Moore with FM Design Build introduced himself to the board and his plans for a new single family residence. The garage door, siding, the window in the stairs, and the second floor laundry room window were discussed.

Don Anderson made a motion to approve case 97-23R with the following requirements: 1) add windows to the garage door, 2) increase the size of the 2nd floor laundry room window to be consistent with other windows sizes and 3) the fixed pane window in the stairwell be a maximum of 36” off the floor and 6’8” to the top of the window. Seconded by Dick Gordon. Motion approved unanimously.

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.

Michael Blaes with Blaes Design introduced himself along with Jim Sepe and their plan to build a new foundation under the existing home along with a two-story addition and an attached 2-car basement garage. Whether the addition should be stucco-ed to match the existing house or whether the existing house should be sided was discussed. Consistency between the existing windows and the windows on the addition was also discussed.

Chris Burton made a motion to approve case 101-23R with the following requirements: 1) the addition will be finished with stucco to match the existing house and 2) the addition will have windows consistent with the existing house. Seconded by Dick Gordon. Motion approved unanimously.

c. 103-23R – 127 Morningside Dr. – R4

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

Andrew Singer with Singer Investments introduced himself to the board with his proposal to add a new front porch, side porch and rear deck. The cantilevered roof, adding an additional column, and the use of fascia board were discussed.

Dick Gordon made a motion to approve case 103-23R with the following requirements: 1) the addition of one post in the front elevation, 2) the addition of one post and pier on the left elevation, and 3) 1x6 horizontal fascia board all around the porch to cover the space between the porch and grade. Seconded by Chris Burton. Motion approved unanimously.

d. 104-23R – 1 Pleasant Ct. – R4

Matthew Finan, applicant – New single family residence.

Katie Niesen Cook with Jim Bulejski Architects introduced herself along with the project to construct a new single family residence. The design of the front and rear porch columns, the design of the windows throughout the house, and the design of the chimney were discussed.

Don Anderson made a motion to approve case 104-23R with the following requirements: 1) columns that have tapered post sizes start at approximately 8" and go to 12" with a 16" base (2 inches larger on each side), 2) the east elevation second floor windows and left side elevation second floor windows have grids to match other windows, and 3) columns in the rear match the rest of the columns around the house. Seconded by Chris Burton. Motion approved unanimously.

e. 105-23R – 10939 Manchester Rd – R4

Rusty Baker with RS Land Development LLC, applicant – laundry room bump out and exterior siding.

Rusty Baker with RS Land Development LLD introduced himself along with the plans for a laundry room bump out and exterior siding. The exterior wall of the mud room was discussed.

Chris Burton made a motion to approve case 105-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

f. 106-23R – 313 Wilson Ave. – R4

Lisa Erthal with ADT Solar, applicant – Solar panel installation.

Lisa Erthal with ADT was not present at the meeting.

Chris Burton made a motion to approve case 105-23R as submitted. Seconded by Don Anderson. Motion approved unanimously.

g. 107-23R – 603 Applewood Dr. – R3

Brandon Forman with Forman Solutions, applicant – Remodeling of existing breezeway into a third bedroom.

Brandon Forman of Forman Solutions introduced himself to the board and presented his plan to remodel the existing breezeway into a third bedroom. The new proposed shutters were discussed.

Don Anderson made a motion to approve case 107-23R with the following requirement: 1) Omit the shutters. Seconded by Chris Burton. Motion approved unanimously.

h. 108-23R – 1134 Ruth Dr. – R3

Tom & Lori Brickler, applicant – Demolishing existing shed and building new garden shed.

Lori & Tom Brickler, the homeowners, introduced themselves to the board and presented their proposal.

Michael Marlo made a motion to approve case 108-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

i. 109-23R – 1315 Wilton – R1

Rombach Land Development LLC, applicant - New single family residence.

William Rombach with Rombach Land Development LLC, introduce himself and their plans for a new single family residence. Ways to add articulation to the gables, the design of the chimney and the use of stone were among the topics discussed.

Don Anderson made a motion to approve case 109-23R with the following requirement: 1) add a post on the rear stairs, 2) add rake boards on the gables, 3) band boards between the gutter boards on the gables, and 4) stone be continued around to the left elevation. Seconded by Chris Burton. Motion approved unanimously.

j. 110-23R – 223 Orrick Lane – R3

Riggs Company, applicant – Additions and interior renovations.

Amy Riggs introduced herself and presented the proposal. It was clarified that the cedar posts will be covered with steel.

Dick Gordon made a motion to approve case 110-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

VI. Commercial Review – Old Business

VII. Commercial Review – New Business