



**Architectural Review Board
Agenda
Monday, September 18, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

I. Approval of Minutes – September 5, 2023

II. Sign Review- Old Business

III. Sign Review- New Business

- a. 29-23S 10312 Manchester Rd. – B3
John Zielol with Inner Circle Creative – Installing one vinyl, 2 inch deep, non-illuminated sign.

IV. Residential Review – Old Business

- a. 47-22R 341 E Jefferson – R3
William Cover, architect; applicant – Removal of pilasters in previously approved plans for new single family residence.
- b. 91-23R 240 E. Jefferson Ave. – R3
Michael Blaes with Blaes Architects – Rear one story frame addition with master suite, kitchen and laundry room.

V. Residential Review- New Business

- a. 116-23R – 424 W. Jefferson Ave – R4
Egle Thompson with Wyssling Consulting – Installation of roof mounted solar PV system with wiring.
- b. 117-23R – 428 W. Monroe – R4
Janet Hazel with EFS Energy – Installation of a roof mounted solar array.
- c. 118-23R – 409 Caroline. – R4
FM Architecture1 – New single family residence.
- d. 119-23R - 13 Taylor Woods Drive – R3
Randy with Schmeerbauch Contracting – New single family residence.
- e. 120-23R – 450 Couch Ave – R4
Josh Peterman with Renaissance Living – New single family residence.

VI. Commercial Review- Old Business

- a. 07-23C – 142 W. Monroe Ave – B2
Michael Moloney – Exterior renovation – entry stair and chair lift.

VII. 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, September 5, 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 21, 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 21, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.

II. Sign Review- Old Business

III. Sign Review- New Business

a. 26-23S 11114 Manchester Rd. – B3

Nik Kuhn with Dale Sign Service – Installing one dual-sided woodgrain HDU panel unit with steel posts and a removable lid with for sign inserts.

Nik presented their proposal to the board.

Michael Marlo made a motion to approve case 26-23S as submitted. Seconded by Chris Burton. Motion approved unanimously.

b. 27-23S - 10320 Manchester Rd. – B3

Scott Hetty with Lighting Service Inc. – Installing one set of face lit illuminated channel letters.

Scott Hetty presented their proposal. He confirmed the raceway would match the surface behind it and that the returns would be white.

Dick Gordon made a motion to approve case 27-23S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

c. 28-23S – 505 S. Kirkwood Rd. – R5

Larry Watson with Concordia Lutheran Church – Installing one set of non-illuminated flat cut-out lettering to the main entrance.

Larry Watson presented their proposal. The sign will include one foot tall aluminum letters, attached to a canopy.

Chris Burton made a motion to approve case 28-23S as submitted. Seconded by Michael Marlo. Motion approved unanimously.

IV. Residential Review- New Business

a. 74-23R – 1029 S. Geyer Rd. – R1

Jessica Cox with 1029 Design – Adding a master suite with garage.

Jessica Cox, the homeowner, introduced herself to the board. The following items were discussed: the entire house will be re-sided, the roof will be replaced with new shingles, the potential need for adding a column in the rear, and the treatment of the existing and new windows.

Don Anderson made a motion to approve case 74-23R with the following requirements: 1) new window grids will match the existing window grids, 2) all windows will use sills, aprons, and other trim details as provided by City, 3) the rear columns match the front columns in look and materials. Seconded by Chris Burton. Motion approved unanimously.

b. 111-23R – 320 Quan – R3

Mike Lewis with Lewis Homes – New single family residence.

Mike Lewis presented his proposal to the board. The following items were discussed: the roof overhang on the front porch, the bathroom window, and the number and size of windows in the stairwell.

Don Anderson made a motion to approve case 111-23R with the following requirements: 1) That the stairwell windows are double-hung and fit within the framing, and 2) that the front porch be reduced so that the roof doesn't pass the side of the house. Seconded by Dick Gordon. Motion approved unanimously.

c. 112-23R – 349 Peeke – R4

Terry Dillender – Adding windows to porch.

Terry Dillender presented his proposal of adding windows to the porch. Panel doors, windows with grids, and adding an additional front light were discussed.

Chris Burton made a motion to approve case 112-23R with the following requirements: 1) Adding an additional light in the front and 2) make sure the hand rails match those that were submitted. Seconded by Dick Gordon. Motion approved unanimously.

d. 113-23R – 506 Arminda – R3

Mark Thompson with Thompson Design – New single family residence.

Mike Thompson introduced proposal to the board. The need for continuity in the design by incorporating the primary material of horizontal siding into the front elevation as well as adding returns of materials on the front elevation to the side elevations were discussed. Porch overhangs, the use of board and batten, window trim, and the gable materials were also discussed.

Don Anderson made a motion to approve case 113-23R with the following requirements: 1) That the proposed board and batten on the bottom half of the front elevation be replaced with horizontal siding on the first floor level, 2) board and batten on the second floor level with returns to the side elevations, 3) that the front porch have an overhang on the right side by pushing the front porch back 6” inches smaller, and 4) that all windows will have sills, aprons and other trim details as provided by City. Seconded by Chris Burton. Motion approved unanimously.

e. 114-23R – 42 Hill Dr. – R3

Chad with More for Less Remodeling – Convert covered deck to sunroom.

Chad introduced himself to the board and their proposal to convert the deck to a sunroom. Matching window types and grids were discussed.

Chris Burton made a motion to approve case 11-23R with the following requirements: 1) Replace the proposed picture window with two double-hung 3050 windows that match the window on the north elevation, and 2) that the new windows have grids to match the house. Seconded by Dick Gordon. Motion approved unanimously.

V. Commercial Review- Old Business

VI. Commercial Review- New Business

Chair Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:02 pm

	Mark Campbell, Chairman
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