



**Architectural Review Board  
Agenda  
Monday, November 6, 2023, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – October 16, 2023**
- II. Sign Review- Old Business**
- III. Sign Review- New Business**
  - a. 33-23S – 491 S. Kirkwood Rd – B1  
Alicia Walton, applicant – Front and side wall signs for First Watch
- IV. Residential Review- Old Business**
  - a. 58-23R – 715 South Fillmore Ave – R4  
NJL Custom Homes, applicant – Revisions to previous approval, base front of column only
  - b. 75-22R – 834 Brookcreek Ln – R1  
Alan Wolf, applicant – Revisions to rear patio cover
- V. Residential Review- New Business**
  - a. 115-23R – 649 Norfolk Drive – R3  
Jon Goeders, applicant – Second story dormer addition
  - b. 137-23R – 923 W. Rosehill – R3  
Andrew Kelly, applicant – New single family home
  - c. 141-23R – 531 N Crescent - R3  
NJL Custom Homes, applicant – New single family home
  - d. 142-23R – 1914 Grassy Ridge Rd – R1  
Robert Krull (Rescue Landscaping), applicant – Adding an outdoor structure on the lower level, and landscaping
  - e. 143-23R – 500 Gabriel Dr. – R3  
Megan Hail, applicant – 6KW Solar roof mount and home battery
  - f. 144-23R – 1960 Rayner – R1  
FM Design Build, applicant – New single family home

- g. 145-23R – 219 E Washington Street – R3  
Herring Design & Development, applicant – New single family home
- h. 146-23R – 334 Lee Ave. –R4  
Grace Calhoun, applicant – Rear addition, driveway expansion, covered front and rear porch.

**VI. Commercial Review- Old Business**

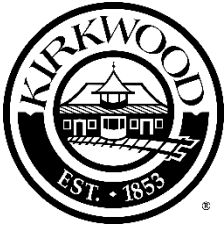
**VII. Commercial Review- New Business**

**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; 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: Russ Hawes, CAO  
Bill Bensing, Director of Public Services  
Laurie Asche, City Clerk  
Bridget Waters, Deputy City Clerk  
Tim Griffin, Mayor  
Nancy Luetzow, Council Liaison  
Donna Poe, SBD  
Katherine Hessel, Public Information Officer  
Jonathan Raiche, Director of Planning and Development Services  
Amy Lowry, Planner II



**Architectural Review Board  
DRAFT Meeting Minutes  
Monday, October 16, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

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

**Members Absent**

Mark Campbell, Chairman

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

Vice-Chairman, Michael Chiodini called the meeting to order at 7:00 pm.

Mr. Chiodini asked if there were any comments for the October 2, 2023 meeting minutes.

**Chris Burton made a motion to approve the October 2, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.**

- I. Sign Review- Old Business - None**
- II. Sign Review- New Business - None**
- III. Residential Review- Old Business**

a. 75-22R – 834 Brookcreek Ln – R1

Alan Wolf, applicant – Revisions to previously approved rear patio cover

Alan Wolf addressed the Board and stated that the original submittal was for a wood frame and they had trouble finding a contractor to build. They switched to a white prefabricated patio cover with 6” columns and a sandwich roof with sky lights. The following items were discussed: size of the columns, reasoning for the cornered off was to meet lot coverage area, it does not match the front porch patio and would like to see the materials.

**Chris Burton made a motion to continue case 75-22R for a redesign to match the front or to come back with the materials for the prefabricated patio cover. Seconded by Dick Gordon. Motion approved unanimously.**

b. 101-23R – 121 N. Van Buren Ave – R4

Michael Blaes, applicant – Revisions to previously approved two story addition: shifting garage man door from front to side wall; discussion of stucco vs. siding

Alex Blaes addressed the Board and submitted updated drawings to the members stating the addition will be stucco with dividing lights added and the three kitchen panes will be casement windows on the west elevation. The Board had no comments.

**Don Anderson made a motion to approve case 101-23R as submitted. Seconded by Michal Marlo. Motion approved unanimously.**

c. 127-23R 424 S. Taylor Ave – R4

Andrew Hull, applicant – Continuance from last meeting for new single family residence

Matt Moore with FM Design Build addressed the Board and stated they corrected the foundation coverage, deck lines, eliminated the shutters and addressed the roof pocket. The Board had no comments.

**Chris Burton made a motion to approve case 127-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

**IV. Residential Review- New Business**

a. 130-23R – 41 Forest Glen Ln – R3

Dangos Builders Group, applicant – New 1 ½ story rear addition with garage

Tim Dangos with Dangos Builders Group addressed the Board and the following items were discussed: The flat roof is not necessary, Tim agreed it can be built with a pitch, the existing building details be added to the addition – add brick to the sides of the garage doors, add a window in the garage.

**Don Anderson made a motion to approve case 130-23R with the following requirements: 1) that the flat roof be eliminated and framed conventionally to bear on the exterior wall thus reducing the exterior siding 2) that brick be put on both sides of the garage door and wrap the corners by 2' and 3) that a window is added on the east elevation of the garage. Seconded by Dick Gordon. Motion approved unanimously.**

b. 131-23R – 863 Wood Ave – R3

Lewis Homes, LLC – Mike Lewis, applicant – Fireplace under rear covered porch

Mike Lewis with Lewis Homes addressed the Board and stated the fireplace will have stone and will be installing a 3' privacy wall. The Board had no comments.

**Dick Gordon made a motion to approve case 131-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

c. 132-23R – 650 N Harrison Ave – R3

Lewis Homes, LLC – Mike Lewis, applicant – Fireplace under rear covered porch

Mike Lewis with Lewis Homes addressed the Board and stated the fireplace will be brick masonry. The Board has no comments.

**Michael Marlo made a motion to approve case 132-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

- d. 133-23R – 1744 Janet Pl – R3  
James Day, applicant – Roof/porch extension

James Day addressed the Board and stated they are trying to extend the front porch for safety in inclement weather and submitted example pictures of a neighboring home. The Board had no comments.

**Chris Burton made a motion to approve case 133-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

- e. 134-23R – 612 Beethoven Dr – R3  
Joe Kreienkamp, applicant – Replace window with sliding door for sunroom remodel

Joe Kreienkamp addressed the Board and stated that he will be replacing the existing windows in the sunroom with a sliding door. The Board had no comments.

**Dick Gordon made a motion to approve case 134-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

- f. 135-23R – 1943 Westview Ave – R4  
Naismith-Allen Inc, applicant – New single family residence

Nathan Rauh with Naismith-Allen, Inc addressed the Board and presented roof details to the members on his tablet and stated the downspouts are not shown but will be black rectangle. The Board had no comments.

**Dick Gordon made a motion to approve case 135-23R as submitted. Seconded by Michael Marlo. Motion approved unanimously.**

- g. 136-23R – 411 Rollingwood Ln – R3  
Gateway Design & Build, applicant – Detached garage

Scott Sorter with Gateway Design and Build addressed the Board and the following items were discussed: Garage door needs windows and a window needs to be added to one of the blank elevations.

**Don Anderson made a motion to approve case 136-23R with the following requirements: 1) that the garage doors has windows and 2) that a window is added to one the blank elevations. Seconded by Chris Burton. Motion approved unanimously.**

- h. 138-23R – 408 E. Bodley Ave  
Tim Skaggs, applicant – Covered pavilion – Roof over existing patio

Tim Skaggs addressed the Board and stated the roof will hipped with asphalt shingles, the posts will be wrapped with a cap and base and the downspouts will on the corner columns. The Board had no comments.

**Dick Gordon made a motion to approve case 138-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

i. 139-23R – 12223 Old Big Bend Rd – R3

Tracy Collins – Formwork Architecture – Rear addition and new detached garage

Tracy Collins with Formwork Architecture addressed the Board and the following items were discussed: Using siding on the addition instead of the board and batten, foundation stone to carry from existing, use board and batten on gables, windows should be double hung except the fixed on the rear north elevation, hipped corners on gable, board and batten is good for the garage, the fixed window in the garage needs to be double hung and the garage door needs windows.

**Chris Burton made a motion to continue case 139-23R for new renderings to have more characteristics from the existing home. Seconded by Dick Gordon. Motion approved unanimously.**

**V. Commercial Review- Old Business - None**

**VI. Commercial Review- New Business - None**

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:46 pm.

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|  | Michael Chiodini, Vice-Chairman |
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Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at [www.kirkwoodmo.org](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.