



Architectural Review Board

Work Session - Agenda

Monday, December 4, 2023 – 6:00 p.m.

Main level conference room - Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

- I. **Approval of Minutes – November 20, 2023**
- II. **Sign Review- Old Business**
- III. **Sign Review- New Business**
- IV. **Residential Review- Old Business**
 - a. 137-23R – 923 W Rose Hill Ave – R3
Andrew Kelly, applicant – Resubmittal of previously approved plans to front dormer
 - b. 139-23R – 12223 Old Big Bend RD – R3
Tracy Collins, applicant- Rear addition
- V. **Residential Review- New Business**
 - a. 153-23R - 817 Arminda – R3
Stauder Architecture, applicant – New single family home
 - b. 154-23R – 541 S Fillmore – R4
Bemiston Realty, LTD, applicant – New single family home
 - c. 155-23R - 401 Clark Ave - R3
James Schulte, applicant – Partial infill of existing porch, and a widow modification
 - d. 57-23R – 241 Reedway Lane – R4
California Custom Decks, applicant – Add a covered deck to the rear of the house
 - e. 158-23R – 336 Gill Ave – R3
Thomas Alan Group, applicant – New single family residence
 - f. 159-23R – 2126 Briargate Ln – R3
Roeser Home Remodeling, applicant – Add primary bedroom suite over existing garage

- g. 161-23R – 321 George Ave – R4
Trinity Investments STL, LLC, applicant - Remodeling and addition to existing home
- h. 162-23R – 12855 Big Bend BLVD - R3
Ryan Weber, applicant – Addition to home, and remodel on attached garage
- i. 163-23R – 1964 Rieth TER – R1
DL Design, Inc., applicant Interior remodel with window and door updates
- j. 164-23R – 220 W Rose Hill Ave – R4
Benchmark Homes, applicant – New single family residence
- k. 165-23R – 971 N Clay Ave – R4
Steve Stodnick, applicant – Kitchen and bathroom remodel, with new window
- l. 166-23R – 1062 Couch Ave – R3
ADT Solar, LLC, applicant – Solar roof mount
- m. 167-23R – 1205 S Geyer RD – R1
Kirkwood Home and Landscape, applicant – New front porch

VI. Commercial Review- Old Business

VII. Commercial Review- New Business



Architectural Review Board
DRAFT Work Session Meeting Minutes
Monday, November 20, 2023 – 6:30 p.m.
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

Chris Burton, Acting Chairman
Dick Gordon
Don Anderson
Pat Jones
Michael Marlo

Members Absent

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman

Call Meeting to Order and Approval of Minutes

Acting Chairman, Chris Burton called the work session to order at 6:30 p.m. Mr. Burton asked if there were any comments for the November 6, 2023 meeting minutes. Pat Jones noted error with members present section and requested changes.

Pat Jones made a motion to approve the November 6, 2023 minutes as amended. Seconded by Mike Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

a. 35-23S -575 Couch Ave – R-3

Fastsigns of Webster Groves and Brentwood, applicant – Installation of sign at main window entrance.
The board discussed the visibility of the sign with the current colors.

b. 36-23S – 516 S Kirkwood Rd. – R-5

Signcrafters, applicant – Monument installation.
The board discussed having color and format consistency with the existing signs.

c. 37-23S – 110 N Kirkwood Rd – B-2

AAA Signpros, applicant – Installation of new sign.
The board discussed the current color of the building, and raceway of the sign.

III. Residential Review- Old Business

a. 141-23R – 531 N Crescent – R-3

NJL Custom Homes, applicant – Construct new single family home, revised drawings to respond to suggestions after continuance at last meeting.
The board discussed concerns with the stone being returned on all sides.

IV. Residential Review- New Business

- a. 148-23R -333 George – R-4
FM Design Build, applicant – Construct new single family home.
The board discussed issues with the patio structure, and door size. In addition to the front slope of the house.
- b. 149-23R – 680 Craig Woods Dr. – R-3
Tim McMennis, applicant – Deconst old deck rails. Constructing new rails.
The board had no comments.
- c. 150-23R – 1050 Couch Ave – R-3
Rombach Development, LLC, applicant – Construct new single family home.
The board discussed the vertical siding on the home. The return of stone on the front of the house, and adding board and baton to the right and left side elevations.
- d. 151-23R – 208 W. Rose Hill Ave – R-4
Solera Energy LLC (Maricar Clementir), applicant – Solar panel installation.
The board discussed installation of a new roof for the solar panels.
- e. 152-23R – 10434 Big Bend Rd. – R-4
Richard Moreland, applicant – Enclosing shed.
The board discussed siding on the house, adding glass and windows to the front and back of the garage.
- f. 147-23R – 952 Lanyard Ln. – R-4
Agape Construction, applicant – Removal and rebuilding of existing porch.
Adding new windows, and sliding door.
The board discussed Adding front gables, with new siding to match the trim of the existing windows.

V. Commercial Review- Old Business

VI. Commercial Review- New Business

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:45 p.m.

	Chris Burton, Acting 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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.