



Architectural Review Board

Agenda

Monday, December 04, 2023 7:00 p.m.

Council Chambers - 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. 157-23R – 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 Terrace – 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

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: 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, November 20, 7:00 p.m.
Council Chambers - 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 meeting to order at 7:00 p.m.

Mr. Burton asked if there were any comments for the November 6, 2023 meeting minutes.

Pat Jones made a motion to approve the November 6, 2023 minutes. Seconded by Dick Gordon. 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.

Isao Salazar addressed the board about the update for the six logo stickers located on the building doors. The board asked questions regarding the color of the new logo, and the existing material of the “505” logo currently on the main door.

Mike Marlo made a motion to approve case 35-23S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 36-23S – 516 S. Kirkwood Rd. – R-5

Signcrafters, applicant – Monument installation.

Andrew Moreman addressed the board about updating the secondary sign due to the old age of the sign. Mr. Moreman said the client wanted to incorporate themes from the existing pad in development of the new sign. The board discussed issues with consistency with the new and existing signs.

Mike Marlo made a motion to approve case 36-23S with the following conditions. 1) Use red coloring for the lettering to keep consistent with existing signs. 2) Paint the base green to match the existing sign at the corner of Kirkwood Rd and Woodbine. Seconded by Dick Gordon. Motion approved unanimously.

- c. 37-23S – 110 N. Kirkwood Rd – B-2
AAA Signpros, applicant – Installation of new sign.

Kenton Elman addressed the board about the new sign. Mr. Elman stated that he was made aware of a color change to the building that day. The current owner utilizes similar branding with five other location in the state of Missouri. The board addressed concerns with the visibility of the lettering, and cookie shape with the red coloring of the building.

Pat Jones made a motion to approve case 37-23S with the following conditions: 1) Change main coloring to white. Seconded by Dick Gordon. Motion approved unanimously.

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.

Peter addressed the board about the corrections made to the plans of the home. The board had concerns with the stone material return on all four corners.

Dick Gordon made a motion to approve case 141-23R with the following conditions: 1) For the garage, stone be returned on all four corners. For the rear elevation of the garage, the stone can stop at the person door. Seconded by Don Anderson. Motion approved unanimously.

IV. Residential Review- New Business

- a. 148-23R -333 George – R-4
FM Design Build, applicant – Construct new single family home.

Matt Moore addressed the board about constructing a front facing garage with a modern look. The board discussed the size of the patio door and Mr. Moore confirmed the 12 ft. width of the door. In addition, adding windows that are the same size of the existing windows, and adding sills and aprons.

Don Anderson made the motion to approve case 148-23R with the following conditions: 1) Including fixed paned window in stairwell on the right side elevation. On the right elevation, the window in the stairwell to be the same size (in terms of height) as other windows. Can be two double-hung windows or two casement windows. 2) Adding sills and aprons onto

the windows of the house. Seconded by Pat Jones. Motion approved unanimously.

b. 149-23R – 680 Craig Woods Dr. – R-3

Tim McMennis, applicant – Deconstruct old deck rails. Constructing new rails.

The applicant was not present for the meeting. The board had no comments.

Mike Marlo made the motion to approve case 149-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

c. 150-23R – 1050 Couch Ave – R-3

Rombach Development, LLC, applicant – Construct new single family home.

William Rombach addressed the board. The board discussed issues about the blank right and left side elevations. The stone material being returned on each side of the home. Changing gables to match the rear and sides with the front of the home.

Don Anderson made the motion to approve case 150-23R with the following conditions. 1) On the left elevation, having a total of 2 windows in the garage, not just 1. 2) On the left elevation, adding a window in the walk-in closet of bedroom #2. 3) On the rear elevation, adding a window in the walk-in closet of bedroom #3. 4) On all gables, have rake boards and band boards. 5) On all side gables, also have board and batten. 6) Adding 2 foot stone returns on each side of the house. Seconded by Dick Gordon. Motion approved unanimously.

d. 151-23R – 208 W. Rose Hill Ave – R-4

Solera Energy LLC (Maricar Clementir), applicant – Solar panel installation/roof mount.

John with Solera Energy addressed the board. The board questioned the age of the roof, and if it would be replaced before the solar panel install. The applicant confirmed that the roof is three years old.

Mike Marlo made the motion to approve case 151-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

e. 152-23R – 10434 Big Bend Rd. – R-4

Richard Moreland, applicant – Enclosing shed

Richard Moreland addressed the board. The board asked about the orientation of the garage and the material of the proposed siding.

Pat Jones made a motion to approve case 152-23R as submitted with the following conditions. 1) Garage door windows be added to the front and rear of the structure. 2) Siding material matches the rest of the house. Seconded by Dick Gordon. Motion approved unanimously.

- f. 147-23R – 952 Lanyard Ln. – R-4
Agape Construction, applicant – Removal and rebuilding of existing porch.
Adding new windows and sliding door.

Taylor Houston addressed the board about a porch remodel. The client wants to make the structure more proportional to the current house. The board discussed issues with window trims and material consistency.

Don Anderson made the motion to approve case 147-23R with the following conditions. 1) New windows need to match the existing house. Seconded by Dick Gordon. Motion approved unanimously.

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 7:40 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.