



**Architectural Review Board  
Agenda  
Monday, June 17, 2024 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – June 3, 2024**
- II. Sign Review - Old Business**
- III. Sign Review - New Business**
  - a. 18-24S 10850 Manchester Rd – B3  
John Pennington, applicant – Install temporary Grand Opening sign
  - b. 19-24S 11207 Manchester Rd – B3  
Telle Tire & Auto Centers, applicant – Install two flat wall signage decals
  - c. 20-24S 10733 Big Bend Blvd – B3  
Jeffrey O’Guin, applicant – Install window decals
  - d. 21-24S 10841 Manchester Rd – B3  
Bill Yount Signs and Electric, applicant – Install monument and wall signage
- IV. Residential Review - Old Business**
- V. Residential Review - New Business**
  - a. 87-24R 416 S Ballas Rd – R3  
Korus Properties LLC, applicant – Build new single family home
  - b. 89-24R 415 W Rose Hill Ave – R4  
Lewis Homes, applicant – Build new single family home
  - c. 90-24R 234 E Argonne Dr – R3  
Sun Solar, applicant – Install roof mounted solar array
- VI. Commercial Review - Old Business**
- VII. Commercial Review - New Business**
  - a. 06-24C 10907 Manchester Rd – B3  
Bobbi Baker, applicant – Exterior changes to commercial building

**Kirkwood Architectural Review Board Members:** Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo Ninad Garware; 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; Christopher Krueger, Director of Public Services; Laurie Asche, City Clerk; Bridget Waters, Deputy City Clerk; Liz Gibbons, Mayor; Nancy Luetzow, Council Liaison; Donna Poe, SBD; Jessica Winters, Public Information Officer; Jonathan Raiche, Director of Planning and Development Services; Amy Lowry, Planner II



**Architectural Review Board  
DRAFT Meeting Minutes  
Monday, June 3<sup>rd</sup>, 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  
Ninad Garware

**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 May 20<sup>th</sup> meeting minutes. **Chris Burton made a motion to approve the May 20<sup>th</sup> minutes. Seconded by Dick Gordon. Motion approved unanimously.**

**I. Sign Review – Old Business**

**a. 17-24S 11149 Manchester Rd- B3**

Excel Signs & Design, applicant Installation of door window sign for Telle Tire and Auto Center Steve Cassidy of Telle Tires presented his case to the Board. The Board confirmed that the Open signs are exempt from needing review and the items under consideration were the phone number sign and the door signage. The applicant confirmed that the “Call or Text” sticker would be removed.

**Mr. Burton made a motion to approve case 17-24S as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

**II. Sign Review – New Business**

**III. Residential Review – Old Business**

**a. 18-24R 717 Gabriel Ct – R3**

Las Aguilas-Contracting, applicant – Rear covered porch  
The homeowners, Mr. and Mrs. Ptacek along with the contractor, Mary Vann and the architect, Alan Mueller presented their case to the Board. The applicants asked the Board to approve their original submittal with five porch posts instead of being required to follow the ARB’s original condition to have three porch posts. The applicants confirmed to covered porch would not be screened in and that they wanted five porch posts to create more barriers and separation.

**Mr. Burton made a motion to approve case 18-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

**IV. Residential Review – New Business**

**a. 76-24R 914 W Woodbine Ave – R3**

John LaVenture, applicant – new detached garage  
Mr. LaVenture presented his case to the Board. The applicant confirmed that the windows in the top of the garage would be larger than shown in the illustration and that the window style of the other garage windows would match the house.

**Mr. Gordon made a motion to approve case 76-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

- b. **77-24R 330 Woodside Dr – R4**  
 Elizabeth Panke, applicant –addition  
 Mrs. Panke, an architect, presented the case to the Board. The Board had no comments.  
**Mr. Marlo made a motion to approve case 77-24R as submitted. Seconded by Mr. Burton. Motion approved unanimously.**
- c. **78-24R 523 Weatherfield Ln – R4**  
 Thebeau Builders, applicant -- enclosing existing front porch into new office  
 Drew Patterson, homeowner, presented the case to the Board. The Board had no comments.  
**Mr. Burton made a motion to approve case 78-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- d. **79-24R 211 S Woodlawn Ave – R3**  
 Joe Page, applicant – adding covered patio to detached garage  
 Mr. Page presented the case to the Board and confirmed that the stone would be on all four sides and that the interior ceiling would be vaulted.  
**Mr. Marlo made a motion to approve case 79-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- e. **80-24R 1955 Windy Hill Rd – R3**  
 Joe Page, applicant – new single family home  
 Mr. Page presented the case to the Board. The Board discussed adding windows, the design of the windows, and the design elements of the gables.  
**Mr. Anderson made a motion to approve case 80-24R with the following conditions: 1) On the left elevation, add one window in the garage. 2) Ensure windows have sills and aprons per enclosed City guidelines. 3) On both side elevations, in the very top gable, add 1 decorative gable vent. Seconded by Mr. Gordon. Motion approved unanimously.**
- f. **81-24R 701 W Woodbine Ave – R4**  
 Cheri Broman, applicant – roof mounted solar array  
 Chris Indicot of Sun Solar presented the case to the Board. The Board noted the solar panels would go on both the detached garage and the primary residence and ensured the applicant would confirm the roof age with the homeowner.  
**Mr. Burton made a motion to approve case 81-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- g. **82-24R 6 Sugar Creek Trail – R1**  
 Chris Pike, applicant –addition  
 This item was pulled from the agenda by the applicant while they update the plans. Therefore, the Board did not discuss or take action on this item.
- h. **83-24R 234 E Clinton Pl – R4**  
 Shawn Crow, applicant – rear deck with 8 foot clearance  
 Mr. Crow presented the case to the Board and discussed the railing system and the color.  
**Mr. Burton made a motion to approve case 83-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**
- i. **84-24 R 450 Alice Ave – R3**  
 Ryan Molen, applicant – new single family home  
 Mr. Molen presented the case to the Board and brought a sample of materials. The Board discussed the previous approval of the existing detached garage that is in the same style as the proposed home. The Board confirmed with the applicant that they have considered the maintenance of the wood used in the exterior materials and picked a high quality wood product. The Board questioned the material used on the rear pool decking. The Board noted they are welcoming of new and innovative home designs.

**Mr. Marlo made a motion to approve case 84-24R as submitted. Seconded by Mr. Burton. Motion approved unanimously.**

j. **85-24R 1905 N Signal Hills Dr – R1**

Jared Byers, applicant – residential addition

The architect Lauren Struckman and the homeowner Jared Byers presented the case to the Board. The Board discussed the rationale for the orientation of the addition and the height of the addition on the front elevation. The homeowner mentioned the terrain and the presence of drainage infrastructure on the other side of the property. The homeowner noted that the house is on a hillside and the street slopes down towards the house, which will make the addition less daunting upon approach.

**Mr. Burton made a motion to approve case 85-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

k. **86-24R 718 Elmtree Ln – R3**

Jason Lehmann, applicant – rear covered patio

Mr. Lehmann presented the case to the Board. The Board discussed the post size and style.

**Mr. Anderson made a motion to approve case 85-24R with the following condition: 1) Use 8x8 cedar posts instead of 6x6 posts. Seconded by Mr. Marlo. Motion approved unanimously.**

V. **Commercial Review – Old Business**

VI. **Commercial Review – New Business**

a. **05-24C 117 W Argonne Dr – B2**

David Glover, applicant – exterior building renovation

**Mr. Burton made a motion to approve case 79-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:50 pm.

	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.