



**Architectural Review Board  
Agenda  
Monday, July 1, 2024 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. **Approval of Minutes – June 17, 2024**
- II. **Sign Review - Old Business**
- III. **Sign Review - New Business**
- IV. **Residential Review - Old Business**
  - a. 111-23R – 320 Quan Ave – R3  
Lewis Homes, applicant – Resubmittal: outdoor fireplace in rear porch for previously approved new single-family home
  - b. 65-24R – 536 Linwood – R4  
Charlie Schliesser, applicant – resubmittal: expansion of rear addition
  - c. 72-23R – 926 N Woodlawn Ave – R4  
Nathan Rauh with Naismith-Allen Inc., applicant – Resubmittal: exterior façade changes to previously approved new single family home
- V. **Residential Review - New Business**
  - a. 92-24R – 413 George Ave – R4  
Renaissance Living LLC, applicant – new single-family home
  - b. 93-24R – 214 Midway Ave – R4  
Renaissance Living LLC, applicant – new single-family home
  - c. 94-24R – 1809 Bach Ave – R1  
C.J. Moss, applicant – 2nd floor deck with over 8 foot clearance
  - d. 95-24R – 1315 Wilton Ln – R1  
Straight Up Solar, applicant – Roof-mounted solar array
  - e. 96-24R – 535 Dougherty Ferry Rd – R4  
Schindler Homes LLC, applicant – new single-family home
  - f. 97-24R – 423 Rose Ln – R4  
FM Design Build, applicant – new single-family home
  - g. 98-24R – 1909 Windy Hill Rd – R3  
Michael E. Blaes, AIA, applicant – attached garage addition
- VI. **Commercial Review - Old Business**
- VII. **Commercial Review - New Business**
  - a. 07-24C – 711 S. Kirkwood Rd – R5  
Rein Zeidler, applicant – new fabric awning on side of Manor Grove building
  - b. 08-24C – 111 Prospect Ave, Ste 101 – I1  
Tischler Building Company, LLC – Exterior façade window and door changes

**Kirkwood Architectural Review Board Members:** Chairman Mark Campbell; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo, Ninad Garware, and Ben Arenberg; 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.

CC: Russ Hawes, CAO; Chris 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 Winter, Communications Manager; Jonathan Raiche, Director of Planning and Development Services; Amy Lowry, Planner II



**Architectural Review Board  
DRAFT Meeting Minutes  
Monday, June 17<sup>th</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  
Ninad Garware

**Members Absent**

Mark Campbell, Chairman  
Nancy Luetzow, Council Liaison

**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 June 3<sup>rd</sup> minutes. Seconded by Don Anderson. Motion approved unanimously.**

**I. Sign Review – Old Business**

a. 18-24S 10850 Manchester Rd – B3

John Pennington, applicant – Install temporary Grand Opening sign  
Applicant presented the case to the board. There was a discussion on the installation and if it would be level. The sign is to be level and not follow contour of the street.

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

b. 19-24S 11207 Manchester Rd – B3

Telle Tire & Auto Centers, applicant – Install two flat wall signage decals  
Applicant presented the case to the board. There was a question on whether the signs were lighted. Applicant stated no.

**Mr. Burton made a motion to approve case 19-24S as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

c. 20-24S 10733 Big Bend Blvd – B3

Jeffrey O'Guin, applicant – Install window decals  
Applicant presented the case to the board. There was a brief discussion on the phone number and website.

**Mr. Garware made a motion to approve case 20-24S as submitted. Seconded by Mr. Burton. Motion approved unanimously.**

d. 21-24S 10841 Manchester Rd – B3

Bill Yount Signs and Electric, applicant – Install monument and wall signage  
Applicant presented the case to the board. There was a discussion on the type of sign. Applicant explained that they were updating the sign and the old sign had several penetrations into the building, which caused leaking of storm water into the space. This sign has no penetrations.

**Mr. Burton made a motion to approve case 21-24S as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- II. Sign Review – New Business
- III. Residential Review – Old Business
- IV. Residential Review – New Business

- a. 87-24R 416 S Ballas Rd – R3

Korus Properties LLC, applicant – Build new single family home

Mr. Bettlach presented the case to the board. There was discussion on the roof layout, the gable design, roof height and elevations. There was discussion on the design of the “attic” area at master bedroom. Additionally, more windows are needed. The applicant agreed with the board on changes and additions to the design.

**Mr. Anderson made a motion to approve case 87-24R with the following conditions: 1) Provide gables on each end of the residence; two on front and two on the rear elevations for a total of four. 2) Change the roof pitch height to align with the gables. 3) Install windows in master bedroom, one over dresser and one at entry to bedroom. 4) Extend the band board to wrap the house fully extending on all elevations. 5) Install shales on the gable ends and on the front element, 6) the board approved a shed roof to be installed instead of the full porch on rear. Seconded by Mr. Gordon. Motion approved unanimously.**

- b. 89-24R 415 W Rose Hill Ave – R4

Lewis Homes, applicant – Build new single family home

**Mr. Burton made a motion to approve case 89-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- c. 90-24R 234 E Argonne Dr – R3

Sun Solar, applicant – Install roof mounted solar array

The case was presented and a brief discussion followed on the age and color of the roof shingles. It was confirmed that the roof was being replaced prior to installation.

**Mr. Gordon made a motion to approve case 81-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

- V. Commercial Review – Old Business
- VI. Commercial Review – New Business

- a. 06-24C 10907 Manchester Rd – B3

Bobbi Baker, applicant – Exterior changes to commercial building

The case was presented to the board to renovate the existing building. There was a discussion on the facade materials and the type of glazing to be used. With the southern exposure, it was mentioned that a reflective glass would be beneficial. The cooler was discussed and it was mentioned that the material to enclose it would be compatible with the existing building. Once design is confirmed, this will be sent back to ARB with the dumpster enclosure approval.

**Mr. Burton made a motion to approve case 06-24C 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 7:32 pm.

	Michael Chiodini, Vice-Chairman
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