



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

- I. Approval of Minutes – September 18, 2024**
- II. Sign Review - Old Business**
  - a. 28-24S 1244 S Kirkwood Rd – B5  
DK Sign & Lighting, applicant – Buffalo Wild Wings wall signs and window decals
- III. Sign Review - New Business**
  - a. 31-24S – 343 S Kirkwood Rd Ste 200 – B2  
Dale Sign Service, applicant – wall sign (For Motion Clinic)
  - b. 32-24S – 200 S Kirkwood Rd Ste 130 – B2  
Dale Sign Service, applicant – wall sign (Kirkwood Eye Associates)
  - c. 33-24R 10907 Manchester Rd – B3  
Horizon Sign Company, applicant – Café Amalia, permanent signs
  - d. 34-24S 1229 S Kirkwood Rd – B5  
A-1 Signs, applicant – Spirit Halloween vinyl sign
  - e. 35-24S 436 N Kirkwood Rd – B2  
Excel Signs & Design, applicant – Napoli Restaurant, awning sign
  - f. 36-24S 205 N Kirkwood Rd – B2  
Horizon Sign Company, applicant – Daffodilly, acrylic wall sign
  - g. 37-24S 639 W Woodbine Rd – B1  
Horizon Sign Company, applicant – Kwik E Mart, vinyl roofline sign
  - h. 38-24S 710 S Kirkwood Rd – B3  
The Sign Guy, applicant – St Louis Real Estate Advisors, monument sign
  - i. 39-24S 117 W Argonne Dr – B2  
Excel Signs & Design – Littles Loft, multiple signs
- IV. Residential Review - Old Business**
  - a. 79-24R 211 S Woodlawn Ave – R3  
Joe Page – Srote & Co. Architects, applicant – porch addition
  - b. 105-24R 40 Orchard Ln – R1  
Kuehnle Construction, applicant – new single-family home
- V. Residential Review - New Business**
  - a. 140-24R 933 Evans Avenue – R4  
FORNEY + architecture, applicant – addition & front façade renovations
  - b. 141-24R 2240 Ferncliff Ln – R3  
Naismith-Allen, Inc., applicant – covering existing front porch
  - c. 142-24R 1805 Cheswick Pl – R1  
Conant Design LLC, applicant – rear covered patio
  - d. 144-24R 530 South Clay Ave – R4  
John Odom, applicant – new single-family home

- e. 145-24R 730 Coulter Ave – R3  
Allen Roehrig, applicant – second floor addition
- f. 146-24R 717 Creekbriar Ln – R1  
California Custom Decks, applicant – new covered deck
- g. 147-24R 216 W Essex Ave – R3  
David Pape, applicant – new single-family home & detached garage

**VI. Commercial Review - Old Business**

**VII. Commercial Review - New Business**

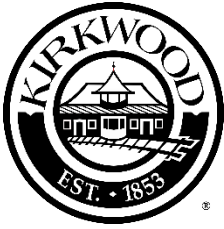
- a. 11-24C 10414 Big Bend Rd – RMM  
Lindbergh Properties, applicant – new apartment building

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

C: 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, September 16<sup>th</sup>, 2024, 7:00 p.m.**  
Council Chambers – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122

**Members Present**

Chris Burton, Vice Chairman  
Michael Marlo  
Ben Arenberg  
Dick Gordon  
Don Anderson

**Members Absent**

Mark Campbell, Chairman  
Ninad Garware

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

Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the September 3<sup>rd</sup> meeting minutes. Mr. Gordon made a motion to approve the September 3<sup>rd</sup> minutes. Seconded by Mr. Anderson. Motion approved unanimously.

**II. Sign Review - Old Business**

**III. Sign Review - New Business**

a. 27-24S 124 W Jefferson Ste 101 – B2

Landmark Sign Company, applicant – hanging sign and window decals  
Staff needed to attend to audio issues for the beginning of this discussion and it was not properly recorded. When staff returned, **a board member motioned to approve the project as submitted. Another board member seconded the motion. Motion approved unanimously.**

b. 28-24S 1244 S Kirkwood Rd – B5

DK Sign & Lighting, applicant – Buffalo Wild Wings wall signs and window decals  
Dennis Vaughn from DK Sign & Lighting presented to the Board. Staff needed to attend to audio issues for the beginning of this discussion and it was not properly recorded. When staff returned, the Board members were discussing what color the exterior wall next to the main entrance sign would be painted. The submitted drawings made it seem as if it would be white, but the Board would prefer a yellow or a color that is part of the branding colors. The Board noted that if it was a darker color, the planned LED lights on the side would be less effective. **Mr. Anderson motioned to continue the case to the October 7<sup>th</sup> meeting. Seconded by Mr. Gordon. Motion approved unanimously.**

c. 29-24S 215 S Kirkwood Rd – B2

Lawrence Fabric, applicant – Imo's Pizza new awning canopies  
No representative was present for this application. Because the Board had no issues with the proposal, they moved forward with their motion. **Mr. Marlo motioned to approve the project as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

**IV. Residential Review - Old Business**

**V. Residential Review - New Business**

a. 133-24R 857 Stable Ridge Rd – R3

Mikhail Digman, applicant – covered rear porch with outdoor fireplace  
Mike Killeen presented to the Board, who had no comments. **Mr. Marlo motioned to approve the project as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

b. 134-24R 506 Coverdale Ave – R4

Evergreen Homes, applicant – new single-family home  
Dan Stauder presented to the Board. The Board discussed the need for windows on the side of the garage and on the rear 2nd floor in the attic space. They noted the need to cover the underneath of the deck. They would like to see the rear gable mimic the style of the front gable.

**Mr. Gordon motioned to approve the project with the following requirements: 1) Add two windows in the garage on the south elevation, 2) add two windows in the 2<sup>nd</sup> floor attic space on the rear elevation, 3) on the rear gable, use trim boards to mimic the front gable design, and 4) cover the space below the deck to grade with lattice, fascia board, or a similar material. Seconded by Mr. Arenberg. Motion approved unanimously.**

c. 135-24R 919 Simmons Ave – R4

Agape Construction, applicant – primary bedroom addition

Taylor Huston presented to the Board. The Board confirmed the roof connection was sufficient.

**Mr. Anderson motioned to approve the project with the following requirements: 1) Use fascia board to cover the area between the project and grade, not lattice. Seconded by Mr. Gordon. Motion approved unanimously.**

d. 136-24R 604 E Essex Ave – R3

Matt and Megan Graves, applicants – front porch addition

The homeowners presented to the Board. The Board discussed hiding the piers, the need for the columns to have caps and bases, and the materials used for the columns and railings. **Mr.**

**Anderson motioned to approve the project with the following requirements: 1) the 2<sup>nd</sup> floor columns need caps and bases to match the lower posts, 2) the piers either be under the concrete or hidden from view, and 3) add gutters and downspouts. Seconded by Mr. Gordon. Motion approved unanimously.**

e. 137-24R 310 Emmerson Ave – R3

Benchmark Homes, applicant – new single-family home

Jeff Brinkman presented to the Board. The Board discussed the need for another full column in the middle and 2 half columns on either end of the front porch as well as spacing the columns evenly. They noted the need for the highest front gable to extend into the rear elevation. **Mr.**

**Anderson motioned to approve the project with the following requirements: 1) On the front porch, add a ½ column to either end of the porch, 2) On the front porch, add one more full column and space them evenly, 3) Add 1-2 windows on the rear elevation of the garage, 4) extend the highest front gable into the rear elevation by at least 3 feet. Seconded by Mr. Gordon. Motion approved unanimously.**

f. 138-24R 1141 S Glenwood Ln – R1

JP Melton Design LLC, applicant – exterior and interior renovations, new roof

John P. Melton presented new drawings to the Board that proposed 2 shed dormers instead of the original submittal. The Board and the applicant discussed the best way to bring light into the space while providing a distinction to the front elevation and using an appropriate pitch. **Mr.**

**Anderson motioned to approve the project with the following requirements: 1) The new drawings submitted at the meeting that show the two shed dormers be submitted for permitting. Seconded by Mr. Gordon. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:20 p.m.

	Chris Burton, 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.