



**Architectural Review Board  
Work Session - Agenda  
Tuesday, September 5, 6:30 p.m.  
Main Level Conference Room - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**I. Approval of Minutes – August 21, 2023**

**II. Sign Review- Old Business**

**III. Sign Review- New Business**

- a. 26-23S 11114 Manchester Rd. – B3  
Nik with Dale Sign Service – Installing one dual sided woodgrain HDU panel unit with steel posts and a removable lid with for sign inserts.
- b. 27-23S - 10320 Manchester Rd. - B3  
Scott Hetty with Lighting Service Inc. – Installing one set of face lit illuminated channel letters.
- c. 28-23S – 505 S. Kirkwood Rd. – R5  
Mike with Piros Signs – Installing one set of non-illuminated flat cut-out lettering.

**IV. Residential Review- New Business**

- a. 74-23R –1029 S. Geyer Rd. – R1  
Jessica Cox with 1029 Design – Adding a master suite with garage.
- b. 111-23R – 320 Quan – R3  
Diana Allen with Lewis Homes – New single family residence.
- c. 112-23R – 349 Peeke – R4  
Terry & Debbie Dillender – Adding windows to porch.
- d. 113-23R – 506 Arminda – R3  
Linda Clark with MRM Manlin Development Group – New single family residence.
- e. 114-23R – 42 Hill Dr. – R3  
Angela Courtwright More for Less Remodeling – Convert covered deck to sunroom.

**V. Commercial Review- Old Business**

**VI. Commercial Review- New Business**



**Architectural Review Board  
Work Session Minutes  
Monday, August 21, 2023 – 6:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

Mark Campbell, Chairman  
Chris Burton  
Dick Gordon  
Don Anderson  
Michael Marlo

**Members Absent**

Michael Chiodini, Vice-Chairman

**I. Approval of Minutes – August 7, 2023**

Chair Mark Campbell called the meeting to order at 7:01 pm. Mr. Campbell asked if there were any comments for the August 7, 2023 meeting minutes and there were none.

**Chris Burton made a motion to approve the August 7, 2023 minutes. Seconded by Don Anderson. Motion approved unanimously.**

**II. Sign Review – Old Business**

**III. Sign Review – New Business**

a. 25-23S – 10555 Big Bend Blvd – B3

Joe Phillips with Piros Signs, applicant – Installing one internally illuminated set of channel letters.

Board discussed the use of external illumination vs internal.

**IV. Residential Review – Old Business**

a. 49-23R – 2000 Reith Terrace – R1

Chris Fischer, applicant – New single family residence, propose change to window design.

Board discussed the need for clarity about the proposed request.

b. 72-23R – 926 N. Woodlawn Ave. – R4

Nathan Rauh with Naismith-Allen Inc., applicant – New single family residence.

Board discussed the need for clarity about the proposed request.

- c. 78-23R – 418 E. Argonne Dr – R3  
Pearl Construction, applicant – 2 story addition, proposed change to front porch and bay window.

The Board quickly reviewed the proposal without any significant discussion.

- d. 100-23R – 332 McCullough Ave. – R4  
Leo DuBois, applicant – New single family residence, updated elevations with window proposal.

The Board discussed the proposal for less windows and how it had been updated since the last ARB meeting.

## **V. Residential Review – New Business**

- a. 97-23R – 1718 Janet Pl. – R3  
Matt Moore with FM Design Build, applicant – New single family residence.

The Board discussed the need for windows in the garage, the window within the stairwell, and the use of board and batten.

- b. 101-23R – 121 N Van Buren – R4  
Michael E. Blaes with Blaes Design, applicant – New foundation under existing home, new 2- story frame addition with attached 2-car basement garage.

The Board discussed whether the proposal should include stucco to match the existing house or the existing house should have siding added to match the addition. They noted the need for consistent window design.

- c. 103-23R – 127 Morningside Dr. – R4  
Andrew Singer, applicant – Adding new front porch, side porch and rear deck.

The Board discussed the need to lattice underneath the porch, to have alignment between the posts and the windows, and the need for caps and bases on posts.

- d. 104-23R – 1 Pleasant Ct. – R4  
Matthew Finan, applicant – New single family residence.

The Board discussed the design of the columns, the design of the windows, adding a window to the garage, and the articulation of the chimney.

- e. 105-23R – 10939 Manchester Rd – R4  
Rusty Baker with RS Land Development LLC, applicant – laundry room bump out and exterior siding.

The Board discussed where the addition was taking place and the need for lattice underneath the deck.

- f. 106-23R – 313 Wilson Ave. – R4  
Lisa Erthal with ADT Solar, applicant – Solar panel installation.

The Board quickly reviewed the proposal without any significant discussion.

- g. 107-23R – 603 Applewood Dr. – R3  
Brandon Forman with Forman Solutions, applicant – Remodeling of existing breezeway into a third bedroom.

The Board discussed the need to omit the proposed shutters.

- h. 108-23R – 1134 Ruth Dr. – R3  
Tom & Lori Brickler, applicant – Demolishing existing shed and building new garden shed.

The Board quickly reviewed the proposal without any significant discussion.

- i. 109-23R – 1315 Wilton – R1  
Rombach Land Development LLC, applicant - New single family residence.

The Board discussed the need for a structural post in the rear deck staircase as well as the need for rake board and band boards.

- j. 110-23R – 223 Orrick Lane – R3  
Riggs Company, applicant – Additions and interior renovations.

The Board discussed the need for clarity on the use of cedar posts.

- VI. Commercial Review – Old Business**
- VII. Commercial Review – New Business**