



## Architectural Review Board

### Agenda

Monday, December 18, 2023, 7:00 p.m.

Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122

#### I. Approval of Minutes – December 4, 2023

#### II. Sign Review- Old Business

#### III. Sign Review- New Business

- a. 38-23S – 538 Leffingwell Ave – I1  
Landmark Sign Company, applicant – Window sign install

#### IV. Residential Review- Old Business

- a. 47-22R 341 E Jefferson – R3  
William Cover, architect; applicant – Removal of limestone band between floors in front elevation in previously approved plans for new single family residence.
- b. 120-23R 450 Couch Ave – R4  
Josh Peterman, applicant – resubmission: window changes for new home

#### V. Residential Review- New Business

- a. 140-23R 634 Evans Ave – R4  
Roeser Home Remodeling, applicant – Home remodel, with rear addition
- b. 160-23R – 318 W Rose Hill Ave – R3  
Kingbridge Homes, LLC, applicant - New home construction
- c. 168-23R- 414 Par Lane – R4  
Benchmark Homes, applicant – New single family home
- d. 169-23R – 434 Joe Ave – R3  
EFS Energy, Inc., applicant – Roof solar array installation
- e. 170-23R – 43 Orchard Lane – R1  
Nick Casey, applicant – Kitchen addition, and interior remodel
- f. 171-23R – 1334 Marbendale Ct – R3  
Josh Martin, applicant – Interior remodel, change window and garage door size
- g. 173-23R - 113 N Clay Ave – R4  
Robert Kern, applicant – Addition to the rear of the house

**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, December 4, 2023 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

**Members Absent**

Mark Campbell, Chairman  
Michael Chiodini, Vice-Chairman  
Michael Marlo

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

Acting Chairman, Chris Burton called the meeting to order at 6:57 pm.

Mr. Burton notified the applicants that while only four board members were present, there is still a quorum for tonight's meeting. Lauren Hoerr added that applicants have the option to continue their case to a meeting where there are more board members present. There were no comments.

Mr. Burton asked if there were any comments for the November 20, 2023 meeting minutes.

**Dick Gordon made a motion to approve the November 20, 2023 minutes. Seconded by Pat Jones. Motion approved unanimously.**

- I. Sign Review- Old Business**
- II. Sign Review- New Business**
- III. Residential Review- Old Business**

- a. 137-23R – 923 W Rose Hill Ave – R3  
Andrew Kelly, applicant – Resubmittal of previously approved plans to front dormer

Andrew Kelly and homeowner Patty Humboldt addressed the board to discuss changes made to the previous plans regarding the reduction to the front dormers. Ms. Humboldt discussed her proposed alternative to what the board previously required. The board discussed that the new proposal were not in keeping with the goals of the design guidelines. The board reiterated that each side of the dormer stay the same, and the ridge be

brought up. Supportive drawings were provided to the homeowner. Ms. Humboldt asked to review her options and come back at a later date.  
**Chris Burton made the motion to continue case 137-23R. Seconded by Pat Jones Gordon. Motion approved unanimously.**

- b. 139-23R – 12223 Old Big Bend RD – R3  
Tracy Collins, applicant – Rear addition

Tracy Collins addressed the board and described changing the window style to match the existing style of the home and now proposed double-hung windows. The previous dormer design was updated to reflect better consistency throughout the structure. The siding style was changed to board and batten opposed to the previous horizontal siding. The previously proposed garage was removed from the project scope. The board discussed the fixed panned windows on the rear elevation. Ms. Collins clarified that the rear windows are double hung with fixed above.  
**Dick Gordon made a motion to approve case 139-23R as submitted. Seconded by Don Anderson. Motion approved unanimously.**

#### IV. Residential Review- New Business

- a. 153-23R - 817 Arminda – R3  
Stauder Architecture, applicant – New single family home

Daniel Stauder addressed the board and described the new construction home with hardy siding and fiber-glass shingles with trim all over. Stone on the front with craftsman columns. The board suggested adding shake siding to the rear gables. Adding a window to the kitchen area to limit the amount of siding on the north elevation.  
**Dick Gordon approved case 153-23R with the following conditions.**  
**1) Add window to kitchen/dining space on north elevation.**  
**Seconded by Pat Jones. Motion approved unanimously.**

- b. 154-23R – 541 S Fillmore – R4  
Bemiston Realty, LTD, applicant – New single family home

Zilvinas Vaitulevicius and Mike Vigdorchik of Bemiston Realty addressed the board and provided additional renderings for the project. The board discussed adding windows on the garage door and on the left side elevation. Mimicking shakes in the front and rear gables. Doghouse height needs to match the gutter board height of the rest of the house on the first story.  
**Don Anderson made a motion to approve case 154-23R with the following requirements. 1) On the right side elevation, the garage needs either 1 window and 1 door, or 2 windows if no door. 2) Garage door to have windows. 3) On the rear elevation, gables need to have shakes and**

**bandboard to match the rest of the house. 4) Garage door to have vertical panels to mimic the front door if possible. Seconded by Dick Gordon. Motion approved unanimously.**

c. 155-23R - 401 Clark Ave - R3

James Schulte, applicant – Partial infill of existing porch, and a window modification

Ben Ellerman from Blaes Architecture addressed the board. Mr. Ellerman provided details about the approval from the Landmarks commission, (Landmark #16 Hazard House) on the late 1800's Italian eight house. The rear addition and porch of the home were constructed in 1985, highlighted that those portions are not a part of the original character of the house. Mr. Ellerman described two phases of the project dealing with windows. The second, creating additional interior living space on the side of the porch. The board discussed existing wall, and siding.

**Pat Jones mad a motion to approve case 155-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

d. 157-23R – 241 Reedway Lane – R4

California Custom Decks, applicant – Add a covered deck to the rear of the house

Laura Pillai the homeowner addressed the board and described the project to extend and cover the rear deck. The board discussed clarification on the use of the addition, and the homeowner noted the porch will use with Easy Breeze retractable screens. The board also discussed the siding matching the bracket gable, and a finished ceiling.

**Don Anderson made a motion to approve case 157-23R with the following conditions. 1) The area between the bottom of deck and the ground be covered. Seconded by Dick Gordon. Motion approved unanimously.**

e. 158-23R – 336 Gill Ave – R3

Thomas Alan Group, applicant – New single family residence

Chris Pike addressed the board and described the two-story, Tudor style home with brick veneer with hardy lap shake siding. The bricks are standard in size. The board discussed the color of the bricks and suggested they be multicolored to add texture.

**Pat Jones approve case 157-23R as submitted with the following requirement. 1) Bricks are not a uniform finish and have some texture to them. Seconded by Dick Gordon. Motion approved unanimously.**

f. 159-23R – 2126 Briargate Ln – R3

Roeser Home Remodeling, applicant – Add primary bedroom suite over existing garage

Joe Roeser addressed the board and described the project to add a master suite above the single car garage. Siding, roof and windows will match the existing structure. The board asked if the entire home will be re-roofed, which was confirmed. Mr. Roeser stated that the garage door is new with no windows, recently purchased by the owner.

**Dick Gordon approved case 159-23R as submitted. Seconded by Pat Jones. Motion approved unanimously.**

g. 161-23R – 321 George Ave – R4

Trinity Investments STL, LLC, applicant - Remodeling and addition to existing home

Derek Onstatt with Build STL addressed the board about the primary bedroom second floor addition to the rear of the house. The home was remodeling in 2019 with a new roof and siding last year. The new addition will match the existing home. The board discussed the roofing, gable and window trim inconsistency with the current home.

**Don Anderson made a motion to approve case 161-23R with the following conditions. 1) On the rear elevation, the addition to have gable that matches the existing side elevation of the house. 2) The roof of the addition be brought down to not exceed the height of the existing roof. 3) The angled bay window on the left elevation become a box bay. 4) The addition side elevation appear to be dormers. 5) The windows and trim match the house. Seconded by Dick Gordon. Motion approved unanimously.**

h. 162-23R – 12855 Big Bend Blvd - R3

Ryan Weber, applicant – Addition to home, and remodel on attached garage

Al Levine and homeowner Lee Fox addressed the board. The project is a small bedroom addition on the rear of the home and will include a freestanding rear garage to the one story 1960's home. Mr. Levine described the siding as a steel panel board and batten. The plan is to using hardy board with batten to match the existing color and style of the siding. The board discussed the type of material of the home. The size of the windows matching with the current look. Adding trim to the windows to match the rest of the house. As well as adding glass to the garage doors.

**Don Anderson approved case 162-23R with the following requirements. 1) New board and batten to match the existing siding. 2) Window trims match the existing. 3) Garage door have windows. Seconded by Pat Jones. Motion approved unanimously.**

i. 163-23R – 1964 Rieth Terrace – R1

DL Design, Inc., applicant Interior remodel with window and door updates

Kevin Manwring, the homeowner, addressed the board about completing an interior remodel with window and door changes. The board discussed the siding materials, and matching windows to current home.

**Dick Gordon approved case 163-23R as submitted with the following condition. 1) Windows match existing home in trim and style. Seconded by Pat Jones. Motion approved unanimously.**

- j. 164-23R – 220 W Rose Hill Ave – R4  
Benchmark Homes, applicant – New single family residence

Jeff Brinkman of Benchmark Homes addressed the board about the construction of the new single family home. The board discussed pediment structure on the house being consistent throughout the house. The size and thickness with the columns. Including windows in the garage on the left elevation. The height and width of the front door, and the appearance of the brick material color and size. **Don Anderson approved case 164-23R with the following requirements. 1) Bring the board and batten material and corbel in the front gables around to the side and rear gables. 2) On the left elevation, window added to the front section of the garage. 3) Rear porch columns to match the front porch columns. 4) All window trims and grids to match. 5) The height of the doghouse needs to match the front porch gutter line. Seconded by Dick Gordon. Motion approved unanimously.**

- k. 165-23R – 971 N Clay Ave – R4  
Steve Stodnick, applicant – Kitchen and bathroom remodel, with new window

Steve Stodnick, the homeowner, addressed the board. The board discussed the trim and shutter size of the window, and whether the garage will be resided. **Pat Jones approved case 165-23R with the following conditions. 1) Window trims match existing. 2) A new vent be installed over the garage. Seconded by Dick Gordon. Motion approved unanimously.**

- l. 166-23R – 1062 Couch Ave – R3  
ADT Solar, LLC, applicant – Solar roof mount

Shannon McGuire addressed the board. The board discussed the condition of the roof, and the portrait orientation of the panels. Mr. McGuire confirmed that the specific placement of the panels is due to fire code requirements. **Dick Gordon approved case 166-23R as submitted. Seconded by Pat Jones. Motion approved unanimously.**

- m. 167-23R – 1205 S Geyer Rd – R1  
Kirkwood Home and Landscape, applicant – New front porch

Bob Mosby addressed the board about the 4ft extension on the historic home. The board discussed using the round element pediment in the final look. Questions about the gutters and roof consistency were addressed, and Mr. Mosby offered clarification on the downspout.

**Pat Jones approved case 162-23R as submitted. 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 8:00 pm.

	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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.