

**Architectural Review Board**  
**DRAFT Meeting Minutes**  
**Monday, October 7<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  
Don Hussman  
Don Anderson

**Members Absent**

Mark Campbell, Chairman  
Ninad Garware  
Dick Gordon

**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 16<sup>th</sup> meeting minutes. Mr. Anderson made a motion to approve the September 3<sup>rd</sup> minutes. Seconded by Mr. Burton. Motion approved unanimously.

**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.

Dennis Vaughn presented the project. Mr. Vaughn stated the lighting here would be LED and verified that the coloring would be gray, black & navy. With that, the Board had no further questions. **Mr. Anderson then made a motion to approve the project as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

**III. Sign Review - New Business**

- a. 31-24S – 343 S Kirkwood Rd Ste 200 – B2  
Dale Sign Service, applicant – wall sign (For Motion Clinic).

Chris Smith presented the project and verified it would not be a moving sign. **Mr. Marlo then made a motion to approve the project as submitted. Seconded by Mr. Anderson. Motion approved unanimously.**

- b. 32-24S – 200 S Kirkwood Rd Ste 130 – B2  
Dale Sign Service, applicant – wall sign (Kirkwood Eye Associates).  
Mr. Smith presented the project and verified that it would not be a moving sign. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Anderson. Motion approved unanimously.**

- c. 33-24R 10907 Manchester Rd – B3  
Horizon Sign Company, applicant – Café Amalia, permanent signs.  
Chris DeHeer presented the project and confirmed the proposal was a wall sign and a projecting sign. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

- d. 34-24S 1229 S Kirkwood Rd – B5  
A-1 Signs, applicant – Spirit Halloween vinyl sign.  
Ms. Bambi Eilers presented the project and verified it would be the same sign as last year. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- e. 35-24S 436 N Kirkwood Rd – B2  
Excel Signs & Design, applicant – Napoli Restaurant, awning sign.

Kara Neubauer presented the project. Once letting them know the lettering would be over the top and down the side, **Mr. Anderson made a motion to approve the project as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

f. 36-24S 205 N Kirkwood Rd – B2

Horizon Sign Company, applicant – Daffodilly, acrylic wall sign.

Chris DeHeer presented the project and verified the lettering would be basic and that they would use acrylic paint. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

g. 37-24S 639 W Woodbine Rd – B1

Horizon Sign Company, applicant – Kwik E Mart, vinyl roofline sign.

Chris DeHeer presented the project and confirmed the sign would be wrapping on the side and that the banner would be white. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

h. 38-24S 710 S Kirkwood Rd – B3

The Sign Guy, applicant – St Louis Real Estate Advisors, monument sign.

Kelly Hobbs presented the project. **Mr. Gordon made a motion to approve the project as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

i. 39-24S 117 W Argonne Dr – B2

Excel Signs & Design – Littles Loft, multiple signs.

Kara Hradlicka presented the project and confirmed it would be hand letters for the sign and awning. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

**IV. Residential Review - Old Business**

a. 79-24R 211 S Woodlawn Ave – R3

Joe Page – Srote & Co. Architects, applicant – porch addition.

Joe Page presented the project. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

b. 105-24R 40 Orchard Ln – R1

Kuehnle Construction, applicant – new single-family home.

Mark Schipeter presented the project. It was noted that the façade on the front of the house needed to continue along the sides on the gables. **Mr. Anderson motioned to approve the project with the following requirement: 1) Shake on the front of the house be carried over to the side elevation gables. Seconded by Mr. Marlo. Motion approved unanimously.**

**V. Residential Review - New Business**

a. 140-24R 933 Evans Avenue – R4

FORNEY + architecture, applicant – addition & front façade renovations.

Ms. Kim Hany presented the project. The Board noted that the covering in front needed to be the same all the way around. They also mentioned that the bathroom on the side would require a window. **Mr. Gordon motioned to approve the project with the following requirements: 1) Front porch overhang to match the existing house and 2) add window to half bathroom. Seconded by Mr. Marlo. Motion approved unanimously.**


b. 141-24R 2240 Ferncliff Ln – R3

Naismith-Allen, Inc., applicant – covering existing front porch.

The Board discussed with the applicant the space underneath and the options for filling in that space. **Mr. Anderson motioned to approve the project with the following requirement: 1) Fill in the space underneath the porch with lattice or other material. Seconded by Mr. Gordon. Motion approved unanimously.**

that if height restrictions in the Zoning Code were not an issue, they would like to see a higher pitched roof. With the needed changes, the Board discussed continuing the case. Mr. Anderson made the following requests for what they would like to see at the next meeting: 1) Make the columns proportional and nicer materials (not 6"x6"). Make the bottom columns 12" and the other columns 8". 2) Make corner boards smaller. If they are currently proposed as 12", make them 8". If they are currently proposed as 8", make them 6". 3) Have railings be black aluminum to match the windows. No bronze elsewhere, match all black. 4) The center windows on the front and rear elevations to match the double pane windows elsewhere (2 over 2). 5) Have a bigger pitch on the roof. Ideally 6:12 or the maximum allowed by City zoning requirements. **Mr. Burton moved to continue the case to the next meeting. Seconded by Mr. Anderson. 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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- c. 142-24R 1805 Cheswick Pl – R1  
Conant Design LLC, applicant – rear covered patio.  
Peter Conant presented the project. **Mr. Marlo made a motion to approve the project as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**
  
- d. 144-24R 530 South Clay Ave – R4  
John Odom, applicant – new single-family home.  
Mr. Odom presented the project. The Board discussed having vents in the garage. **Mr. Marlo motioned to approve the project with the following requirement: 1) there be venting in the gables on the front and back of the garage. Seconded by Mr. Gordon. Motion approved unanimously.**
  
- e. 145-24R 730 Coulter Ave – R3  
Allen Roehrig, applicant – second floor addition.  
Allen Roehrig presented the project and confirmed the siding will be the same all the way up. The Board noted that the window trim and styles on the second floor should match that of the existing windows. **Mr. Anderson motioned to approve the project with the following requirement: 1) the window trim and style on the second floor match that of the existing windows. Seconded by Mr. Marlo. Motion approved unanimously.**
  
- f. 146-24R 717 Creekbriar Ln – R1  
California Custom Decks, applicant – new covered deck.  
California Custom Decks presented the project. The Board discussed the design of the posts and the fireplace. **Mr. Anderson motioned to approve the project with the following requirement: 1) the posts go to at least deck level, the deck is larger than the post and that under the deck, the posts' sides go down to the ground and are covered and 2) the fireplace stops at the header and goes to the ground. Seconded by Mr. Marlo. Motion approved unanimously.**
  
- g. 147-24R 216 W Essex Ave – R3  
David Pape, applicant – new single-family home & detached garage.  
David Pape presented the project. With that, the Board brought up the issues of the band board needing to go all around the house, there needed to be a window on the left side elevation in both bedrooms, at window added to the garage on either the rear or side elevations, a window on the first floor master bedroom closet left side elevation and no more than two feet exposure on the rear and sides with no more than one foot exposure on the front. **Mr. Anderson motioned to approve the project with the following requirements: 1) Add band board from the front elevation going all the way around the house at the first and second floor levels, 2) add either one window or two windows up high on the left side elevation in both bedrooms, 3) add window in the garage on either the rear or side elevations, 4) add window on the first floor master bedroom closet on the left side elevation, and 5) no more than two feet of foundation exposure on the sides and rear and one foot exposure on the front. Seconded by Mr. Marlo. Motion approved unanimously.**

## VI. Commercial/Multi-Family Review - New Business

- a. 11-24C 10414 Big Bend Rd – RMM  
Lindbergh Properties, applicant – new apartment building  
Michelle Isakson presented the project and noted that they are seeking re-approval of the proposal, which had been unaltered from what was previously approved in 2023, but that it had been over a year so the approval expired. The Board noted that because the previous approval had lapsed, they had the ability to treat the proposal as a new proposal and provide additional requirements. The Board discussed the size and proportion of the columns and corner boards throughout the project. They noted the center windows should match the design of the double-pane windows and that the railings should be black to match the window trim. The Board noted