



**TENTATIVE AGENDA
OCTOBER 14, 2026 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

The ARB meeting will take place immediately following the Plan Commission meeting

-
- I. MEETING CALLED TO ORDER
 - II. ROLL CALL
 - III. APPROVAL OF MINUTES: SEPTEMBER 9, 2026
 - IV. PRELIMINARY REVIEW OF PLANS FOR A NEW HOME, 1053 CHELSEA
 - V. ARB ALTERNATE MEMBERS
 - VI. MISCELLANEOUS
 - VII. ADJOURNMENT

Morgan Forney
Community Engagement Officer

POSTED: 4 p.m., October 9, 2026



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
SEPTEMBER 9, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, July 8, 2026. Chairman Fernhoff presided and called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present

Members Absent

Chairman Fernhoff
Brad Weitekamp
Reed Voorhees
John Falk
Jon Emert
Laura Switzer

Mike Moran

Also present were Frank Johnson, City Administrator, Kate Henry, City Attorney, Morgan Forney, Community Engagement Officer.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes of the August 12, 2026, meeting. The motion was seconded by Mr. Emert and unanimously carried.

**REVIEW OF PLANS FOR A
NEW HOME – Benchmark
Homes, 1175 Hillard Rd.**

Chairman Fernhoff introduced the project at 1175 Hillard Road and invited the applicant to present. The project was presented by John Odom, Architect, JSO Services and Jeff Brinkmann, Benchmark Homes.

Mr. Odom noted that the plans presented today are a redesign from the previous submission based on feedback and recommendations received from the Board. He noted modifications to the garage, grading and retaining wall.

Mr. Falk noted his support of the redesign but is still concerned with water runoff from the driveway to the west. He stated his request for an additional curb to direct water runoff to the street. Additional discussion was held relating to grading and water redirection.

Mr. Weitekamp expressed concern with the placement of the trees in the rear yard in relation to the slope and water direction. He requested the trees be moved up the slope. He also recommended adjusting the tree placement in the front yard as to not interfere with utilities.

Ms. Switzer inquired about the look of the thin painted brick, and an example was provided. The brick will be 1.5” thick and painted and grouted like typical brick would be. Ms. Switzer also inquired about the

copper roof, and the applicant confirmed that the material itself is not copper, only copper painted, and that it will not patina.

In response to Mr. Wietekamp, Mr. Odem noted the garage door material is laminated wood.

Chairman Fernhoff noted two comments in favor of the project received prior to the meeting that were distributed to the Board.

Mr. Emert moved to approve the applicant's design with the following conditions:

- Introduce a 3" curb roll on driveway parking area adjacent to neighbor's side yard. Curb not necessary on drive lane.
- Plant alternate trees or move proposed trees north in the rear yard out of low area.
- Modify the landscape plan to show the caliper of proposed trees.
- Adjust placement of red oak in front yard to avoid underground utilities.

The motion was seconded by Chairman Fernhoff. The motion passed with a vote of 6 "Aye," 0 "Nay," and 1 Absent. The vote was as follows:

Chairman Fernhoff	"Aye"
Brad Weitekamp	"Aye"
Reed Voorhees	"Aye"
John Falk	"Aye"
Jon Emert	"Aye"
Laura Switzer	"Aye"
Mike Moran	Absent

**REVIEW OF PLANS FOR AN
ADDITION & DETACHED
GARAGE – 411 Venneman**

Chairman Fernhoff introduced the project at 411 Venneman and invited the applicant to present. The project was presented by Lauren Strutman, Lauren Strutman Architects.

Ms. Strutman described the project as an addition to the existing home to add bedrooms and a detached two-car garage. She stated the plans are well below the floor area requirements (FAR). In response to Mr. Falk, Mr. Strutman stated that no additional water runoff will occur as a result of the project. Mr. Falk noted his favor of the proposal.

Mr. Weitekamp expressed his desire to see the landscape plan define more clearly the species of trees proposed, and he requested a column-type tree be planted along the driveway. Ms. Switzer inquired if the entire home

would be re-sided, and Ms. Galakatos, property owner, confirmed, adding that the original siding color would be too difficult to match.

In response to Mr. Falk, Mr. Galakatos, property owner, confirmed there will be one front facing window in addition to the windows on the garage door of the detached garage. Mr. Vorhees stated that he would like to see additional windows on the south elevation, and he expressed his concern with the column located near the ingress/egress of the driveway. Ms. Strutman explained that the driveway will extend wider due to the column placement. Mr. Wietekamp suggested softening the 90-degree angle of the driveway.

Following discussion, Mr. Emert moved the applicant's design with the following conditions:

- For the proposed 3-8 trees along driveway, use a more columnar tree species.
- Add windows to the south elevation of garage.
- Plant legend and tree study schedule of planting should match or remove proposed tree placement info from tree study schedule.

The motion was seconded by Mr. Weitekamp. The motion carried with a vote of 6 "Aye," 0 "Nay," and 1 Absent. The vote was as follows:

Chairman Fernhoff	"Aye"
Brad Weitekamp	"Aye"
Reed Voorhees	"Aye"
John Falk	"Aye"
Jon Emert	"Aye"
Laura Switzer	"Aye"
Mike Moran	Absent

**PRELIMINARY REVIEW OF
PLANS FOR A NEW HOME –
852 Queen Anne**

Chairman Fernhoff introduced the project at 852 Queen Anne Pl and invited the applicant to present. Architect Pavel Ivanchuk and owner Huy Lam were present.

Mr. Ivanchuk provided an overview of the project, noting the desire for approximately 2,000 square feet with four bedrooms and a detached garage. He briefly described the proposed materials to be used.

Mr. Falk discussed the drainage and requested that the plans show downspouts more clearly, noting that overflow should be directed toward the street whenever possible. He also requested to see curbing on the east side of the driveway.

Mr. Emert expressed concerns with the amount of pavement. Mr. Ivanchuk stated the impervious area coverage is at 51%, and Frank Johnson, City Administrator, noted that it is a large increase from the previous home but still under the limit. Mr. Johnson further noted that an attached garage was considered but ultimately rejected due to limitations on the size of front-facing garages in the ARB guidelines.

Mr. Vorhees inquired about the setback of the driveway pavement. Mr. Ivanchuk stated there is 5' between the property line and the driveway.

Mr. Falk recommended the applicant provide a comparison of the proposed home versus the existing home when the project is formally submitted.

The Board next discussed several aspects of the detached garage, including height, windows, and materials. Mr. Weitekamp also inquired about the amount of steps and recommended adjusting the grade to reduce the amount of steps into the house. Mr. Vorhees stated that he would like to see additional windows on the east and south elevations of the home and the roof mass of the garage pulled down.

Mr. Falk expressed concern with the overall elevation in comparison to the neighboring homes. He reminded the applicant that in order for rooms in the basement to be considered livable bedrooms, an egress window must be present.

Discussion was held regarding grading lower to reduce the overall height and the retaining wall that would be necessitated by lower grading. The applicant was asked to provide an official landscape plan when they formally submit.

Chairman Fernhoff introduced the project at 10 Kings pond and invited the applicant to present. Darrel Labrier, Architect, DL Designs and Dan Haiden, Haiden Homes, were present.

**PRELIMINARY REVIEW OF
PLANS FOR AN ADDITION –
10 Kings Pond**

City Administrator Frank Johnson noted that the ARB needs to determine if the lower level should be counted toward the floor area requirements (FAR). The Board reviewed the basement regulations.

Mr. Labrier provided history on the home and the elements that the owners wish to maintain to preserve the home's history. Ms. Gargan, homeowner, explained their desire to remain in Glendale and provided additional context to the request and intentions for use of the space.

In response to Mr. Vorhees, Mr. Gargan stated that the intention is to blend the existing classic style with a newer modern style.

Ms. Switzer inquired about the staircase. Mr. Labrier stated that stacking the stairs for the addition was not an option given the current layout.

The Board discussed the proposed roofline and maintaining the current slope. The Board determined that the lower level should be included in the FAR calculations for the formal submission.

Ms. Switzer inquired about recruiting additional members to serve as alternates when absences occur. Mr. Johnson stated he would put out a call for volunteers.

MISCELLANEOUS

ADJOURN

Mr. Falk moved to adjourn, seconded by Mr. Vorhees and unanimously approved to adjourn at 7:57 PM.

[View Online Request](#)

[View Audit Trail](#)

Creation Date: 9/16/2026

Submitted Date: 9/16/2026

Accepted Date: 9/16/2026

City of Glendale Architectural Review Board

Online Request #: 3633167

Project #: 2026-281

Submitted by:

Ali Kluck

ali.lewishomestl@gmail.com

Location: **1053 Chelsea Dr.**

City: **Glendale** State: **MO** Zip: **63122**

Contact Information

Applicant's Contact Information

Title: First Name: **Ali** Last Name: **Kluck** Suffix:

Business Name: **Lewis Homes**

Mailing Address: **335 Leffingwell Ave. Ste. 100**

City: **Kirkwood** State: **MO** Zip: **63122**

Email Address: **ali.lewishomestl@gmail.com**

Cell Phone: **(314) 330-4401** Work Phone: Home Phone:

Contractor's Contact Information

Title: First Name: **Mike** Last Name: **Lewis** Suffix:

Business Name: **Lewis Homes**

Mailing Address: **335 Leffingwell Ave. Ste. 100**

City: **Kirkwood** State: **MO** Zip: **63122**

Email Address: **lewishomestl@gmail.com**

Cell Phone: Work Phone: **(314) 226-3194** Home Phone:



You can complete this application and view updates online at MGO Connect

Property Owner's Contact Information

Title: First Name: Mike Last Name: Lewis Suffix:
Business Name: Lewis Homes
Mailing Address: 335 Leffingwell Ave. Ste. 100
City: Kirkwood State: MO Zip: 63122
Email Address: lewishomestl@gmail.com
Cell Phone: (314) 226-3194 Work Phone: Home Phone:

Architect's Contact Information

Title: First Name: Tony Last Name: Camacho Suffix:
Business Name: Dwella Studio
Mailing Address: 5850 Macklind Ave. Ste. 201
City: St. Louis State: MO Zip: 63109
Email Address: dwellastudio@gmail.com
Cell Phone: Work Phone: (314) 486-1846 Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work * New single family residence - PRELIMINARY SUBMISSION

Cost of Construction * 900000

Floor Area Ratio * unknown

FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).



You can complete this application and view updates online at MGO Connect

Total Square Footage of Lot *	<u>10000</u>
Width of Lot *	<u>50</u>
Depth of Lot *	<u>200</u>
Total Floor Area of New Construction *	<u>2995</u>
Total Floor Area of Existing Structure *	<u>1058</u>
Height of Structure *	<u>35</u>
Number of Stories *	<u>2.5</u>
Estimated Commence Date *	<u>02/01/2027</u>
Estimated Completion Date *	<u>02/01/2028</u>
Do you want a Preliminary Review with the ARB? *	<u>Yes</u>

Documents Uploaded

The following documents are attached to the Application.

1053 cd - color rendering.pdf



You can complete this application and view updates online at MGO Connect

Architectural Plans

1053 cd - arb preliminary plans.pdf

Existing and adjoining property photos

1053 ca - adjoining properties.pdf

Site Survey and Civil Plans

1053 cd - boundary.pdf

1053 cd - house fit.pdf

Tree Study/Arborist Report

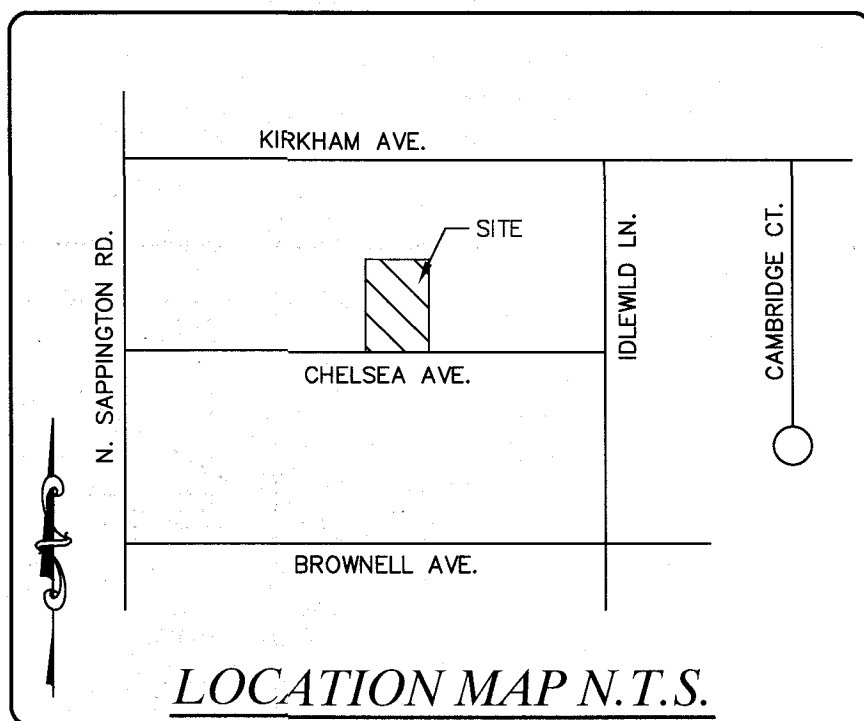
1053 cd - tree study - demo.pdf

Comments

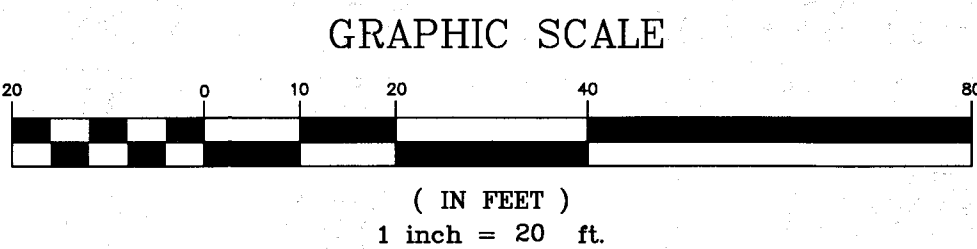


You can complete this application and view updates online at [MGO Connect](#)

A TRACT OF LAND BEING LOT 31 IN BLOCK 1 OF "CHELSEA" (P.B. 5 PG. 16) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI.



ABBREVIATIONS:
CONC. - CONCRETE
N/F - NOW OR FORMERLY
P.B. - PLAT BOOK
D.B. - DEED BOOK
D.D. - DEED DOCUMENT
PG. - PAGE
SQ. FT. - SQUARE FEET
(R) - RECORD
(S) - SURVEY
FF - FINISH FLOOR
TF - TOP FOUNDATION
BF - BASEMENT FLOOR



LEGEND:

---X---X---X---	TREE LINE	---X---X---X---	FIRE HYDRANT
---X---X---X---	STILT FENCE	---X---X---X---	UTILITY MANHOLE
---X---X---X---	FENCE LINE	---X---X---X---	MAIL BOX
---X---X---X---	UNDERGROUND CATV LINE	---X---X---X---	A/C UNIT
---X---X---X---	UNDERGROUND ELECTRIC LINE	---X---X---X---	SANITARY MANHOLE
---X---X---X---	UNDERGROUND WATER LINE	---X---X---X---	SANITARY CLEANOUT
---X---X---X---	UNDERGROUND TELEPHONE LINE	---X---X---X---	STORM MANHOLE
---X---X---X---	UNDERGROUND GAS LINE	---X---X---X---	CURB INLET / AREA INLET
---X---X---X---	OVERHEAD ELECTRIC	---X---X---X---	GRATE MANHOLE
---X---X---X---	OVERHEAD WIRE	---X---X---X---	GRATE INLET
---X---X---X---	UNDERGROUND SEWER LINE	---X---X---X---	BUSH/SHRUB
---X---X---X---	BUILDING	---X---X---X---	SURFACE FLOW
---X---X---X---	LIGHT STANDARD	---X---X---X---	SURFACE FLOW WITH SLOPE
---X---X---X---	YARD LIGHT	---X---X---X---	DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
---X---X---X---	UTILITY POLE	---X---X---X---	DENOTES SEMI-PERMANENT MONUMENT TO BE SET
---X---X---X---	UTILITY POLE W/ LIGHT	---X---X---X---	FOUND IRON PIPE
---X---X---X---	UTILITY POLE W/ TRANSFORMER	---X---X---X---	CONC. MON./ STONE
---X---X---X---	GUY WIRE	---X---X---X---	CROSS
---X---X---X---	TRAFFIC SIGNAL	---X---X---X---	CROSS WITH ANCHOR
---X---X---X---	WATER SPIGOT	---X---X---X---	CONC. PAVEMENT
---X---X---X---	ELECTRIC METER	---X---X---X---	ASPHALT PAVEMENT
---X---X---X---	WATER METER	---X---X---X---	BRICK PAVERS
---X---X---X---	GAS METER	---X---X---X---	GRAVEL
---X---X---X---	WATER VALVE	---X---X---X---	
---X---X---X---	GAS VALVE	---X---X---X---	
---X---X---X---	GAS DRIP	---X---X---X---	
---X---X---X---	ELECTRIC BOX	---X---X---X---	
---X---X---X---	CABLE TV BOX	---X---X---X---	
---X---X---X---	TELEPHONE BOX	---X---X---X---	
---X---X---X---	TELEPHONE MANHOLE	---X---X---X---	
---X---X---X---	ELECTRIC MANHOLE	---X---X---X---	
---X---X---X---	STREET/ROAD SIGN	---X---X---X---	
---X---X---X---	MISC. POLE/POST	---X---X---X---	
---X---X---X---	PARCEL TIE (SAME OWNER)	---X---X---X---	

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO TBP DEVELOPMENTS LLC, LENDER WITH A CONTRACTUAL OBLIGATION UNDER A LOAN AGREEMENT, THAT THE SURVEYOR HAS INSURED FOR AN OWNER'S POLICY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, SECURITY TITLE, A DIV. OF FIDELITY NATIONAL TITLE COMPANY, LLC, & FIDELITY NATIONAL TITLE COMPANY THAT THE STERLING COMPANY HAS, DURING THE MONTH OF JULY 2026 PERFORMED A BOUNDARY, IMPROVEMENT & TOPOGRAPHIC SURVEY ON A TRACT OF LAND BEING LOT 31 IN BLOCK 1 OF "CHELSEA" (P.B. 5, PG. 16) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AN URBAN CLASS PROPERTY, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

JAMIE A. HENSON
P.L.S.
MO. REG. P.L.S. #2007017963

7-21-2026

BASE MAP 22L

ZONING INFO:

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: AVERAGE OF ADJACENT HOMES
(40.04'+40.58'=80.62'/2=40.31')
SIDE: 6' SETBACK (LOT LESS THAN 65')
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.
FLOOR AREA RATIO: 0.30
IMPERVIOUS AREA: 55%
FRONT YARD IMPERVIOUS AREA: 45%

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 10,000 SQUARE FEET OR 0.230 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE ASSUMED.
- SOURCE OF RECORD TITLE: TBP DEVELOPMENTS LLC IS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 2026050800038 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

SITE INFO:

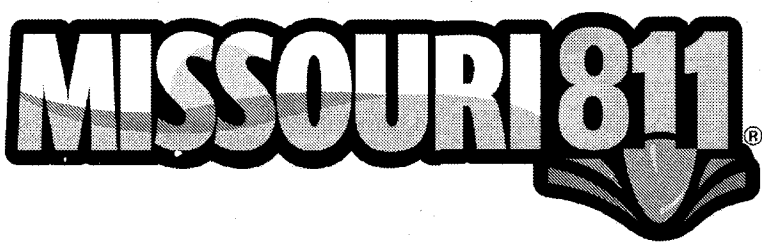
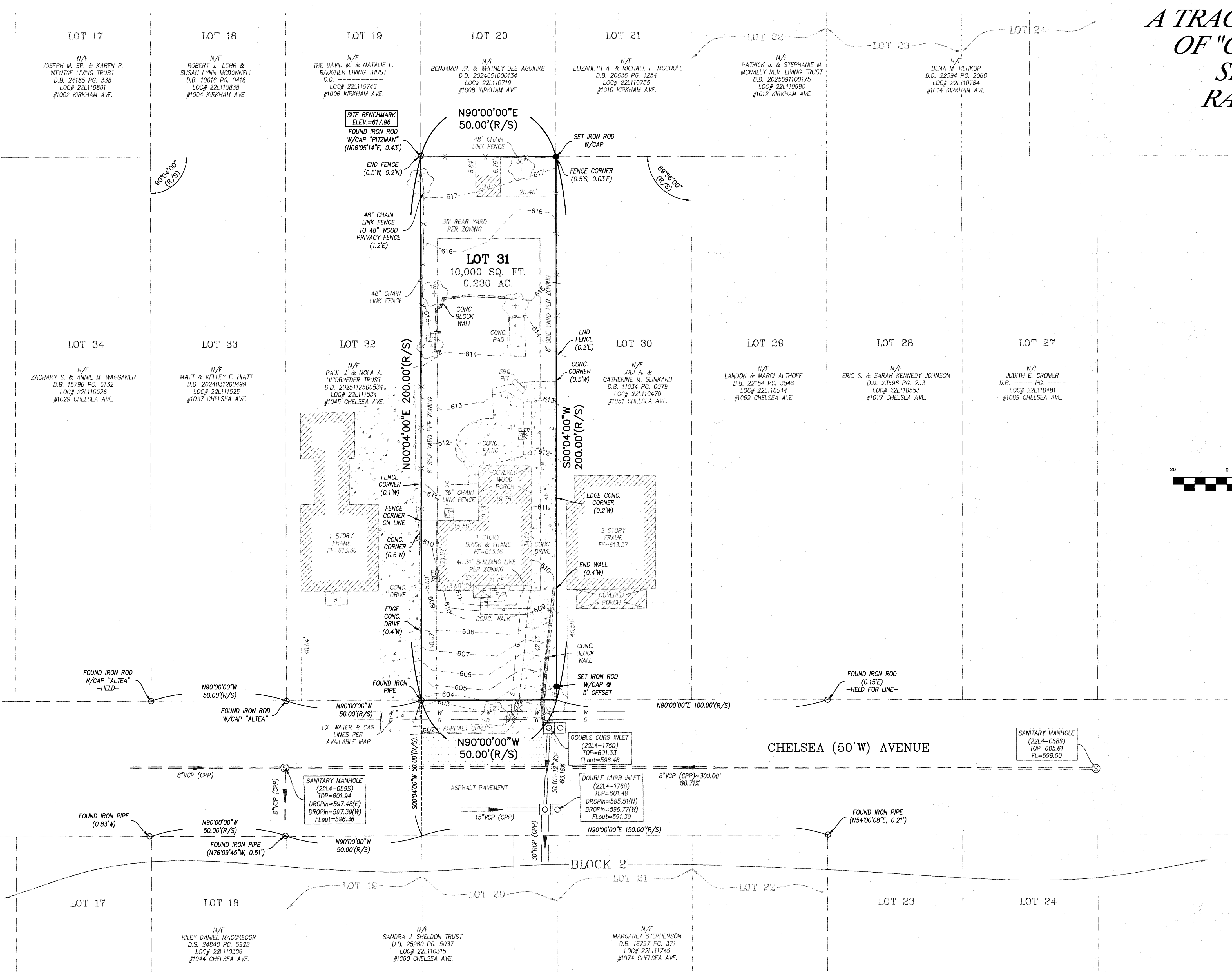
N/F TBP DEVELOPMENTS LLC
D.D. 2026050800038
LOC. # 22L110571
#1053 CHELSEA AVE.
10,000 SQ. FT. OR 0.230 AC.±

SITE BENCHMARK:

IRON ROD WITH CAP "PITZMAN" AT THE NORTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

BENCHMARK:

ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 14370 ELEVATION: 615.36' (NAVD88)
"STANDARD ALUMINUM DISK" STAMPED SL-48 1992 DISK IS SET IN FRONT OF NORTH GLENDALE SCHOOL ALONG THE WEST EDGE OF SAPPINGTON ROAD WITH THE INTERSECTION OF KIRKHAM ROAD; 23' WEST OF CENTERLINE OF SAPPINGTON ROAD AND 26' NORTH OF THE CENTERLINE OF NORTH GLENDALE SCHOOL ENTRANCE.



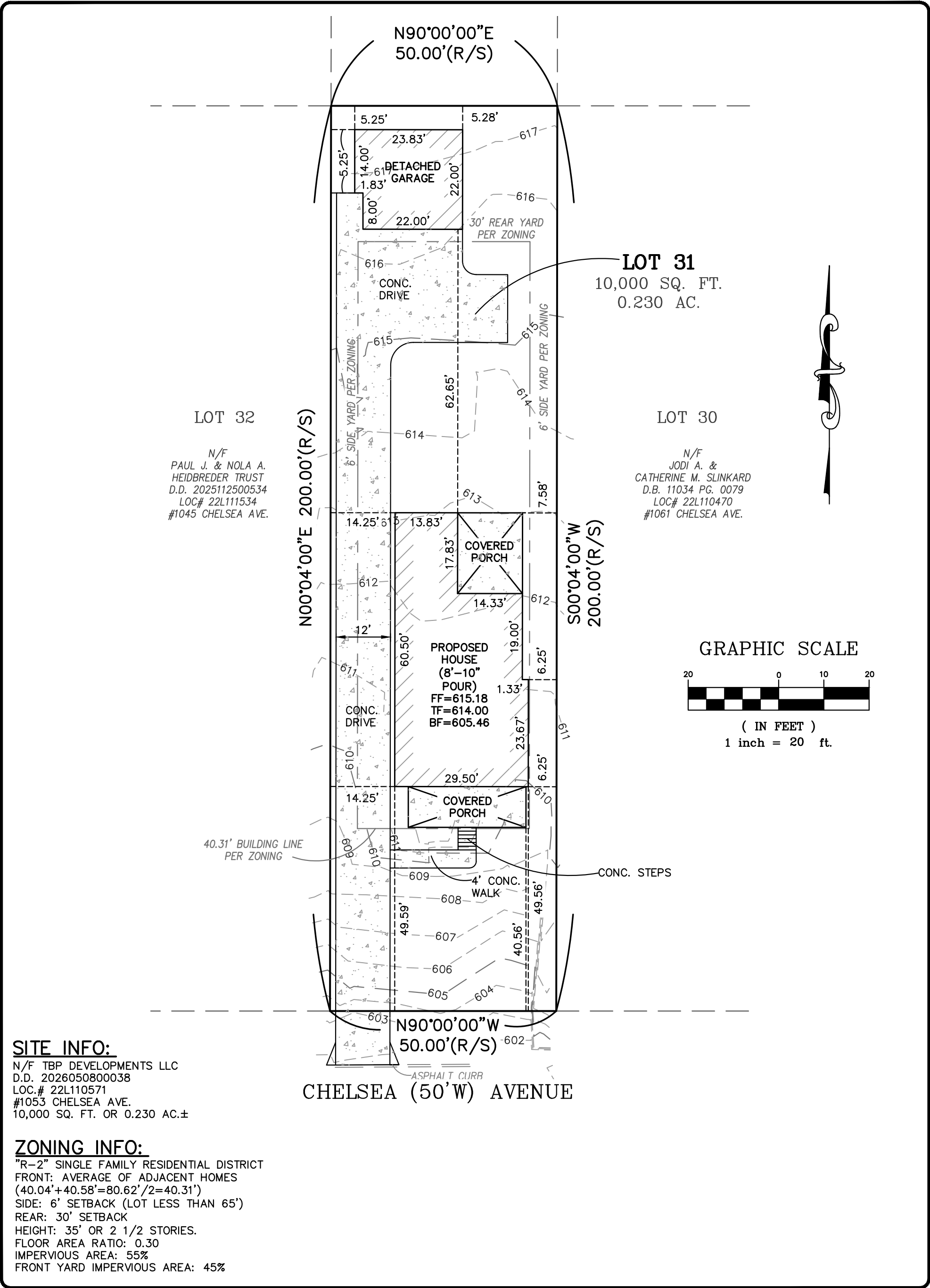
TITLE NOTES

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY SECURITY TITLE, A DIV. OF FIDELITY NATIONAL TITLE COMPANY, LLC, AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER SEC2605741, WITH AN EFFECTIVE DATE OF MAY 26, 2026 AT 08:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

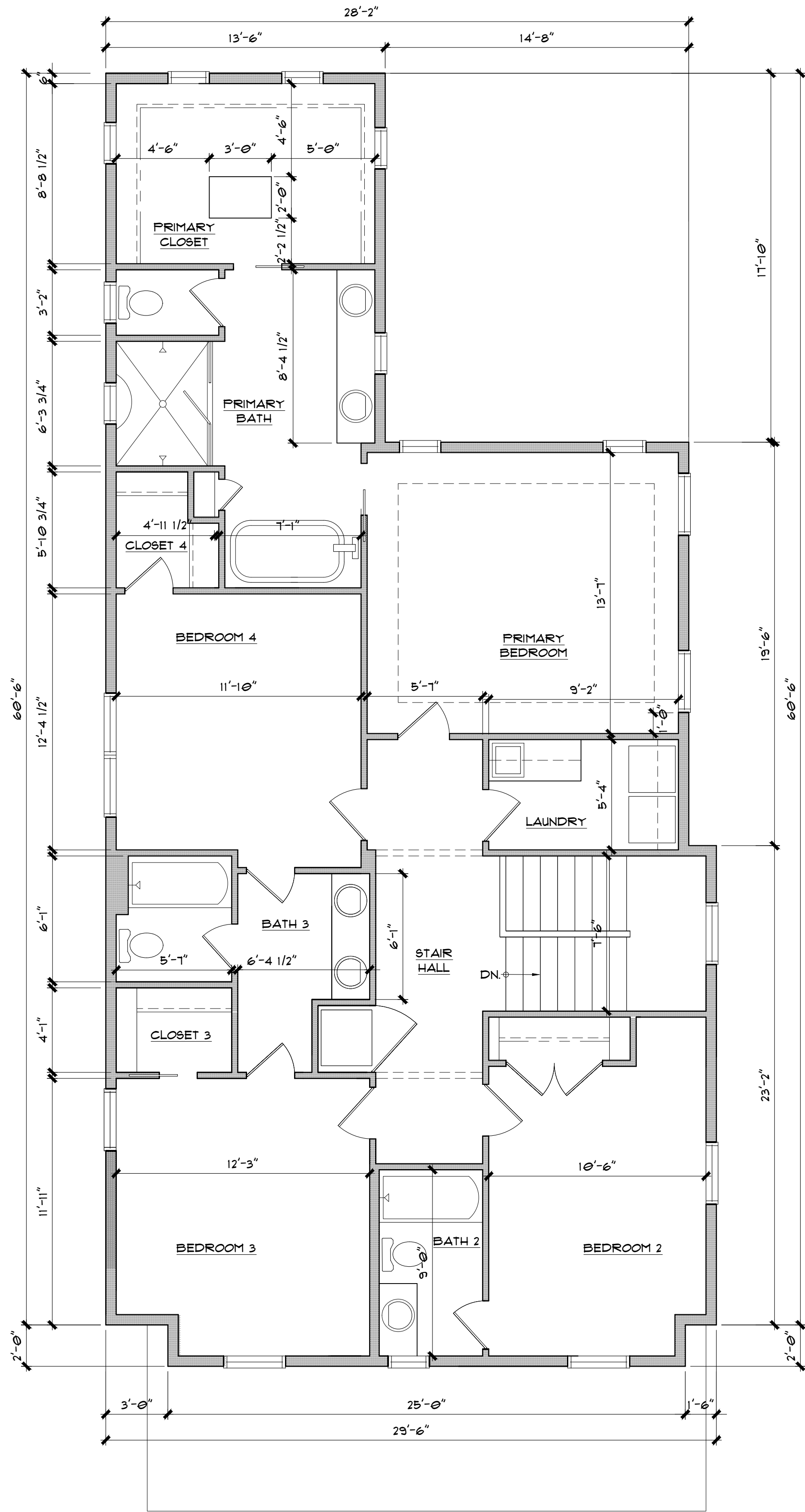
ITEM 1-6 & 8-10: GENERAL EXCEPTIONS WITH NO COMMENTS BY SURVEYOR.

ITEM 7: BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED PLAT BOOK 5 PAGE 16.

NO BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED PLAT BOOK 5 PAGE 16. ADDITIONAL BUILDING LINES ARE SHOWN FROM THE CURRENT CODE OF GLENDALE.



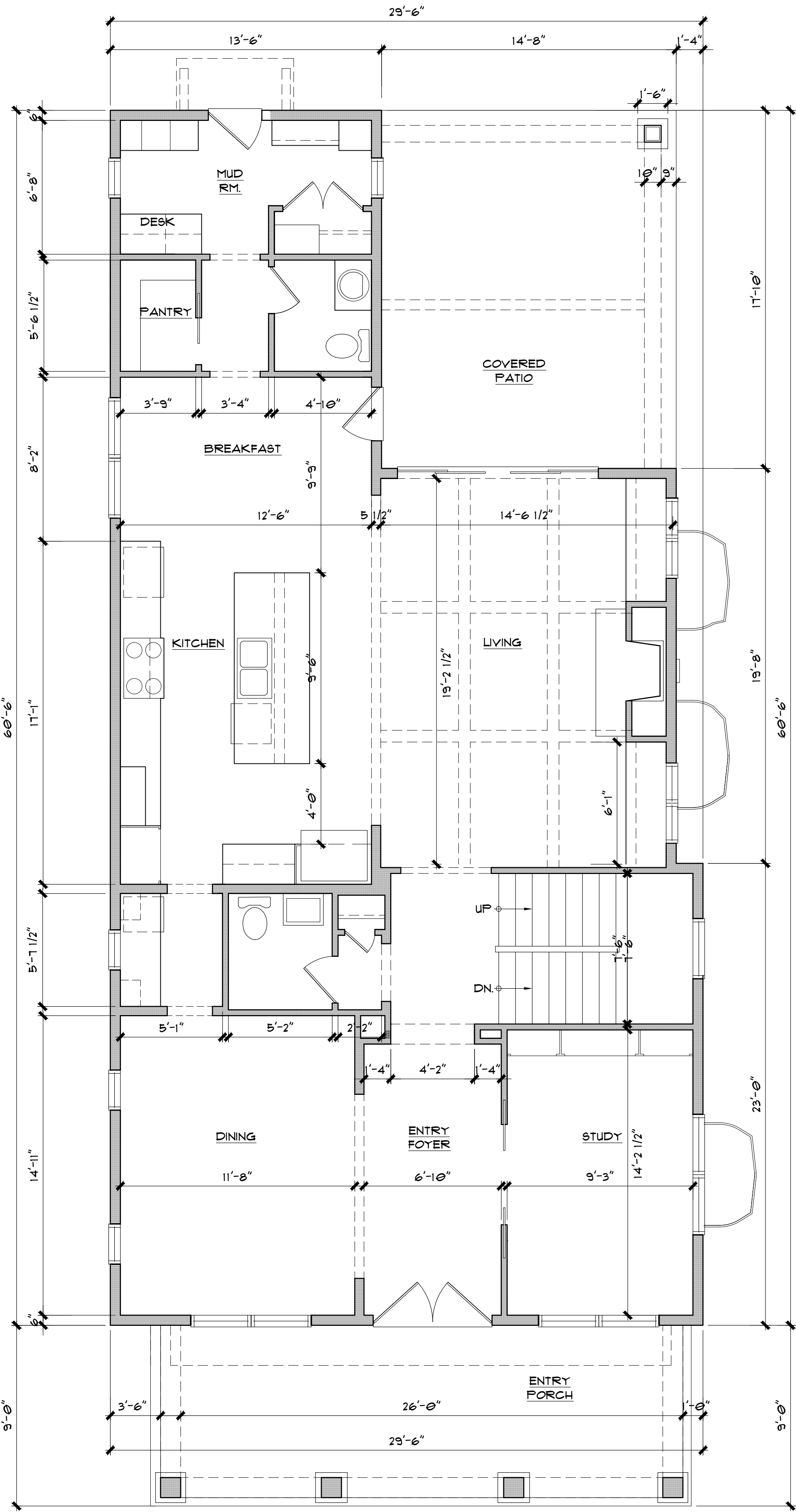
ISSUE	NO.	PROJECT:		DRAWN:		THE STERLING CO. ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 (314)-487-0440 FAX 487-8944 www.sterling-eng-sur.com					
		<i>1053 CHELSEA AVENUE</i>		J.J.						DESIGNED:	
SHEET		SHEET TITLE:		CHECKED:		M.S.D.					
OF		HOUSE FIT		H.H.							
1		1		1							



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

1522 sq ft



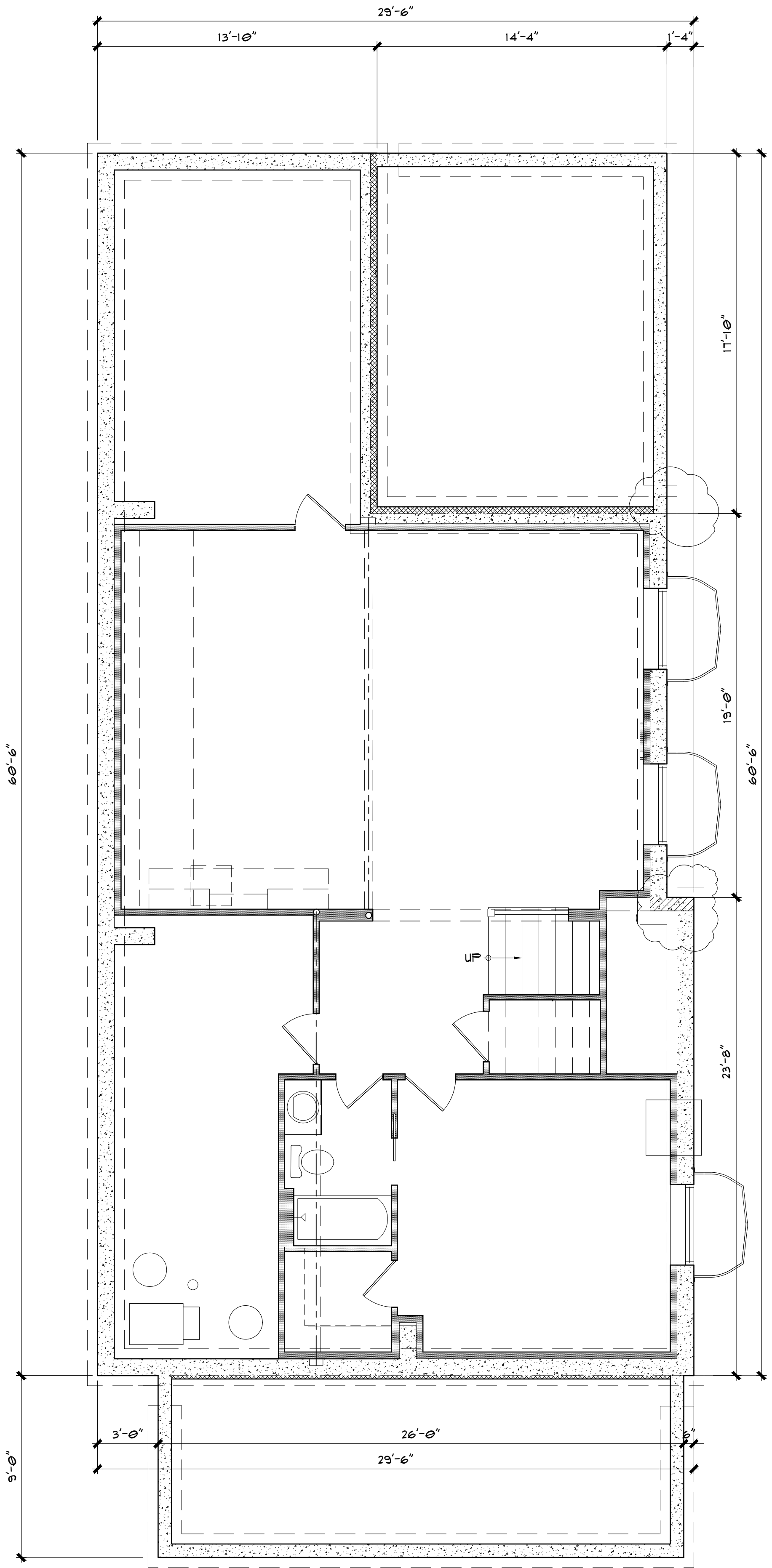
FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1473 sq ft

Total: 2995 sq ft

House/Porch: 1761 sq ft
Garage: 510 sq ft
Roof Coverage: 2271 sq ft



FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

NEW RESIDENCE AT :
1053 CHELSEA AVENUE
KIRKWOOD, MISSOURI. 63122

DWELLA STUDIO
5850 Mackind Avenue #201 St. Louis, Missouri 63109
314-486-1846 legacydesigngroup@gmail.com

A1

SHEET 1 OF 3
DATE 09 / 16 / 26
REVISION



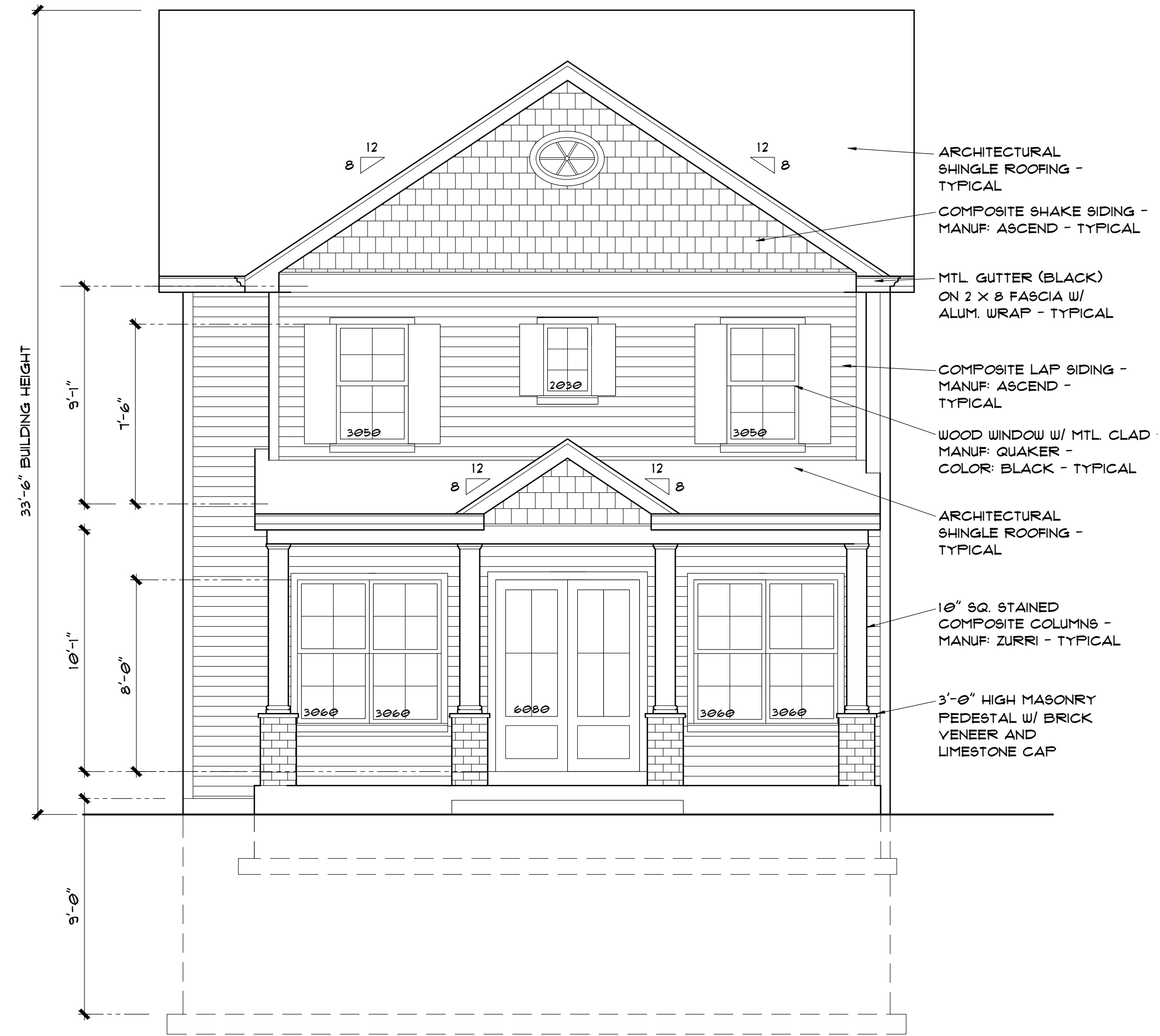
LEFT ELEVATION

SCALE : 1/4" = 1'-0"



RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



FRONT ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"

DWELLA STUDIO

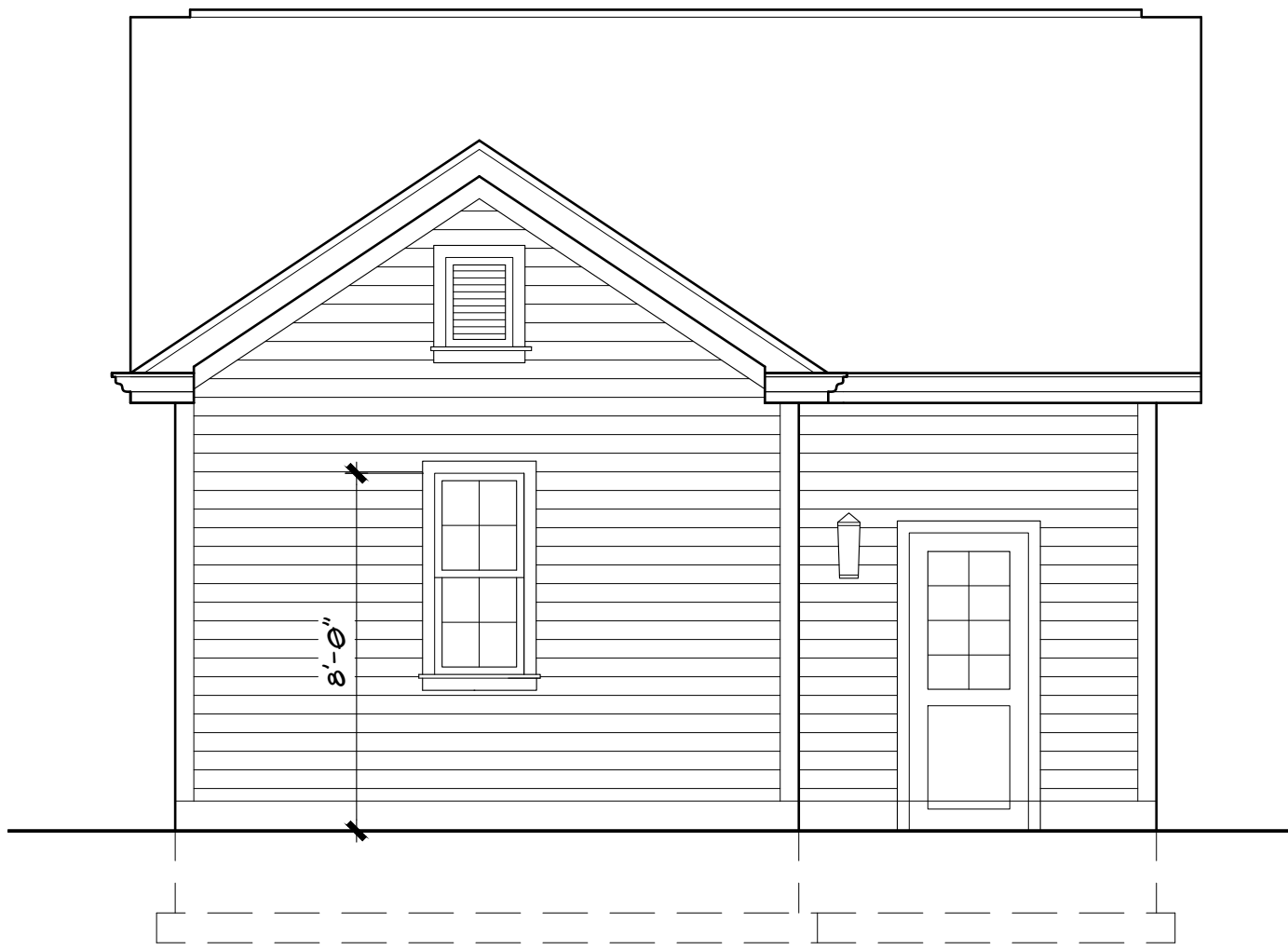
5850 Mackind Avenue #201 St. Louis, Missouri 63109
314-486-1846 legacydesigngroup@gmail.com

NEW RESIDENCE AT :
1053 CHELSEA AVENUE
KIRKWOOD, MISSOURI. 63122

A2

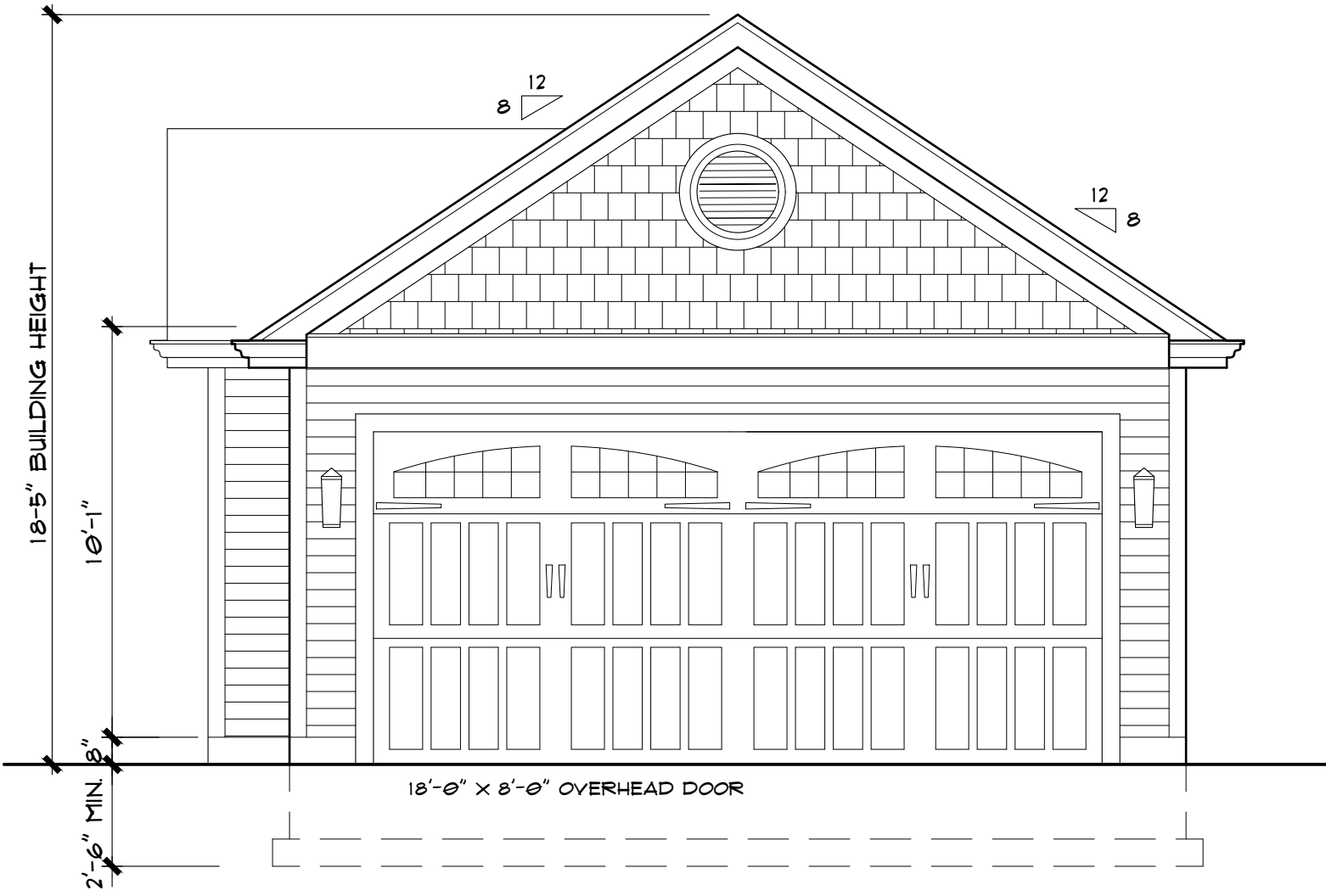
SHEET 2 OF 3

DATE 09 / 16 / 26
REVISION



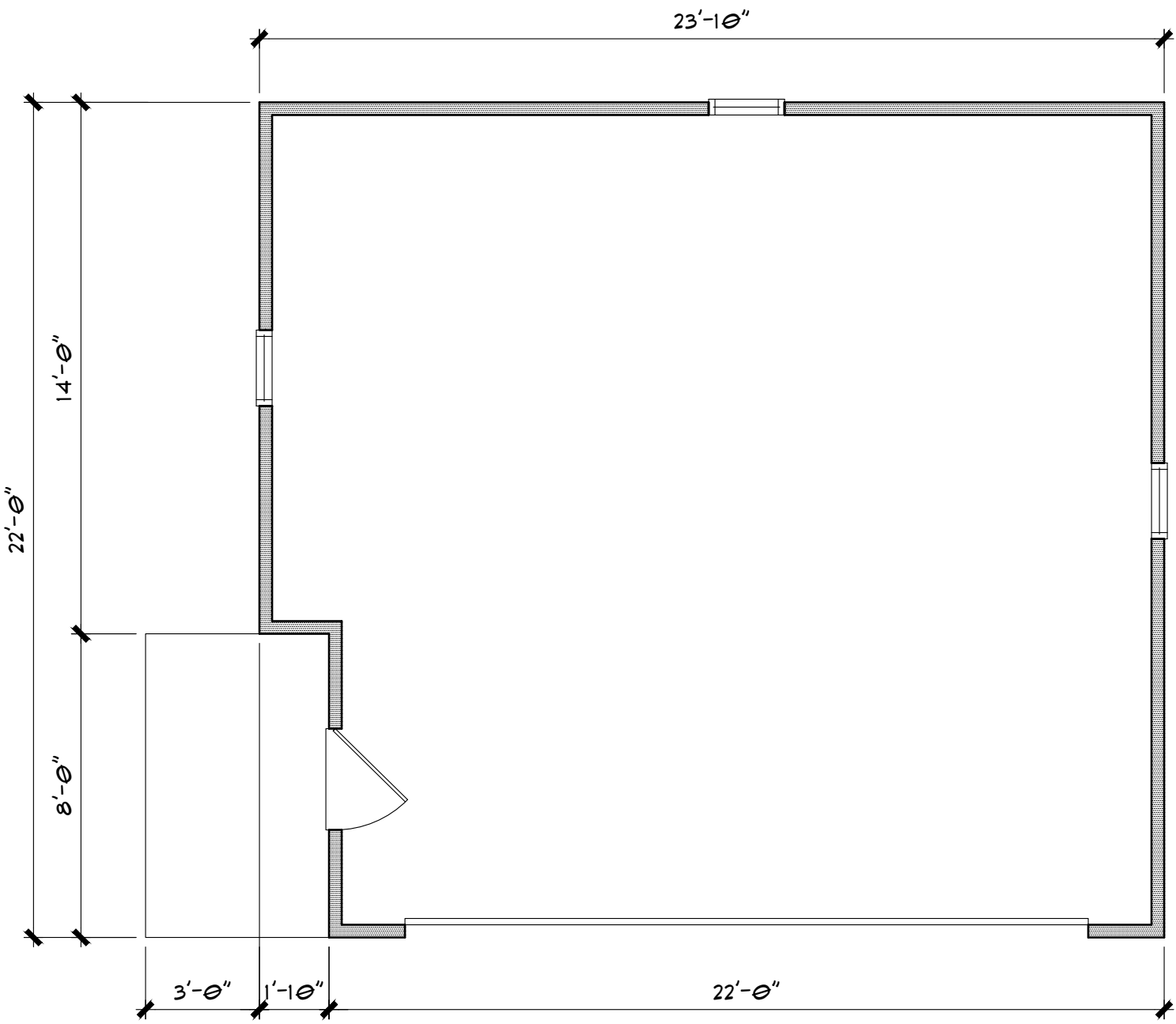
LEFT ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

SCALE : 1/4" = 1'-0"



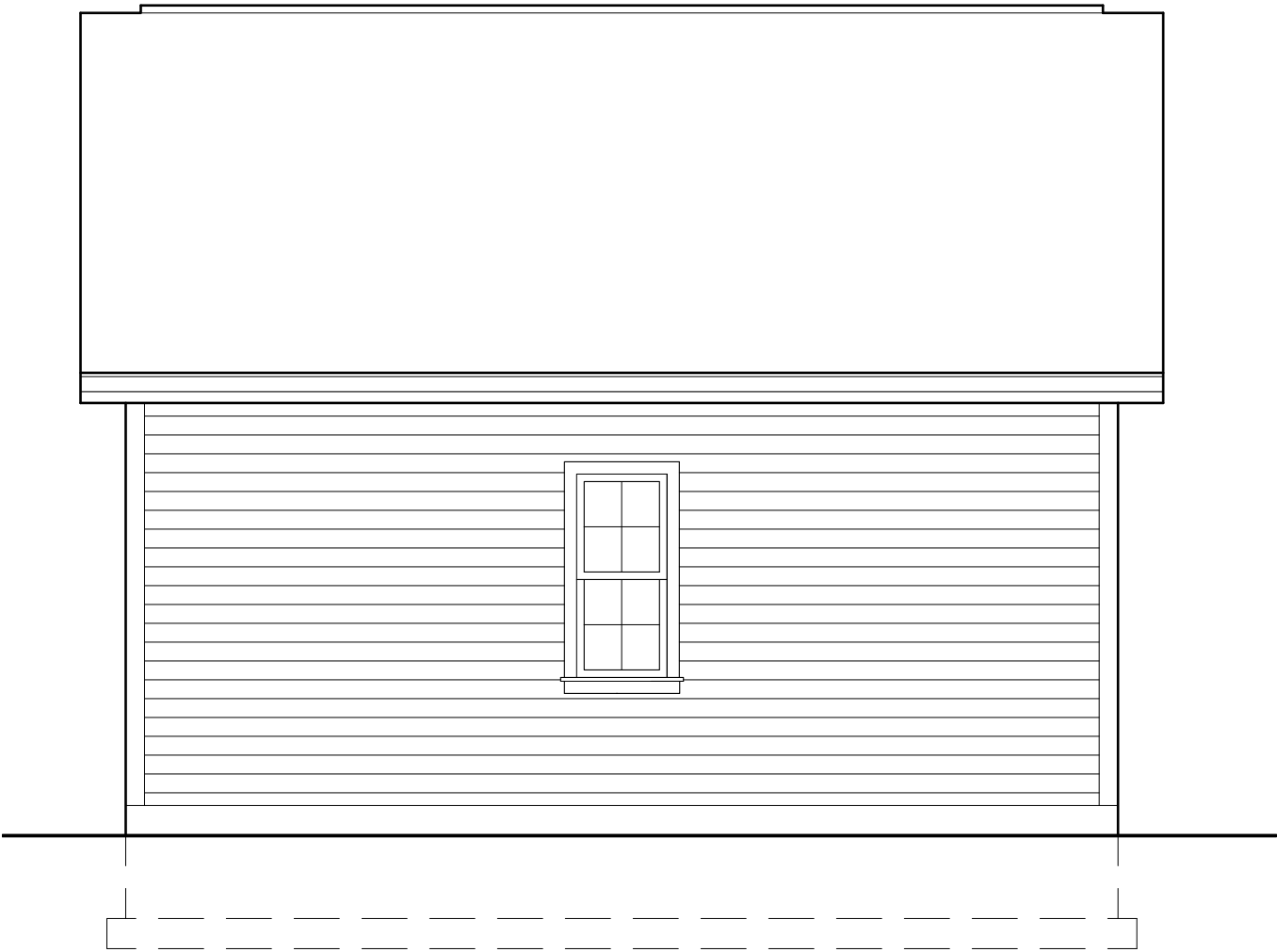
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



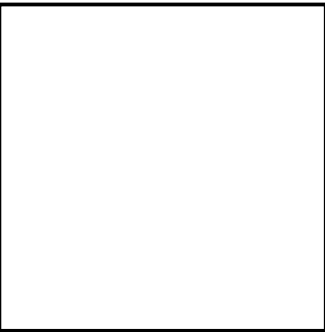
REAR ELEVATION

SCALE : 1/4" = 1'-0"

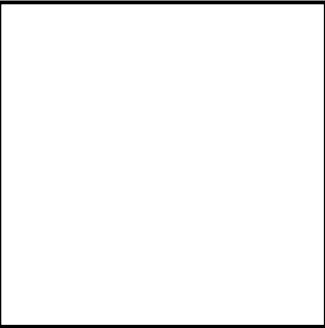
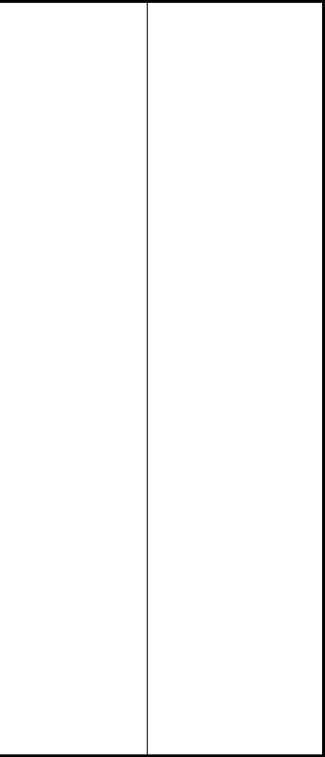


RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



DWELLA STUDIO
5850 Mackind Avenue #201 St. Louis, Missouri 63109
314-486-1846 legacydesigngroup@gmail.com



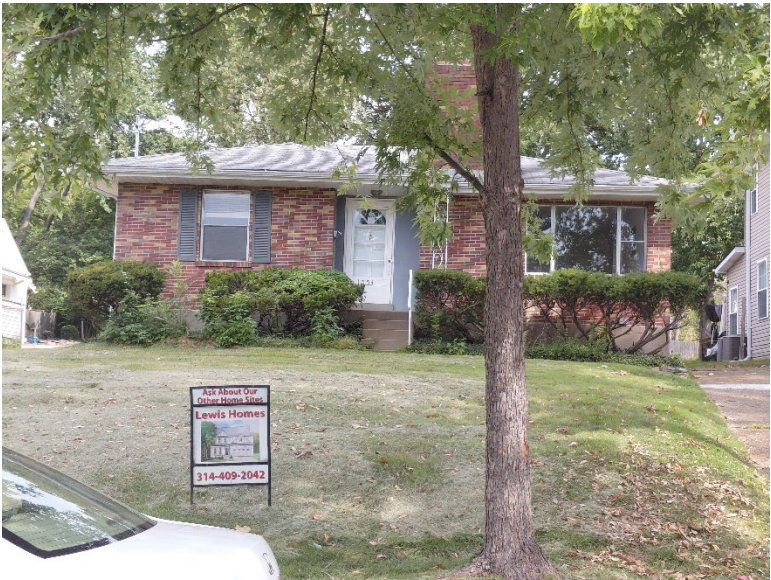
NEW RESIDENCE AT :
1053 CHELSEA AVENUE
KIRKWOOD, MISSOURI. 63122



1053 Chelsea Ave. – Adjoining Properties



1045 Chelsea Ave.



1053 Chelsea Ave.



1061 Chelsea Ave.



**Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be
PRESERVED. (I.E. woodchips, wattles, and hay bales)**

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

A handwritten signature in black ink, appearing to read "Nick Wibbenmeyer", is shown on a light background.

Nick Wibbenmeyer
I.S.A. Certified Arborist
MW 6357A



DEMO ONLY TREE STUDY
SITE PLAN REVIEW
7/30/2026

PROPERTY LOCATION: 1053 Chelsea

NUMBER	TREE SPECIES	D B H	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	CONDITION
A	silver maple	10"	TBR	CITY	co-dominant at 12' UTILITY DESTROY/DEMO	Good
B	shingle oak	29"	TBR	SHARED	shared with city and 1061, co-dominant at 30', one-sided, deadwood DEMO	Good
C	shingle oak	34"	TBR		vines on trunk, co-dominant at 25', deadwood DEMO	Fair
D	ash	33"	TBR		signs of EAB CONDITION	Poor
E	hackberry	20"	TBR		grown around top rail of fence, deadwood DEMO	Fair
F	tree of heaven	27"	TBR	SHARED	co-dominant at 15', one-sided, deadwood DEMO/INVASIVE SPECIES	Fair
G	catalpa	22"	TBR		vines on trunk, phototropic, deadwood DEMO	Fair
H	black cherry	14"	TBR		co-dominant at 10', girdling roots, phototropic DEMO	Fair
1	sugar maple	2.5"	INSTALL		installed replacement tree	
2	eastern redbud	2.5"	INSTALL		installed replacement tree	
3	arborvitae	2.5"	INSTALL		installed replacement tree	
4	arborvitae	2.5"	INSTALL		installed replacement tree	
5	arborvitae	2.5"	INSTALL		installed replacement tree	
6	arborvitae	2.5"	INSTALL		installed replacement tree	
7	post oak	2.5"	INSTALL		installed replacement tree	
8	littleleaf linden	2.5"	INSTALL		installed replacement tree	
9	eastern redcedar	2.5"	INSTALL		installed replacement tree	

10	eastern redcedar	2.5"	INSTALL		installed replacement tree	
11	eastern redcedar	2.5"	INSTALL		installed replacement tree	
12	dogwood	2.5"	INSTALL		installed replacement tree	
13	eastern redbud	2.5"	INSTALL		installed replacement tree	

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	POOR CONDITION/ INVASIVE REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH
8	6	8	2	6	129	13	\$2,400 + 5 replacement trees

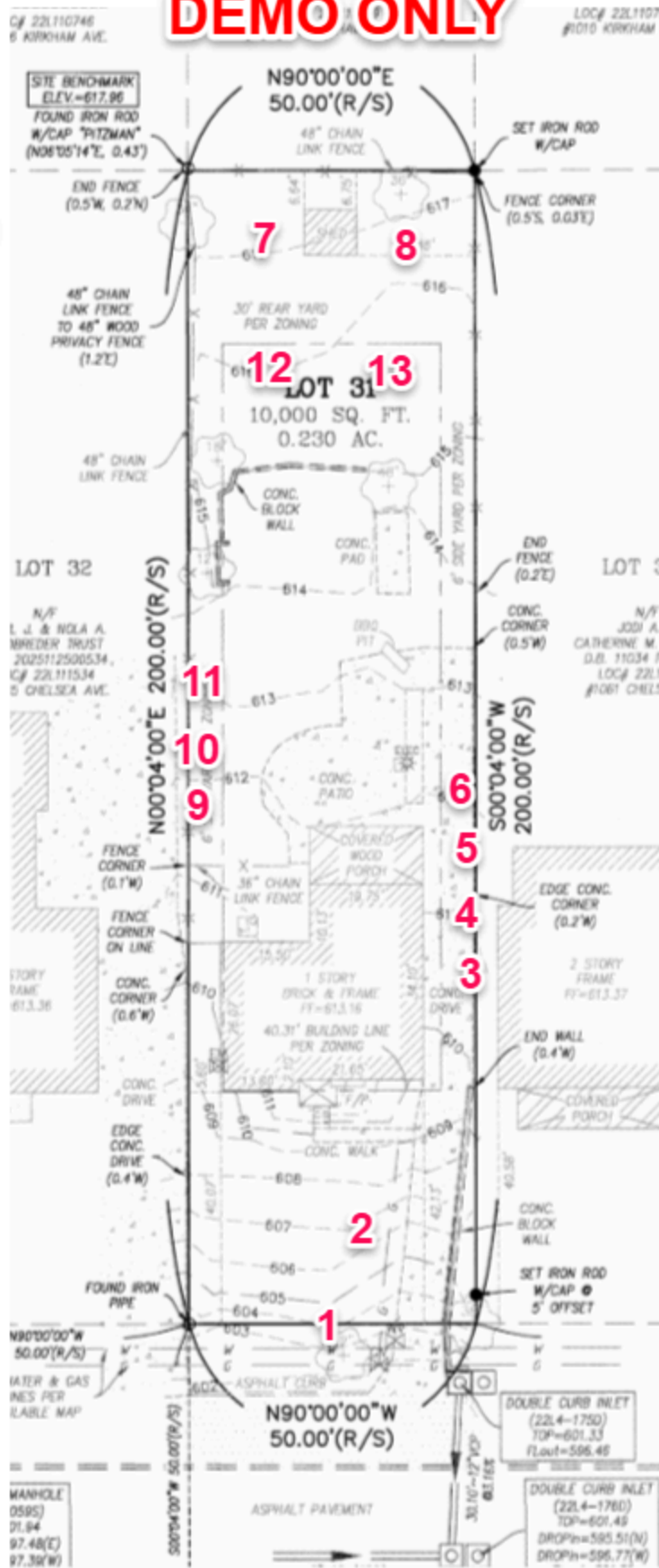
LOC# 22L1107
#1010 KIRKHAM

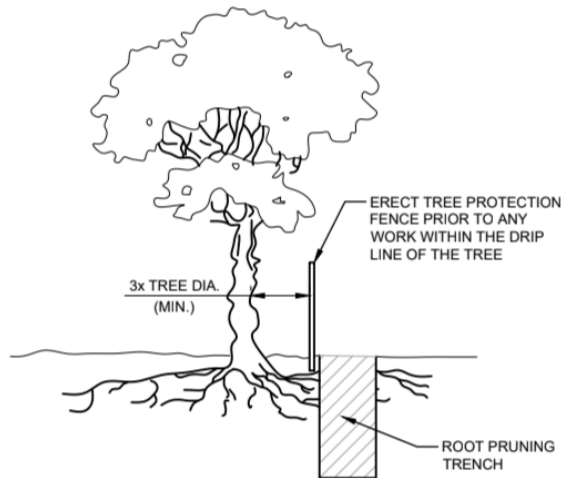
C/ 22L110746
6 ABRHAM AVE.

LOC# 22L1107
#010 KIRKHAM

DEMO ONLY

PROPOSED
CANOPY





NOTES:

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - 1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
 - 2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
 - 2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
 - 2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
 - 3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - 3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.