

Architectural Review Board
Work Session - Agenda
Monday, December 18, 2023 – 6:30 p.m.
Main level conference room - 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

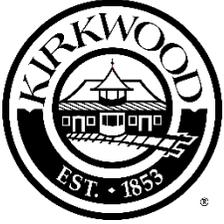
- a. 38-23S – 538 Leffingwell Ave - I1
Landmark Sign Company, applicant – Window sign install

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 - R4
Robert Kern, applicant – Addition to the rear of the house



Architectural Review Board
DRAFT Work Session Meeting Minutes
Monday, December 4, 2023 – 6:00 p.m.
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

Chris Burton
Dick Gordon
Don Anderson
Pat Jones

Members Absent

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman

Call Meeting to Order and Approval of Minutes

Acting Chairman Chris Burton called the work session to order at 6:00 pm. Mr. Burton asked if there were any comments for the November 20, 2023 meeting minutes. **Pat Jones made a motion to approve the November 20, 2023 minutes. Seconded by Dick Gordon. 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
The board discussed issues with the current dormer and the ridge that meets at the top.
- b. 139-23R – 12223 Old Big Bend RD – R3
Tracy Collins, applicant- Rear addition
The board discussed adding band boards on the side, as well as the addition size compared to the house. Adding shakes on the rear gables.

IV. Residential Review- New Business

- a. 153-23R - 817 Arminda – R3
Stauder Architecture, applicant – New single family home
The board discussed adding a window in the pantry area. Incorporating shakes in the rear gable to match the existing front gable.
- b. 154-23R – 541 S Fillmore – R4
Bemiston Realty, LTD, applicant – New single family home

The board discussed adding windows on the garage door, as well as a rear column to balance the current look. Questioned whether home should have shakes or vertical board. The board mentioned adding band board in the rear and current gables. The board questioned the current height of the door.

- c. 155-23R - 401 Clark Ave - R3
James Schulte, applicant – Partial infill of existing porch, and a window change
The board discussed the Landmarks approval. No further comments were made.
- d. 157-23R – 241 Reedway Lane – R4
California Custom Decks, applicant – Add a rear covered deck to the house
The board had no comments.
- e. 158-23R – 336 Gill Ave – R3
Thomas Alan Group, applicant – New single family residence
The board discussed the size and color of brick, and adding similar treatment on the addition to match the existing windows.
- f. 159-23R – 2126 Briargate Ln – R3
Roeser Home Remodeling, applicant – Add primary bedroom suite over existing garage
The board discussed a connection issue with the exiting roof adding shingles to the new structure to match. It was also discussed that the brick along the edge of the garage or band to break it up. The board asked about whether it would possible to add glass to the garage door.
- g. 161-23R – 321 George Ave – R4
Trinity Investments STL, LLC, applicant - Remodeling and addition to existing home
The board discussed changing the shape of the bay window to a 3 sectioned box shaped structure. Adding a gable, and apron under the new window, and removing the gable in the rear. The issue of the current roof height compared to the existing was mentioned. Windows on the back need to be trimmed like the existing structure. The board also mentioned Adding a 1ft project in the existing gable to mirror the style of dormer with ridge on the rear.
- h. 162-23R – 12855 Big Bend Blvd - R3
Ryan Weber, applicant – Addition to home, and remodel on attached garage
The board discussed the inconsistencies with the dimensions of the board and batten. The window trims need to match the existing. The board questioned if the entire home was being re-sided, and if the garage door was changing.
- i. 163-23R – 1964 Rieth Terrace – R1
DL Design, Inc., applicant – Interior remodel with window and door updates
The board had no comments.

- j. 164-23R – 220 W Rose Hill Ave – R4
 Benchmark Homes, applicant – New single family residence
 The board discussed the front door and its similarity to the garage door. Bringing the board and batten to the side gables, and including brackets. The board made comments on bringing the brick around the garage, and matching the window grids. The board also mentioned that the doghouse height needs a reduction.
- k. 165-23R – 971 N Clay Ave – R4
 Steve Stodnick, applicant – Kitchen and bathroom remodel, with new window
 The board had no comments.
- l. 166-23R – 1062 Couch Ave – R3
 ADT Solar, LLC, applicant – Solar roof mount
 The board discussed the reason for a portrait arrangement.
- m. 167-23R – 1205 S Geyer Rd – R1
 Kirkwood Home and Landscape, applicant – New front porch
 The board discussed whether the existing roof was being used in the remodel, and changing the gutter design so that it does not run parallel to the front column.

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 6:50 p.m.

	Chris Burton, Acting Chairman
--	-------------------------------

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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.