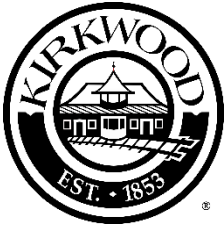




**Architectural Review Board
Work Session - Agenda
Monday, January 16, 2024 – 6:30 p.m.**
Main level conference room - Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

- I. Approval of Minutes – January 2, 2023**
- II. Sign Review- Old Business- None**
- III. Sign Review- New Business - None**
- IV. Residential Review- Old Business**
 - a. 104-23R 1 Pleasant Ct – R4
Ashley and Matthew Finan, applicant – Resubmission: elevation, window, doors, and no chimney
 - b. 137-23R – 923 W. Rosehill – R3
Andrew Kelly, applicant – Resubmittal: dormer update for new single family home
 - c. 146-23R 334 Lee – R4
Grace Calhoun, applicant – Resubmittal: home remodel/addition, façade changes
- V. Residential Review- New Business**
 - a. 172-23R 331 Central Pl – R4
Matt Wolfe, applicant – New detached garage
 - b. 03-24R 741 Simmons Ave – R4
Jeff Darr, applicant – New single family residence
 - c. 05-24R 607 Coulter Ave – R3
MRM Manlin Development Group, applicant – New single family residence
 - d. 06-24R 1027 N Clay Ave – R4
Heartlands Building Company, applicant – Covered stamped patio, full masonry fireplace
 - e. 07-24R 602 Norfolk Dr – R3
Thomas Alan Group, applicant – Second floor addition
- VI. Commercial Review- Old Business – None**
- VII. Commercial Review- New Business**
 - a. 02-24C 1147 S Kirkwood Rd – B5
Brew Crew, LLC, applicant – Construction of new prefabricated drive thru coffee



**Architectural Review Board
Work Session Meeting Minutes
Monday, January 2, 2024 – 6:30 pm
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Michael Chiodini, Vice-Chairman
Chris Burton
Dick Gordon
Don Anderson
Michael Marlo
Ninad Garware

Members Absent

Mark Campbell, Chairman

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the work session to order at 6:30 pm. Mr. Chiodini asked if there were any comments for the December 18, 2023 meeting minutes.

Chris Burton made a motion to approve the December 18, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.

I. Approval of Minutes – December 18, 2023

II. Sign Review- Old Business- None

III. Sign Review- New Business

- a. 01-24S 320 S Kirkwood Rd – B2
Warren Sign Co., applicant- Installation of wall sign.

The board discussed the size of the letters, and the consistency with the signs on the building.

IV. Residential Review- Old Business

- a. 55-21R 816 Nirk Ave – R4
Michael Jacezko, applicant – Resubmittal: Demolition of existing property, and new construction.

The board discussed whether the home was built and the proposed changes.

- b. 12-23R 444 Iris Ln – R3
NJL Custom Homes, applicant – Resubmittal: Façade change, straight columns, and shake siding in the gables.

The board discussed the siding material and elevation drawings.

c. 104-23R 1 Pleasant Ct – R4

Ashley, and Matthew Finan, applicants – Resubmittal: Elevation changes, windows, doors, and no chimney.

The board discussed highlighting the gables and band boards. Adding windows on the west elevation. The color scheme, materials of the house, and the second-floor balcony above the fireplace.

d. 141-23R 531 N Crescent – R3

NJL Custom Homes, applicant – Resubmittal: Detached garage façade change; stone change.

The board discussed the use of stone and stucco material on the home.

e. 146-23R 334 Lee – R4

Grace Calhoun, applicant – Resubmittal: changes to rear addition, covered front and rear porch.

The board discussed the conflicts with timber brackets, midcentury modern style, and the removal of the brick siding.

f. 173-23R 1113 N Clay Ave – R4

Robert Kerr, applicant – Resubmittal after continuance: rear addition with revised elevations to show detailed windows, chimney, and band boards.

The board discussed the issue of the south elevation having too much open siding. Adding a band board between the basement and first floor.

V. Residential Review- New Business

a. 01-24R 841 N Kirkwood Rd – R4

Landmark Builder, applicant – Installation of screen porch.

The board discussed roof detail on top of the window, and making the overhang smaller.

b. 02-24R 1882 S Signal Hills DR – R1

Alan Scharf, applicant – Converting garage into finished living space.

The board discussed various issues with the home. Matching the garage door siding with the rest of the house. The continuity of style with the home as mid-century modern. Adding windows on the side elevation. Replacing the shaker style doors. Correcting the conflicting finishes, lapse or vertical.

d. 04-24R 211 S Van Buren Ave – R4

Brad Johnson, applicant – Construction of a primary bedroom suite, bonus room, and basement screen porch.

The board discussed the size of the modern screened porch, and adding more of the Victorian elements to the porch. The existing foundation finish.

VI. Commercial Review- Old Business – None

VII. Commercial Review- New Business

a. 01-24C 631 Leffingwell Ave – I1

Brian Keith Ivy, applicant – Interior renovation of fire damaged building, new ADA ramp in front of building.

The board discussed the reduction of the stairwell to make the structure look more commercial. The board addressed concerns with the flat concrete surfaces.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:55 pm.

	Michael Chiodini, Vice-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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.