



**Architectural Review Board  
Agenda  
Monday, February 5, 2024 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – January 16, 2024**
- II. Sign Review Old Business – None**
- III. Sign Review New Business**
  - a. 02-24S 114 E Jefferson Ave – B2**  
Piros Signs, Inc., applicant – Installation of window sign
- IV. Residential Review Old Business – None**
  - a. 55-21R 816 Nirk Ave – R4**  
Michael Jacezko, applicant – Resubmittal: as-built new SFR differs from previously approved ARB drawings
- V. Residential Review New Business**
  - a. 08-24R 224 Frieda Ave – R3**  
Glen Rogan, applicant – Replace existing screen porch
  - b. 09-24R 1106 Grandview Dr – R3**  
Duane Orr, applicant – New patio and cover, increase size of deck, and repair water damage
  - c. 10-24R 1882 S Signal Hill – R1**  
Scott Murphy, applicant – Detached garage exterior to match existing residence
  - d. 11-24R 576 Greenridge Manor Lane – R4**  
Elizabeth Panke, applicant -Remove screen porch, and add family room
  - e. 12-24R 140 Oakside Lane – R4**  
Lissette Rodriguez, applicant – Residential PV Solar roof mount
  - f. 13-24R 915 Dougherty PI – R3**  
Lakeside Renovation and Design, applicant – Screen room to sunroom conversion
  - g. 14-24R 631 E Madison Ave – R3**  
Xavier Joerger, applicant – Waterproof deck, retaining wall, outdoor kitchen patio
  - h. 15-24R 206 Midway Ave – R4**  
Renaissance Living, LLC. , applicant – New single family residence

- i. **16-24R 116 N Van Buren Ave – R4**  
Herring Design and Development, applicant – Demolish existing home, build new single family residence with detached garage
- j. **17-24R 1723 Ben Davis Ln – R3**  
Gary Righi, applicant – Bathroom addition
- k. **18-24R 717 Gabriel Ct – R3**  
Las Aguilas Contracting, applicant – Rear covered porch
- l. **19-24R 324 W Monroe Ave – R4**  
Agape Construction, applicant – Remove existing front porch, and construct a new front porch.
- m. **20-24R 1129 Whitecliff Dr – R3**  
Michael and Angie Slaughter, applicant – Bedroom, and primary bathroom addition

## **VI. Commercial Review Old Business**

- a. **07-23C 142 W Monroe – B2**  
Ken Schmitz, applicant – Resubmittal: Locate/lift crosshatching to south side of building.

## **VII. Commercial Review New Business**

- a. **03-24C 118 E Jefferson Ave – B2**  
Brian Keith, applicant – Façade, patio renovation and tenant improvements

**Kirkwood Architectural Review Board Members:** Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo, Ninad Garware; 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



**Architectural Review Board  
Meeting Minutes  
Tuesday, January 16, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

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

**Members Absent**

Mark Campbell, Chairman  
Ninad Garware

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

Vice-Chairman Michael Chiodini called the meeting to order at 7:00 pm. Mr. Chiodini asked for any comments for the January 02, 2024 meeting minutes.

**Chris Burton made a motion to approve the January 02, 2024 minutes. Seconded by Don Anderson. Motion approved unanimously.**

- I. **Sign Review- Old Business- None**
- II. **Sign Review- New Business - None**
- III. **Residential Review- Old Business**

a. 104-23R 1 Pleasant Ct – R4

Ashley and Matthew Finan, applicant – Resubmission: elevation, window, doors, and no chimney

Rob Griffith and Matt Finan addressed the board about the resubmittal. The board addressed concerns about the lack of windows on the garage, the construction of the fireplace, and band board around the home to delineate the height of the vinyl siding.

**Don Anderson made a motion to approve case 104-23R with the following requirements: 1) Add band board to the gables, separating the second story from the roof section. 2) Switch the window on the east elevation of the detached garage to the west elevation. 3) Add a window to the attached garage north elevation. Seconded by Dick Gordon. Motion was approved unanimously.**

b. 137-23R – 923 W Rose Hill – R3

Andrew Kelly, applicant – Resubmittal: dormer update for new single family home

Andrew Kelly addressed the board with updates to the resubmittal. The board had no comments.

**Mike Marlo made a motion to approve 137-23R as submitted. Seconded by Chris Burton. Motion was approved unanimously.**

- c. 100-23R – 332 McCullough Ave – R4  
Leo DuBois, applicant – Resubmittal, façade material changes

Leo DuBois addressed the board about the change in color of the brick material from red to coral. The board had no comments.

**Mike Marlo made a motion to approve case 100-23R as submitted. Seconded by Chris Burton. Motion was approved unanimously.**

#### IV. Residential Review- New Business

- a. 172-23R 331 Central Pl – R4  
Matt Wolfe, applicant – New detached garage

Rodger Guillemette addressed the board about changes made to the windows and doors. The board was concerned whether there was at least 20 feet between the front of the garage and the rear of the home.

**Mike Marlo made a motion to approve case 172-23R with the following requirements: 1) Adding windows to the top panel of the garage door. 2) Staff to review distance between garage and rear of the home for code compliance. Seconded by Chris Burton. Motion approved unanimously.**

- b. 03-24R 741 Simmons Ave – R4  
Jeff Darr, applicant – New single family residence

Jeff Darr addressed the board. The board discussed the lack of windows on the home, and the balcony on the rear of the house.

**Don Anderson made a motion to approve case 03-24R with the following requirements: 1) Add windows in the left elevation: dining room, 2<sup>nd</sup> floor front bedroom, 2<sup>nd</sup> floor bathroom or closet. 2) Add windows in the right elevation: one of the stair landings, the office, 1-2 two windows in the family room, 1-2 in the 2<sup>nd</sup> floor primary bedroom, and the 2<sup>nd</sup> floor front bedroom. 3) On the rear elevation, porch roof to be hipped instead of gabled to match the front. 4) All windows need to have sill and aprons. 5) On detached garage, add window to either the left or rear elevation, and make top panel of the garage glass. Seconded by Mike Marlo. Motion approved unanimously.**

- c. 05-24R 607 Coulter Ave – R3  
MRM Manlin Development Group, applicant – New single family residence

Linda Clark addressed the board. The board discussed the front gables with shake shingles compared to the board and batten in other gables. The board suggested the builder pick one for consistency throughout the home.

**Chris Burton made a motion to approve case 05-24R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

- d. 06-24R 1027 N Clay Ave – R4  
Heartlands Building Company, applicant – Covered stamped patio, full masonry fireplace

Chad addressed the board. The board questioned the span of the covered patio, the materials utilized and the masonry around the four sides.

**Mike Marlo made a motion to approve case 06-24R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

e. 07-24R 602 Norfolk DR – R3

Thomas Alan Group, applicant – Second floor addition

Chris Pike addressed the board about the addition. A previous request for a larger footprint was rejected by Board of Adjustment. He mentioned the addition changes are focused on the back and no changes were being made to the front. Window treatments are currently vinyl, and the homeowner wants to keep that style.

**Dick Gordon made a motion to approve case 07-24R as submitted. Seconded by Chris Burton. Motion approve unanimously.**

V. **Commercial Review- Old Business – None**

VI. **Commercial Review- New Business**

a. 02-24C 1147 S Kirkwood Rd – B5

Brew Crew, LLC. , applicant – Construction of new prefabricated drive thru coffee shop.

Joe Rafferty address the board about the construction of the building. The board had questions about the construction timeline, layout of lanes, and trash maintenance.

**Chris Burton made a motion to approve case 02-24C as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:55 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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.