



**Architectural Review Board
Agenda
Tuesday, February 20, 2024 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. **Approval of Minutes – February 5, 2024**
- II. **Sign Review - Old Business - None**
- III. **Sign Review - New Business**
 - a. **04-24S 1038 S Kirkwood Rd – B5**
MCK Kirkwood Commons, LLC, applicant – Installation of a wall sign
 - b. **05-24S 144 W Adams Ave – B2**
Clay Adams, LLC, applicant – Installation of banner along construction fence
- IV. **Residential Review - Old Business**
 - a. **79-23R 141 Horseshoe Dr – R3**
Jeff Day & Associates, applicant – Resubmittal: front door change for new single family residence
 - b. **146-23R 334 Lee – R4**
Jeff Day & Associates, applicant – Resubmittal: after continuance: rear addition, façade changes
- V. **Residential Review - New Business**
 - a. **08-24R 224 Frieda Ave – R3**
Glen Rogan, applicant – Replace existing screen porch
 - b. **11-24R 576 Greenridge Manor Lane – R4**
Elizabeth Panke, applicant - Remove screen porch and add family room
 - c. **18-24R 717 Gabriel Ct – R3**
Las Aguilas-Contracting, applicant – Rear covered porch
 - d. **21-24R 244 W Adams Ave – R4**
John Pinfold, applicant – 22x24 two story garage construction
 - e. **23-24R 320 George Ave – R4**
Bridget Keitel, applicant – Construction of new family room, and basement additions
 - f. **24-24R 706 Pearl Ave – R3**
Lewis Homes LLC – Rear addition, new front porch, and detached garage
 - g. **26-24R 403 Bach Ave – R3**
Terry Bernstein, applicant – Front porch addition
 - h. **27-24R 514 N Holmes Ave –R3**
Benchmark Homes, applicant – New single family residence
 - i. **28-24R 2 Douglas Ln – R3**
Kathleen Quick, applicant – Renovation of family room, bathroom, and kitchen areas.
 - j. **29-24R 139 W Rose Hill Ave – R1**
Matt Conner, applicant – Main floor remodel, and second floor addition

VI. Commercial Review - Old Business

a. 02-22C 150 W Argonne Dr – B2

Savoy Properties, applicant – Resubmittal: Expanded covered bar area, shifted exterior bar, and shifted interior restrooms

b. 12-23C 132 E Monroe Ave – B2

East Monroe Condominiums, LLC, applicant – Adding bike rack and storage area to the Aria mixed-use condos

VII. Commercial Review - New Business – None

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 II



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

Members Present

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman
Dick Gordon
Chris Burton
Michael Marlo
Ninad Garware

Members Absent

Don Anderson

I. Approval of Minutes – January 16, 2024

Chairman Mark Campbell called the meeting to order at 7:00 p.m. Mr. Campbell asked for any comments for the January 16, 2024 meeting minutes.

Chris Burton made a motion to approve the January 16, 2024 minutes. Seconded by Dick Gordon. Motion approved unanimously.

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

Joe Phillips from Piros Signs addressed the board about installation of a single vinyl sign. The board suggested mirroring the vinyl on the inside and outside so the back of the sign is not left blank.

Mike Marlo made a motion to approve case 02-24S as submitted. Seconded by Chris Burton. Motion was approved unanimously.

IV. Residential Review Old Business

a. 55-21R 816 Nirk Ave – R4

Michael Jacezko, applicant – Resubmittal: as-built new SFR differs from previously approved ARB drawings

Michael Jacezko addressed the board about the resubmittal. The board made comments regarding the nature of this particular case, stating that review of the application would be treated as entirely new.

Chris Burton made a motion to approve case 55-21R with the following requirements: 1) Wrap all columns in PVC white wrap 2) Add a window to the garage on the west elevation 3) Add band boards throughout the home to separate the two different siding materials 4) Add sills and aprons on all windows.

V. Residential Review New Business

08-24R 224 Frieda Ave – R3

Applicants were not in attendance. Glen Rogan, applicant – Replace screen porch

a. 09-24R 1106 Grandview Dr – R3

Duane Orr, applicant – New rear covered patio

Duane Orr addressed the board. The board questioned materials, and shape used in the new construction. They questioned whether the new roof would match the existing material of the house. Lastly, the board discussed the ceiling shape, and height with the addition of the proposed light installation.

Chris Burton made a motion to approve case 09-24R with the following requirements: 1) Wrap post in same likeness as the band board. 2) Add base and caps to the posts. Seconded by Dick Gordon. Motion approved unanimously.

b. 10-24R 1882 S Signal Hill – R1

Scott Murphy, applicant – Detached garage

Scott Murphy addressed the board regarding the detached garage. The board addressed whether the overhead door will be replaced or relocated in its current condition. The board also questioned the plans detailing the proposed roof.

Dick Gordon made a motion to approve case 10-24R with the following conditions: 1) Garage roof match the roof of the existing house. Seconded by Mike Marlo. Motion approved unanimously.

c. 11-24R 576 Greenridge Manor Lane – R4

Applicants were not in attendance. Elizabeth Panke, applicant - Remove screen porch and add family room

d. 12-24R 140 Oakside Lane – R4

Lissette Rodriguez, applicant – Residential PV Solar roof mount

John Slip addressed the board. The board had concerns with the condition of the roof since the applicant stated the owner did not intend to update the roof. The board suggested the owner be made aware of the cost and labor associated with that choice.

Chris Burton made a motion to approve case 12-24R as submitted. Seconded by Mike Marlo. Motion approved unanimously.

e. 13-24R 915 Dougherty PI – R3

Lakeside Renovation and Design, applicant – Screen room to sunroom conversion

Dan Kary addressed the board. The board questioned what is staying from the original house. Mr. Gary replied that the roof structure, two screen walls, foundation, and crawl space will be replaced. The board addressed the color of the framed windows and siding of the proposed sunroom.

Mike Marlo made a motion to approve case 13-24R with the following condition: 1) Windows and siding to match existing house. Seconded by Michael Chiodini. Motion approved unanimously.

f. 14-24R 631 E Madison Ave – R3

Xavier Joerger, applicant – Waterproof deck, retaining wall, and outdoor kitchen patio

Xavier Joerger addressed the board about the grade underneath and waterproofing of the deck. The board addressed the grill exhaust/ventilation.

Dick Gordon made a motion to approve case 14-24R with the following condition:

1) Confirming with the Building Department that the vent and hood meet code requirements. Seconded by Chris Burton. Motion approved unanimously.

g. 15-24R 206 Midway Ave – R4

Renaissance Living, LLC. , applicant – New single family residence

Josh Peterson addressed the board about the new single family home. The board questioned organization of fenestration and continuity of materials on the facades.

Chris Burton made a motion to approve case 15-24R with the following requirements: 1) Add board and batten to the gables on both sides. 2) Add band boards on the gutter and floor lines. 3) Move window located on the upper left rear elevation to the side elevation. 4) Put a shed roof located on the rear of the house above the double door, similar to the garage.

h. 16-24R 116 N Van Buren Ave – R4

Herring Design and Development, applicant – Demolish existing home, build new SFR with detached garage

Monte Herring addressed the board regarding the new single family home. The board discussed the material usage, and the height of the stair rail. The board questioned the lack of windows, type, and color of shingles.

Mike Marlo made a motion to approve case 16-24R as submitted. Seconded by Chris Burton. Motion approved unanimously.

i. 17-24R 1723 Ben Davis Ln – R3

Gary Righi, applicant – Bathroom addition

Gary Righi, the homeowner, addressed the board. He detailed the proposed design. The board discussed reinforcing the continuity of materials by matching the siding of the proposed plan with the replacement of siding on the home.

Michael Chiodini made a motion to approve case 17-24R as submitted with the following condition: 1) Existing horizontal vinyl siding on home to match the grey siding on the addition. Seconded by Chris Burton. Motion approved unanimously.

j. 18-24R 717 Gabriel Ct – R3

Applicants were not in attendance. Las Aguilas contracting, applicant – Rear covered porch

k. 19-24R 324 W Monroe Ave – R4

Agape Construction, applicant – Remove existing front porch, construct new front porch.

Ed Haney addressed the board about expanding the porch by 8 ft. The board questioned the consistency with the stone base material. Proper ventilation of the boards

underneath the porch was addressed. Questions regarding the rail system details were discussed.

Dick Gordon made a motion to approve case 19-24R as submitted. Seconded by Chris Burton. Motion approved unanimously.

I. 20-24R 1129 Whitecliff Dr – R3

Michael and Angie Slaughter, applicant – Bedroom, and primary bathroom addition

Mike Slaughter addressed the board about the bedroom addition and the conversion of the old bedroom into a primary bathroom. The applicant is also remodeling the front porch. The board specified if the new columns will match the existing columns. The board discussed the gable, and adding windows on the right elevation.

Dick Gordon made a motion to approve case 20-24R with the following requirements: 1) Adding a window on the west side elevation north of the closet entrance in the primary bedroom. 2) Revisions on the front porch to simplify, match the gutter line and make the rendition wider than shown on previous drawings. Seconded by Michael Chiodini. Motion approved unanimously.

VI. Commercial Review Old Business

a. 07-23C 142 W Monroe – B2

Ken Schmitz, applicant – Resubmittal: Locate/lift crosshatching to south side of building.

Ken Schmitz addressed the board about the resubmittal. The board had no comments.

Chris Burton made a motion to approve case 07-23C as submitted. Seconded by Mike Marlo. Motion approved unanimously.

VII. Commercial Review New Business

a. 03-24C 118 E Jefferson Ave – B2

Brian Ivy, applicant – Façade, patio renovation and tenant improvements

Brian Ivy addressed the board about updating the building into a midcentury modern style. The board addressed the motor joints and how that concept is applied.

Mike Marlo made a motion to approve case 03-24C as submitted. Seconded by Chris Burton. Motion approved unanimously.

Mr. Campbell asked if there was additional business to address. There were no comments. The meeting adjourned at 8:35 pm.

	Mark Campbell, 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.