



**Architectural Review Board
Work Session – Agenda
Tuesday, February 20, 2024 – 6:00 p.m.
Main Level Conference Room - 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

k. **30-24R 302 W Rose Hill Ave – R3**
John D'Agostino, applicant – new single family home

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



**Architectural Review Board
Work Session Meeting Minutes
Monday, February 5, 2024 - 6:00 p.m.**
Main Level Conference Room - 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

Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the work session to order at 6:00 pm.

Mr. Campbell asked if there were 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.

- I. **Sign Review Old Business – None**
- II. **Sign Review New Business**

- a. **02-24S 114 E Jefferson Ave – B2**

- Piros Signs, Inc., applicant – Installation of window sign

- The board made comments about the number of signs, and what specifics are changing with the sign name.

- III. **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

- The board discussed the issue of the home not being built the way that was approved originally. Specific items discussed included front post adjustment, reframing sills and aprons, adding a window on the garage, and adding a post on the rear of the house. The board questioned whether there was a change in the fireplace material.

- IV. **Residential Review New Business**

- a. **08-24R 224 Frieda Ave – R3**

- Glen Rogan, applicant – Replace existing screen porch

- The board discussed what would fill the truss on the outside. The board questioned whether the stone material would be reused or replaced.

- b. 09-24R 1106 Grandview Dr – R3**
Duane Orr, applicant – New patio and cover, increase size of deck, and repair water damage
The board questioned whether the columns would tie into the rest of the home.
- c. 10-24R 1882 S Signal Hill – R1**
Scott Murphy, applicant – Detached garage exterior to match existing residence
The board discussed adding glazing on the windows, and adding consistency with the siding material.
- d. 11-24R 576 Greenridge Manor Ln – R4**
Elizabeth Panke, applicant - Remove screen porch, and add family room
The board discussed removing the shutters and transom window from the rear.
- e. 12-24R 140 Oakside Ln – R4**
Lissette Rodriguez, applicant – Residential PV Solar roof mount
The board discussed the location of the panels. The board also addressed concerns with the status of the roof.
- f. 13-24R 915 Dougherty Pl – R3**
Lakeside Renovation and Design, applicant – Screen room to sunroom conversion
The board discussed the side elevation and having consistency in style/color with the windows.
- g. 14-24R 631 E Madison Ave – R3**
Xavier Joerger, applicant – Waterproof deck, retaining wall, outdoor kitchen patio
The board discussed the direction of the barbeque grill flute, light fixtures, rounding the sharp corners of the countertops, and increasing the ledge of the bar to have overhang.
- h. 15-24R 206 Midway Ave – R4**
Renaissance Living, LLC. , applicant – New single family residence
The board discussed adding windows, band board, and matching the façade of the home.
- 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
The board questioned the material of the stairs near the garage. The board addressed the step overlapping the garage man door in the rendering.
- j. 17-24R 1723 Ben Davis Ln – R3**
Gary Righi, applicant – Bathroom addition
The board questioned the material usage on the house and how that ties into the structure. Concerns with the inconsistencies in design inspiration, and elevation of the windows was addressed.
- k. 18-24R 717 Gabriel Ct – R3**
Las Aguilas Contracting, applicant – Rear covered porch
The board addressed the maximum square footage with opening the porch.

I. 19-24R 324 W Monroe Ave – R4

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

The board discussed increasing the block stone material width.

m. 20-24R 1129 Whitecliff Dr – R3

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

The board suggested adding transom windows in the closet and matching the roof with the shed plane. Questions regarding the fireplace and lack of room for the front porch were discussed.

V. Commercial Review Old Business

a. 07-23C 142 W Monroe Ave – B2

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

The board questioned the location of the original ADA lift and whether the parking space will be restriped in relation to the lift.

VI. Commercial Review New Business

a. 03-24C 118 E Jefferson Ave – B2

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

The board questioned if the cow wall would be insulated on both sides.

Mr. Campbell asked if there was any other business to address. There were no comments. The meeting adjourned at 6:55 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.