



**Architectural Review Board
Agenda
Monday, March 04, 2024 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. **Approval of Minutes – February 20, 2024**
- II. **Sign Review - Old Business - None**
- III. **Sign Review - New Business**
 - a. **06-24S 10855 Manchester Rd – B3**
New Growth Horizon, LLC, applicant – Installation of wall sign
 - b. **07-24S 470 N Kirkwood – B2**
US Bank, applicant – Installation of a wall sign
- IV. **Residential Review - Old Business**
 - a. **26-24R 403 Bach Ave – R3**
Terry Bernstein, applicant – Front porch addition
- V. **Residential Review - New Business**
 - a. **22-24R 2247 Ferncliff Ln – R3**
Coach House Garages, applicant – Construct 24x24 detached garage
 - b. **31-24R 1409 Lark Avenue – R3**
Ken Bialka, applicant – 12x16 shed construction
 - c. **32-24R 29 Orchard Ln – R1**
Bret Berthold, applicant – Living and primary bedroom additions
 - d. **33-24R 715 Westchester Ct – R3**
Alen Huskic, applicant – Conversion of garage to a living area
 - e. **34-24R 15 Millbrook Ln – R3**
Finley Custom Design, applicant – Adding primary bedroom, and bathroom above existing garage.
 - f. **35-24R 517 Goethe Ave – R4**
Shea Construction, applicant – Roof dormers
 - g. **36-24R 527 W Washington Ave – R4**
Benchmark Homes, applicant – New single family residence
 - h. **37-24R 215 Reedway Dr – R4**
Srote & Co. Architects, applicant – Deck addition
 - i. **38-24R 630 Nirk Ave – R4**
Schindler Homes, LLC, applicant – New single family residence
 - j. **40-24R 700 W Essex Ave – R3**
Thomas Alan Group, applicant – New outdoor room with ramp

- k. **41-24R 205 Gilbert St – R3**
Grandon Brinley, applicant – New single family residence

VI. Commercial Review - Old Business – None

VII. Commercial Review - New Business

- a. **39-24R 10525 Big Bend Blvd – B1**
Shea Construction and Design Co., applicant – Remodel of first floor, second floor window, and replacement of door.

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
Tuesday, February 20, 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
Michael Marlo
Pat Jones

Members Absent

Mark Campbell, Chairman
Chris Burton
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 if there were any comments for the February 5, 2024 meeting minutes.

Michael Marlo made a motion to approve the February 5, 2024 minutes. Seconded by Dick Gordon. Motion approved unanimously.

I. Sign Review - Old Business - None

II. Sign Review - New Business

a. 04-24S 1038 S Kirkwood Rd – B5

MCK Kirkwood Commons, LLC, applicant – Installation of a wall sign

Richard Hecht with Piro Signs addressed the board. The Famous Footwear rebranding project will incorporate new LED letters with red and white returns. The board discussed the coloring, and material of the lettering.

Pat Jones made a motion to approve case 04-24S as submitted. Seconded by Dick Gordon. Motion approved unanimously.

b. 05-24S 144 W Adams Ave – B2

Clay Adams, LLC, applicant – Installation of banner along construction fence

Troy Robertson addressed the board. The board discussed how the sign will be displayed.

Mike Marlo made a motion to approve case 05-24S as submitted. Seconded by Pat Jones. Motion approved unanimously.

III. Residential Review - Old Business

a. 79-23R 141 Horseshoe Dr – R3

Jeff Day & Associates, applicant – Resubmittal: front door change for new single family residence

The homeowners Ryan and Beste Shireman addressed the board. The board had no comments.

Mike Marlo made a motion to approve case 79-23R as submitted. Seconded by Don Anderson. Motion approved unanimously.

b. 146-23R 334 Lee – R4

Jeff Day & Associates, applicant – Resubmittal: after continuance - rear addition, façade changes

Jeff Day addressed the board about facade changes to the home. The board discussed removing the brick and how much will be seen with flashing. Adding a horizontal window above the existing window. Lastly, changing the lantern in the front to tie in with the style of the home.

Don Anderson made a motion to approve case 146-23R with the following requirements: 1) Flashing over the foundation does not exceed 1 ½ inches wide, 2) The 3 front windows have a divider at the point of the angle on the right, 3) Add a midcentury modern porch light. Seconded by Mike Marlo. Motion approved unanimously.

IV. Residential Review - New Business

a. 08-24R 224 Frieda Ave – R3

Glen Rogan, applicant – Replace existing screen porch

Glen Rogan addressed the board about replacing his current screen porch. The board discussed the material located on the rear elevation, and the condition of the existing concrete pad.

Don Anderson made a motion to approve case 08-24R with the following conditions: 1) Cedar shingles be attached at the dimension of scissors truss with trim going around. Seconded by Dick Gordon. Motion approved unanimously.

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

Elizabeth Panke, applicant - Remove screen porch and add family room

Elizabeth Panke addressed the board. The board discussed the framing of the structure, removing the shutters, and arches.

Dick Gordon made a motion to approve case 11-24R with the following requirements: 1) Shutters be removed, 2) Fanlight be rectangular in shape. Seconded by Pat Jones. Motion approved unanimously.

c. 18-24R 717 Gabriel Ct – R3

Las Aguilas-Contracting, applicant – Rear covered porch

A representative from Las Aguilas addressed the board. The board discussed concerns with the rear elevation.

Don Anderson made a motion to approve case 18-24R with the following requirements: 1) Rear elevation be divided into three sections instead of five. Seconded by Pat Jones. Motion approved unanimously.

d. 21-24R 244 W Adams Ave – R4

John Pingolt, applicant – 22x24 two story garage construction

John Pingolt addressed the board. The board discussed the inconsistencies with the floor plan markings. The size and functionality of the shutters. The board questioned the siding material used in the addition, and adding windows to the garage door.

Don Anderson made a motion to approve case 21-24R with the following requirements: 1) Shutters be removed, 2) Exterior trim match the home, 3) Interior space of the garage have constructed walls at the 5 ft. points of the room, 4) Garage windows match the home in style with grid patterns, 5) Add windows to the garage and man doors. Seconded by Dick Gordon. Motion approved unanimously.

e. 23-24R 320 George Ave – R4

Bridget Keitel, applicant – Construction of new family room, and basement additions

Bridget Keitel addressed the board. The board discussed matching existing siding with addition.

Dick Gordon made a motion to approve case 23-24R with the following conditions: 1) Windows on the north elevation have the same style as the rest of the house. Seconded by Pat Jones. Motion approved unanimously.

f. **24-24R 706 Pearl Ave – R3**

Lewis Homes LLC, applicant – Rear addition, new front porch, and detached garage

A representative from Lewis Homes addressed the board. The board questioned whether the front porch structure will be reused or taken down. The justification for the arches in the new structure, and the martial usage for that. The stone siding material of the home.

Don Anderson made a motion to approve case 24-24R as submitted with the following condition: 1) Stone go on the side of the stairs. Seconded by Dick Gordon. Motion approved unanimously.

g. **26-24R 403 Bach Ave – R3**

Terry Bernstein, applicant – Front porch addition

Michael Welseky addressed the board. The board discussed concerns with the following items:

- The dimension of the dormers in relation to the drawings
- Stone materials, and width of the columns to keep consistent with the house.

Mike Marlo made a motion to continue case 26-24R. Seconded by Pat Jones. Motion approved unanimously.

h. **27-24R 514 N Holmes Ave –R3**

Benchmark Homes, applicant – New single family residence

Jeff Brinkman addressed the board. The board mentioned a possible rendering error with the brick return on the corner. The board also addressed the consistency with the fixed windows.

Pat Jones made a motion to approve case 27-24R as submitted with the following conditions: 1) Replace double hung windows with fixed, 2) Masonry has to return to sill height. Seconded by Dick Gordon. Motion approved unanimously.

i. **28-24R 2 Douglas Ln – R3**

Kathleen Quick, applicant – Renovation of family room, bathroom, and kitchen areas.

Kay Hagan addressed the board. The board discussed the pitch of the roof, and whether the porch will be covered. The board questioned the style of window on the front of the addition compared to the rest of the house.

Dick Gordon made a motion to approve case 28-24R as submitted. Seconded by Pat Jones. Motion approved unanimously.

j. **29-24R 139 W Rose Hill Ave – R1**

Matt Conner, applicant – Main floor remodel, and second floor addition

Lyle Anderson addressed the board. The board discussed concerns with the following items:

- Add breaks in the mass of the face of the addition to reduce the size of the front.
- Reduce the laundry room by 2 ft.
- The windows on the left should match the windows on the right from the corner.
- Adding windows to the second floor west side.
- Decrease the height of the chimney.
- Increasing the width of band board on the back to separate the siding material.
- Adding windows to the garage door.

Mike Marlo made a motion to continue case 29-24R. Seconded by Dick Gordon. Motion approved unanimously.

V. **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

Drew Lesinski addressed the board. The board questioned material and layout changes.

Mike Marlo made a motion to approve case 02-22C as submitted. Seconded by Pat Jones. Motion approved unanimously.

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

Tyler Stevens addressed the board about adding storage. The board questioned the roof material. The application of the grid design on the storage wall.

Dick Gordon made a motion to approve case 12-23C with the following conditions: 1) New flat roof will have liquid or TPO membrane, 2) Add new dimension texture to the wall and door. Seconded by Mike Marlo. Motion approved unanimously.

VI. Commercial Review - New Business – None

Mr. Chiodini asked if there was any other business to address. Upon hearing there was none, the meeting adjourned at 8:46 p.m.

	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.