



**Architectural Review Board  
Work Session Agenda  
Monday, March 04, 2024 6:00 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.



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

Dick Gordon called the work session to order at 6:00 p.m. Mr. Gordon asked if there were any comments for the February 05, 2024 meeting minutes.

**Mike Marlo made a motion to approve the February 05, 2024 minutes. Seconded by Don Anderson. Motion approved unanimously.**

**Sign Review - Old Business - None**

**I. Sign Review - New Business**

**a. 04-24S 1038 S Kirkwood Rd – B5**

MCK Kirkwood Commons, LLC, applicant – Installation of a wall sign  
The board had no comments.

**b. 05-24S 144 W Adams Ave – B2**

Clay Adams, LLC, applicant – Installation of banner along construction fence  
The board had no comments.

**II. 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 board had no comments.

**b. 146-23R 334 Lee – R4**

Jeff Day & Associates, applicant – Resubmittal: after continuance - rear addition, façade changes  
The board discussed the brick material height, how the front left windows are too big, concerns with the covering of the foundation, and the carriage light being inconsistent with the house.

**III. Residential Review - New Business**

**a. 08-24R 224 Frieda Ave – R3**

Glen Rogan, applicant – Replace existing screen porch  
The board discussed the foundation, the current pitch of the roof, and the scissors truss.

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

Elizabeth Panke, applicant - Remove screen porch and add family room  
The board discussed the shutters and consistency with the windows throughout the house.

**c. 18-24R 717 Gabriel Ct – R3**

Las Aguilas-Contracting, applicant – Rear covered porch  
The board discussed concerns with there being too many vertical posts on the rear elevation.

- d. **21-24R 244 W Adams Ave – R4**  
John Pingolt, applicant – 22x24 two story garage construction  
The board addressed concerns with the second floor and the lack of walls present in the rendering. The garage door needs windows. The shutters on the windows need to be removed. The board also discussed the siding materials.
- e. **23-24R 320 George Ave – R4**  
Bridget Keitel, applicant – Construction of new family room, and basement additions  
The board discussed changing the current fixed windows to double hung.
- f. **24-24R 706 Pearl Ave – R3**  
Lewis Homes LLC – Rear addition, new front porch, and detached garage  
The board discussed the arches, going with a more conventional look on the home, and having consistency with the stone material.
- g. **26-24R 403 Bach Ave – R3**  
Terry Bernstein, applicant – Front porch addition  
The board voiced concerns about the roof, columns, and siding on the home.
- h. **27-24R 514 N Holmes Ave – R3**  
Benchmark Homes, applicant – New single family residence  
The board discussed the siding on the house and the style of windows.
- i. **28-24R 2 Douglas Ln – R3**  
Kathleen Quick, applicant – Renovation of family room, bathroom, and kitchen areas.  
The board addressed the pitch of the roof over the addition, the fixed windows in the sunroom, and the difficulty of not having the north elevation plans.
- j. **29-24R 139 W Rose Hill Ave – R1**  
Matt Conner, applicant – Main floor remodel, and second floor addition  
The board discussed breaking up the long gable and pitching the dormer back, ways to make the second floor addition look less large, the number of front porch columns, and reducing the chimney size. The board questioned if shutters are proposed over a landing in place of a window.

**IV. 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  
The board discussed the bar and the location/exterior materials of the outdoor bathrooms.
- b. **12-23C 132 E Monroe Ave – B2**  
East Monroe Condominiums, LLC, applicant – Adding bike rack and storage area to Aria condos  
The board discussed the roofing materials, and design façade on the front facing storage wall.

**Commercial Review - New Business – None**

Mr. Chiodini asked if there was any other business to be address. Upon hearing there was none, the adjourned the meeting at 6:46 p.m.

	Michael Chiodini, Vice Chairman
--	---------------------------------

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.

DRAFT