



**Architectural Review Board
Work Session Agenda
Monday, March 18th, 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. **8-24S 1147 S Kirkwood Rd – B5**
Springfield Sign, applicant – Installation of driveway, and wall sign
- b. **09-24R 416 N Kirkwood Rd – B2**
Pirus Signs, Inc., applicant – Installation of monument, driveway, wall, and window signs

IV. **Residential Review - Old Business**

- a. **74-23R 1029 S Geyer Rd – R1**
Jessica Cox, applicant – Resubmittal: reducing garage size in addition
- b. **35-24R 517 Goethe Ave – R4**
Shea Construction, applicant – Resubmittal: Roof dormers
- c. **41-24R 205 Gilbert St – R3**
Grandon Brinley, applicant – Resubmittal: New single family residence

V. **Residential Review - New Business**

- a. **25-24R 111 W Rose Hill – R5**
Tony Camacho, applicant – Interior remodel and addition
- b. **42-24R 50 Hill Dr – R3**
Daniel Rosenthal, applicant – Construction of two car garage, and mudroom. Kitchen, and second story primary bedroom additions.
- c. **43-24R 440 Couch Ave – R4**
Lakeside Renovation & Design, applicant – Screen porch addition over existing wood deck
- d. **45-24R 632 Nirk Ave – R4**
Schindler Homes, LLC, applicant – New single family residence
- e. **46-24R 1024 N Taylor Ave – R4**
Jumana Brodersen, applicant – Home renovation, and addition
- f. **47-24R 208 Midway Ave- R4**
Renaissance Living, LLC, applicant – New single family residence

- VI. **Commercial Review - Old Business – None**
- VII. **Commercial Review - New Business**

- a. **04-24C 10414 Manchester Rd – B3**
Ben Phillips, applicant – Structure window relocation and residential elevator construction



**Architectural Review Board
Work Session Meeting Minutes
Monday, March 04, 2024 – 6:00 p.m.
Main Level Conference Rm. - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

Members Absent

Mark Campbell, Chairman
Michael Marlo

Call Meeting to Order and Approval of Minutes

Michael Chiodini called the work session to order at 6:00 p.m. Mr. Chiodini asked if there were any comments for the February 20, 2024 meeting minutes.

Don Anderson made a motion to approve the February 20, 2024 minutes. Seconded by Dick Gordon. Motion approved unanimously.

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

a. **06-24S 10855 Manchester Rd – B3**

New Growth Horizon, LLC, applicant – Installation of wall sign
The board discussed the logo positioning, and familiarity on the building.

b. **07-24S 470 N Kirkwood – B2**

US Bank, applicant – Installation of a wall sign
The board made no comments.

III. **Residential Review - Old Business**

a. **26-24R 403 Bach Ave – R3**

Terry Bernstein, applicant – Front porch addition
The board discussed the limited distance available between the windows leading into the gutter board of the home. The board suggested making the porch shallower by reducing it from 8ft. to 7ft. The board discussed concerns about the correct slope of the roof.

IV. **Residential Review - New Business**

a. **22-24R 2247 Ferncliff Ln – R3**

Coach House Garages, applicant – Construct 24x24 detached garage
The board discussed the lowering the roof with a modified pitch and separating the siding on the garage with band board.

b. **31-24R 1409 Lark Avenue – R3**

Ken Bialka, applicant – 12x16 shed construction
The board made no comments.

- c. **32-24R 29 Orchard Ln – R1**
Bret Berthold, applicant – Living and primary bedroom additions
The board discussed matching the material finish of both chimney's. The board also addressed the foundation coverage at the rear of the house. Specifically, the exposed concrete with the 2ft. maximum requirement.
- d. **33-24R 715 Westchester Ct – R3**
Alen Huskic, applicant – Conversion of garage to a living area
The board discussed problems with the drawings and not having enough information to make a decision. The board addressed adding windows in the bedroom, and if there is anything being done to the exterior façade.
- e. **34-24R 15 Millbrook Ln – R3**
Finley Custom Design, applicant – Adding primary bedroom and bathroom above existing garage.
The board made comments regarding windows on the right and rear elevations. The board also discussed adding windows to existing wall structures.
- f. **35-24R 517 Goethe Ave – R4**
Shea Construction, applicant – Roof dormers
The board stated that the proposed front dormer does not match the roof pitch. The applicant should add windows to the storage spaces, and bathrooms.
- g. **36-24R 527 W Washington Ave – R4**
Benchmark Homes, applicant – New single family residence
The board discussed the height and width of the columns, and making those consistent with the columns on the porch. The board also discussed the peak position on the house.
- h. **37-24R 215 Reedway Dr – R4**
Srote & Co. Architects, applicant – Deck addition
The board stated concerns about filling the underneath of the deck, and filling the deck board.
- i. **38-24R 630 Nirk Ave – R4**
Schindler Homes, LLC, applicant – New single family residence
The board discussed issues with the front foundation and the blankness on the left elevation.
- j. **40-24R 700 W Essex Ave – R3**
Thomas Alan Group, applicant – New outdoor room with ramp
The board made no comments.
- k. **41-24R 205 Gilbert St – R3**
Grandon Brinley, applicant – New single family residence
The board commented on the large size of the attic front porch, and not having consistency with the styles on the front of the house. The board discussed adding gables and band boards, or changing the pitch of the roof. Lastly, the board addressed the misplacement of the false windows.

V. Commercial Review - Old Business – None

VI. 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.
The board made no comments.

Mr. Chiodini asked if there was any other business to address. Upon hearing there was none, the meeting adjourned at 6:30 p.m.

	Michael Chiodini, Vice-Chairman
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