



# Architectural Review Board Agenda

Monday, April 1, 2024 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. **Sign Review – Variance Request**
  - a. **10-24S 150 W Argonne – B2** **\*\*See Separate Variance agenda\*\***  
Savoy Properties, applicant – Installation of a projecting wall sign for 4 Hands/Peacemaker
- II. **Approval of Minutes – March 18, 2024**
- III. **Sign Review – Old Business – None**
- IV. **Sign Review – New Business**
  - a. **11-24S 10935 Manchester Rd – B3**  
Plasti-Lite Signs, applicant - Installation of a wall sign for Snarf's Sandwiches
  - b. **12-24S 11037 Manchester Rd – B3**  
Lawrence Fabric, applicant – Installation of awning/canopy sign for Rusted Chandelier
  - c. **13-24S 343 S Kirkwood Rd – B2**  
Doug Mitchell, applicant - Installation of a wall sign for Sound Health
- V. **Residential Review – Old Business**
  - a. **61-23R 1117 S Geyer Rd – R1**  
Vijay Yalamanchili, applicant – Resubmittal: Façade change
  - b. **156-23R 917 Mindy Ln – R3**  
California Custom Decks, applicant – Construction of new deck over existing concrete patio
- VI. **Residential Review – New Business**
  - a. **44-24R 415 Clark Ave – R3**  
Daniel Stauder, applicant – Addition to home
  - b. **48-24R 629 Simmons Ave –R4**  
Genesis Development Company, LLC, applicant – New single family residence
  - d. **50-24R 815 N Clay Ave – R4**  
Formwork Architecture, applicant – Construction of partially covered rear deck, outdoor fireplace
  - e. **51-24R 628 Knierim Pl – R4**  
Srote & Co. Architects, applicant – New Single family residence
  - f. **52-24R 725 Huntwood Ln – R4**  
Davis Development Properties, applicant – New single family residence
- VII. **Commercial Review - Old Business - None**
- VIII. **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; Chris Krueger, 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, March 18<sup>th</sup>, 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  
Chris Burton  
Michael Marlo  
Ninad Garware

**Members Absent**

Mark Campbell, Chairman

**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 March 4<sup>th</sup> meeting minutes.

**Mr. Burton made a motion to approve the March 4<sup>th</sup> minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

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

**a. 08-24S 1147 S Kirkwood Rd – B5**

Springfield Sign, applicant – Installation of driveway and wall sign  
Chris Hampton of Springfield Sign presented the 7Brew company signage for the front wall, side walls, and drive through directional signs to the Board. The Board ensured the applicant know that the neon blue LED lights around the roofline were not allowed as proposed and asked if they would be interested in doing them in a way that meets code. Mr. Hampton stated that their company is not in charge of that lighting, just the signage. The Board had no other comments.

**Mr. Gordon made a motion to approve case 08-24S as submitted. Mr. Burton seconded. Motion approved unanimously.**

**b. 09-24S 416 N Kirkwood Rd – B2**

Piros Signs, Inc., applicant – Installation of monument, driveway, wall, and window signs  
Joe Phillips of Piros Signs presented the UMB bank signage to the Board. Mr. Phillips clarified that the monument sign would be ground lit and that the blank spaces of the monument sign would be filled by the other tenants of the building.

**Mr. Marlo made a motion to approve case 09-24S as submitted. Mr. Garware seconded. Motion approved unanimously.**

- III. **Residential Review - Old Business**

**a. 74-23R 1029 S Geyer Rd – R1**

Jessica Cox, applicant – Resubmittal: reducing garage size in addition  
Jessica Cox presented the project to the Board, stating that besides reducing the size of the garage, no other changes were proposed. The Board had no comments.

**Mr. Marlo made a motion to approve case 74-23R as submitted. Mr. Burton seconded. Motion approved unanimously.**

**b. 35-24R 517 Goethe Ave – R4**

Shea Construction, applicant – Resubmittal: Roof dormers

Jason Hollrah of Shea Construction presented the resubmittal project with the new proposed front dormer matching the existing Tudor style gables. The Board discussed window consistency.

**Mr. Gordon made a motion to approve case 35-24R with the following requirement: 1) The new dormer window to match the 3 over 1 style of the windows on the existing home. Mr. Marlo seconded. Motion approved unanimously.**

**c. 41-24R 205 Gilbert St – R3**

Grandon Brinley, applicant – Resubmittal: New single family residence

lan, the project manager for the new home build, presented to the Board. The Board discussed the front porch, the front door windows, and the windows on the front elevation, and the lighting on the rear elevation.

**Mr. Gordon made a motion to approve case 41-24R with the following requirements: 1) Bring the porch in by 1 foot from the exterior corner. 2) Pull front porch columns in from the corners in order to eliminate the need for a middle column (if possible structurally). 3) Remove the base from the front columns. 4) The front porch shall have a finished ceiling. 5) Remove the transom window above the front door. 6) On the front elevation, add 16” window panels on either side of the 2<sup>nd</sup> floor porch door to mimic the 1<sup>st</sup> floor front door. 7) On the front elevation, separate the large windows on the left side of the building on both the 1<sup>st</sup> and 2<sup>nd</sup> floors so that each set looks more like 3 windows with 6 panes. Bring board and batten down along the windows. 8) On the rear elevation, have two light fixtures on the first floor, one on either side of the sliding door spaced proportionately. 9) On the rear elevation, add a window to the pantry. 10) Ensure all windows meet residential trim requirements. Mr. Marlo seconded. Motion approved unanimously.**

**IV. Residential Review - New Business**

**a. 25-24R 111 W Rose Hill – R5**

Tony Camacho, applicant – Interior remodel and addition

Tony Camacho presented to the Board. The Board discussed the condition of the existing home and the updates needed to keep the house functional.

**Mr. Anderson made a motion to approve case 25-24R as submitted. Mr. Marlo seconded. Motion approved unanimously.**

**b. 42-24R 50 Hill Dr – R3**

Daniel Rosenthal, applicant – Construction of two car garage, and mudroom. Kitchen, and second story primary bedroom additions.

Daniel Rosenthal presented to the Board. The Board discussed the feasibility of switching the addition’s roof from a gable to a hip roof, but Mr. Rosenthal explained this would not be feasible with project goals. They also discussed creating two garage door openings instead of one and the size of the windows.

**Mr. Anderson made a motion to approve case 42-24R with the following requirements: 1) If possible, increase the size of the garage door. 2) On the front elevation above the garage, make three 36” windows with proportional shutters. 3) Remove half-round window on upper story. 4) Ensure that all shutters be proportional to the window size. 5) On the west elevation, add 2 windows to the side of the garage. Mr. Gordon seconded. Motion approved unanimously.**

**c. 43-24R 440 Couch Ave – R4**

Lakeside Renovation & Design, applicant – Screen porch addition over existing wood deck

Charles Nigh of Lakeside Renovation & Design presented to the Board. The Board discussed how to cover the area between the underside of the deck and grade.

**Mr. Burton made a motion to approve case 43-24R with the following requirements: 1) The area between the underside of the porch and grade be covered with fascia board or a similar framed panel. Mr. Gordon seconded. Motion approved unanimously.**

**d. 45-24R 632 Nirk Ave – R4**

Schindler Homes, LLC, applicant – New single family residence

Jeff Schindler presented to the Board. The Board discussed the need for band boards.

**Mr. Burton made a motion to approve case 45-24R with the following requirement: 1) Band boards at the roofline be added on both the left and right side elevations. Mr. Garware seconded. Motion approved unanimously.**

**e. 46-24R 1024 N Taylor Ave – R4**

Jumana Brodersen, applicant – Home renovation, and addition

Jumana Brodersen presented to the Board. The Board appreciated the design’s consistency with the existing house. The Board asked what color the house would be painted and Ms. Brodersen responded that it would be a light grey.

**Mr. Marlo made a motion to approve case 46-24R as submitted. Mr. Burton seconded. Motion approved unanimously.**

**f. 47-24R 208 Midway Ave- R4**

Renaissance Living, LLC, applicant – New single family residence

Greg Dwyer presented to the Board. The Board discussed the stone on the front elevation, the front porch, and window placements.

**Mr. Anderson made a motion to approve case 47-24R with the following requirements: 1) On the front elevation, the height of the stone on the columns needs to be lowered to the window sill line to match the height of the stone on the wall, 2) the stone needs to return at least 2’ on both of the side elevations, 3) Add a half column next to the garage in the same style as the other columns, and 4) On the rear elevation, add a window in the top left corner. Mr. Burton seconded. Motion approved unanimously.**

**V. Commercial Review - Old Business – None**

**VI. Commercial Review - New Business**

**a. 04-24C 10414 Manchester Rd – B3**

Ben Phillips, applicant – Structure window relocation and residential elevator construction

Steve Hunsicker, the project architect, presented to the Board. The Board had no comments.

**Mr. Burton made a motion to approve case 04-24C as submitted. Mr. Marlo seconded. Motion approved unanimously.**

Mr. Chiodini asked if there was other business to address. Upon hearing there was not, the meeting adjourned at 7:50 pm.

	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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.