

**Architectural Review Board  
Work Session Meeting Minutes  
Monday, December 4, 2023 – 6:00 p.m.  
Main Level Conference Room - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

Chris Burton  
Dick Gordon  
Don Anderson  
Pat Jones

**Members Absent**

Mark Campbell, Chairman  
Michael Chiodini, Vice-Chairman  
Michael Marlo

**Call Meeting to Order and Approval of Minutes**

Acting Chairman Chris Burton called the work session to order at 6:00 pm. Mr. Burton asked if there were any comments for the November 20, 2023 meeting minutes. **Pat Jones made a motion to approve the November 20, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.**

- I. Sign Review- Old Business**
- II. Sign Review- New Business**
- III. Residential Review- Old Business**

- a. 137-23R – 923 W Rose Hill Ave – R3  
Andrew Kelly, applicant – Resubmittal of previously approved plans to front dormer  
The board discussed issues with the current dormer and the ridge that meets at the top.
- b. 139-23R – 12223 Old Big Bend RD – R3  
Tracy Collins, applicant- Rear addition  
The board discussed adding band boards on the side, as well as the addition size compared to the house. Adding shakes on the rear gables.

**IV. Residential Review- New Business**

- a. 153-23R - 817 Arminda – R3  
Stauder Architecture, applicant – New single family home  
The board discussed adding a window in the pantry area. Incorporating shakes in the rear gable to match the existing front gable.
- b. 154-23R – 541 S Fillmore – R4  
Bemiston Realty, LTD, applicant – New single family home

The board discussed adding windows on the garage door, as well as a rear column to balance the current look. Questioned whether home should have shakes or vertical board. The board mentioned adding band board in the rear and current gables. The board questioned the current height of the door.


- c. 155-23R - 401 Clark Ave - R3  
James Schulte, applicant – Partial infill of existing porch, and a window change  
The board discussed the Landmarks approval. No further comments were made.
- d. 157-23R – 241 Reedway Lane – R4  
California Custom Decks, applicant – Add a rear covered deck to the house  
The board had no comments.
- e. 158-23R – 336 Gill Ave – R3  
Thomas Alan Group, applicant – New single family residence  
The board discussed the size and color of brick, and adding similar treatment on the addition to match the existing windows.
- f. 159-23R – 2126 Briargate Ln – R3  
Roeser Home Remodeling, applicant – Add primary bedroom suite over existing garage  
The board discussed a connection issue with the exiting roof adding shingles to the new structure to match. It was also discussed that the brick along the edge of the garage or band to break it up. The board asked about whether it would possible to add glass to the garage door.
- g. 161-23R – 321 George Ave – R4  
Trinity Investments STL, LLC, applicant - Remodeling and addition to existing home  
The board discussed changing the shape of the bay window to a 3 sectioned box shaped structure. Adding a gable, and apron under the new window, and removing the gable in the rear. The issue of the current roof height compared to the existing was mentioned. Windows on the back need to be trimmed like the existing structure. The board also mentioned Adding a 1ft project in the existing gable to mirror the style of dormer with ridge on the rear.
- h. 162-23R – 12855 Big Bend Blvd - R3  
Ryan Weber, applicant – Addition to home, and remodel on attached garage  
The board discussed the inconsistencies with the dimensions of the board and batten. The window trims need to match the existing. The board questioned if the entire home was being re-sided, and if the garage door was changing.
- i. 163-23R – 1964 Rieth Terrace – R1  
DL Design, Inc., applicant – Interior remodel with window and door updates  
The board had no comments.

- j. 164-23R – 220 W Rose Hill Ave – R4  
Benchmark Homes, applicant – New single family residence  
The board discussed the front door and its similarity to the garage door. Bringing the board and batten to the side gables, and including brackets. The board made comments on bringing the brick around the garage, and matching the window grids. The board also mentioned that the doghouse height needs a reduction.
- k. 165-23R – 971 N Clay Ave – R4  
Steve Stodnick, applicant – Kitchen and bathroom remodel, with new window  
The board had no comments.
- l. 166-23R – 1062 Couch Ave – R3  
ADT Solar, LLC, applicant – Solar roof mount  
The board discussed the reason for a portrait arrangement.
- m. 167-23R – 1205 S Geyer Rd – R1  
Kirkwood Home and Landscape, applicant – New front porch  
The board discussed whether the existing roof was being used in the remodel, and changing the gutter design so that it does not run parallel to the front column.

**V. Commercial Review- Old Business**

**VI. Commercial Review- New Business**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:50 p.m.

	Chris Burton, Acting Chairman
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