



Architectural Review Board

Agenda

Monday, January 16, 2024, 7:00 p.m.

Council Chambers - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

I. Approval of Minutes – January 2, 2023

II. Sign Review- Old Business- None

III. Sign Review- New Business - None

IV. Residential Review- Old Business

a. 104-23R 1 Pleasant Ct – R4

Ashley and Matthew Finan, applicant – Resubmission: elevation, window, doors, and no chimney

b. 137-23R – 923 W. Rosehill – R3

Andrew Kelly, applicant – Resubmittal: dormer update for new single family home

c. 146-23R 334 Lee – R4

Grace Calhoun, applicant – Resubmittal: home remodel/addition, façade changes

V. Residential Review- New Business

a. 172-23R 331 Central Pl – R4

Matt Wolfe, applicant – New detached garage

b. 03-24R 741 Simmons Ave – R4

Jeff Darr, applicant – New single family residence

c. 05-24R 607 Coulter Ave – R3

MRM Manlin Development Group, applicant – New single family residence

d. 06-24R 1027 N Clay Ave – R4

Heartlands Building Company, applicant – Covered stamped patio, full masonry fireplace

e. 07-24R 602 Norfolk Dr – R3

Thomas Alan Group, applicant – Second floor addition

VI. Commercial Review- Old Business – None

VII. Commercial Review- New Business

- a. 02-24C 1147 S Kirkwood Rd – B5
Brew Crew, LLC, applicant – Construction of new prefabricated drive thru coffee shop.

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, January 2, 2023 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

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 for any comments for the December 18, 2023 meeting minutes.

Chris Burton made a motion to approve the December 18, 2023 minutes. Seconded by Dick Gordon. Motion approved unanimously.

I. Sign Review- Old Business- None

II. Sign Review- New Business

- a. 01-24S 320 S Kirkwood RD – B2
Warren Sign Co., applicant- Installation of wall sign.

Steve Barrens addressed the board about updates to the sign package. The board stated concerns about consistency with the signs.

Chris Burton made a motion to approve case 01-24S with the following requirements: 1) Add red “JJ” on wall sign on south elevation to match proposed wall sign on west elevation. Seconded by Chris Burton. Motion was approved unanimously.

III. Residential Review- Old Business

- a. 55-21R 816 Nirk Ave – R4
Michael Jacezko, applicant – Resubmittal: Demolition of existing property, and new construction.

Jeff Bell addressed the board about issues with the property. The board had concerns about inconsistencies with what was built versus the plans that were previously submitted and approved by the board. The board requested that the

applicant submit new architectural drawings and pictures of the four sides of the home for review.

Chris Burton made a motion to continue case 55-21R. Seconded by Dick Gordon. Motion passed unanimously.

b. 12-23R 444 Iris LN – R3

NJL Custom Homes, applicant – Resubmittal: Façade change, straight columns, and shake siding in the gables

Nick Liuzza addressed the board about exterior elevation changes. The vertical siding will be removed and replaced with shake siding. The tapered columns will be replaced with a square shape. The board discussed the other gables on the structure as only the front elevation was submitted.

Mike Marlo made a motion to approve case 12-23R with the following requirements: 1) The vertical siding in all gables in all elevations is replaced with shake siding. Seconded by Don Anderson. Motion approved unanimously.

c. 104-23R 1 Pleasant CT – R4

Ashley, and Matthew Finan, applicants – Resubmittal: Elevation changes, windows, doors, and no chimney.

Applicants were not in attendance.

d. 141-23R 531 N Crescent – R3

NJL Custom Homes, applicant – Resubmittal: Detached garage façade change; stone change.

Nick Liuzza addressed the board about the previously approved home with changes to the material on the garage. The board had no comments.

Mike Marlo made a motion to approve case 141-23R as submitted. Seconded by Chris Burton. Motion approved unanimously.

e. 146-23R 334 Lee – R4

Grace Calhoun, applicant – Resubmittal: changes to rear addition, covered front and rear porch.

Jason Laymen addressed the board about the previously approved project. The board discussed issues with foundation changes, removing the brick material from all elevations of the home, and inconsistencies with the proposed style of the home. The board requested the applicant return after reconsidering the plans. The board suggested changing the front façade or keeping the current structure and not removing the brick material from the home.

Don Anderson made a motion to continue case 146-23R. Seconded by Dick Gordon. Motion approved unanimously.

- f. 173-23R 1113 N Clay Ave – R4
Robert Kerr, applicant – Resubmittal after continuance: rear addition with revised elevations to show detailed windows, chimney, and band boards.

Robert Kerr addressed the board about the revisions made to the proposal. Mr. Kerr did note that while the plans include a chimney, it may be removed. The board discussed adding the band board on the south elevation.

Chris Burton made a motion to approve case 173-23R as submitted with the following conditions: 1) Continue band board between basement and 1st floor around to the south elevation. 2) Remove the chimney if it is not needed. Seconded by Dick Gordon. Motion approve unanimously.

IV. Residential Review- New Business

- a. 01-24R 841 N Kirkwood RD – R4
Landmark Builder, applicant – Installation of screen porch.

Dan Riegel addressed the board. The board had no comment.

Dick Gordon made a motion to approve case 01-24R as submitted. Seconded by Chris Burton. Motion approved unanimously.

- b. 02-24R 1882 S Signal Hills DR – R1
Alan Scharf, applicant – Converting garage into finished living space.

Alan Scharf addressed the board. The board discussed concerns with siding materials and adding windows on the side of the existing garage.

Don Anderson made motion to approve case 02-24R with the following requirements: 1) Adding two transom or fixed windows on the existing side of the garage. 2) That existing doors remain on the home. 3) New doors will match in style and color with the rest of the home. Seconded by Dick Gordon. Motion approved unanimously.

- c. 04-24R 211 S Van Buren Ave – R4
Brad Johnson, applicant – Construction of a primary bedroom suite, bonus room, and basement screen porch.

Brad Johnson addressed the board about his rear addition. The board addressed concerns about the exposed foundation and suggested painting the existing foundation white. The board mentioned mirroring the Victorian style of the home on the proposed screen porch but this may be difficult to implement.

Mike Marlo made a motion to approve case 04-24R as submitted. Seconded by Chris Burton. Motion approved unanimously.

V. Commercial Review- Old Business – None

VI. VII. Commercial Review- New Business

- a. 01-24C 631 Leffingwell Ave – I1
Brian Keith Ivy, applicant – Interior renovation of fire damaged building, new ADA ramp in front of building.

Brian Ivy addressed the board about the proposed project. The building had fire damage from an incident in 2020. They plan to break the project into two phases. Phase I: Building out the existing building to incorporate more accessibility inside. They plan to add an ADA ramp to the building.

The applicant also submitted renderings of Phase II: re-building the rear building that was burned down but where an existing concrete pad remains. A metal building will be added onto the concrete pad to replace what was burned down. The board discussed various components of the project. Lauren Hoerr mentioned that while the board can make approval on specific aspects of the case tonight, the applicant might require additional approval at a later date.

Chris Burton made a motion to approve case 01-24C Phase I as submitted. Seconded by Dick Gordon. Motion approved unanimously. Chris Burton made a motion to approve case 01-24C Phase II as submitted. Seconded by Dick Gordon. Motion approved unanimously.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting 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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.