



**Architectural Review Board  
Meeting Minutes  
Monday, March 04, 2024 – 7:00 p.m.  
Main Level Conference Rm. - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

Michael Chiodini, Vice-Chairman  
Dick Gordon  
Don Anderson  
Chris Burton  
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 p.m. Mr. Chiodini asked if there were any comments for the February 20<sup>th</sup>, 2024 meeting minutes.

**Chris Burton made a motion to approve the February 20<sup>th</sup>, 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

Jim Anderson, subcontractor, addressed the board about the installation of four new signs. The board discussed the lack of familiarity with the logos on the east and west elevations. The board suggested the applicant install a monument sign to increase visibility of the business.

**Chris Burton made a motion to approve case 06-24S as submitted. Seconded by Don Anderson. Motion approved unanimously.**

b. **07-24S 470 N Kirkwood – B2**

US Bank, applicant – Installation of a wall sign

Chris Galore addressed the board about replacing the ATM on site. The board had no comments.

**Chris Burton made a motion to approve case 07-24S as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

III. **Residential Review - Old Business**

a. **26-24R 403 Bach Ave – R3**

Terry Bernstein, applicant – Front porch addition

Michael Luzecky, homeowner, addressed the board about the resubmittal. The board discussed the inconsistency with the photos and drawings. Specifically the length of the windows, existing gutter board, and porch. The board stated that the windows and ceiling in the drawing will encroach into one another. The location of the existing windows are not shown in the rendering. Reduction of the porch structure will give more room for the windows and pitch.

**Don Anderson made a motion to approve case 26-24R with the following requirement: 1) The distance from the house to the center of the post be reduced to 7 ft. Seconded by Dick Gordon. Motion approved unanimously.**

#### IV. Residential Review - New Business

a. **22-24R 2247 Ferncliff Ln – R3**

Coach House Garages, applicant – Construct 24x24 detached garage  
Debbie Richardson, project coordinator, addressed the board about the 1 ½ story garage construction. The board discussed adding windows in the garage in the same style as the house. As well as carrying the style of the house to the garage structure. The board also addressed adding shingles that match the house.

**Don Anderson made a motion to approve case 22-24R with the following requirements: 1) Casing and trim around windows match the existing house, 2) Garage have windows. Seconded by Chris Burton. Motion approved unanimously.**

b. **31-24R 1409 Lark Avenue – R3**

Ken Bialka, applicant – 12x16 shed construction  
Ken Bialka addressed the board. The board had no comments.

**Dick Gordon made a motion to approve case 31-24R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

c. **32-24R 29 Orchard Ln – R1**

Bret Berthold, applicant – Living and primary bedroom additions  
Bret Berthold, the homeowner, addressed the board. The board had no comments.

**Chris Burton made a motion to approve case 32-24R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

d. **33-24R 715 Westchester Ct – R3**

Alen Huskic, applicant – Conversion of garage to a living area  
Alen Huskic, the contractor addressed the board. The board discussed concerns with the following items:

- The drawings submitted. There is not enough information to make a decision on the application.
- Clarification of the location of the primary bedroom, and closet structures.
- Adding three transom windows to the bedroom, closet to match the front of the house.

**Chris Burton made a motion to continue case 33-24R. Seconded by Dick Gordon. Motion approved unanimously.**

e. **34-24R 15 Millbrook Ln – R3**

Finley Custom Design, applicant – Adding primary bedroom, bathroom above existing garage.  
Sean Finley addressed the board about adding a primary suite above the garage. The board addressed adding windows in the addition, specifically in the closet, and bedroom areas.

**Chris Burton made a motion to approve case 34-24R with the following requirements: 1) Adding a window in the hallway on the rear, 2) Adding two windows on the right side elevation. Seconded by Dick Gordon. Motion approved unanimously.**

f. **35-24R 517 Goethe Ave – R4**

Shea Construction, applicant – Roof dormers

Jason with Shea construction addressed the board about adding dormers on each side of the roof to convert the attic space into a usable living space. The board discussed the style consistency with the dormers on the front to match the existing gables with similar materials.

**Don Anderson made a motion to continue case 35-24R. Seconded by Dick Gordon. Motion approved unanimously.**

**g. 36-24R 527 W Washington Ave – R4**

Benchmark Homes, applicant – New single family residence

Jeff Brinkman addressed the board. The board discussed the additional two sets of corbels in the porch being necessary for the structure due to the odd shape. The board suggested eliminating the corbels on the front and rear porch.

**Chris Burton made a motion to approve case 36-24R with the following conditions: 1) Remove or re-design the corbels in the rear and front porches. Seconded by Dick Gordon. Motion approved unanimously.**

**h. 37-24R 215 Reedway Dr – R4**

Srote & Co. Architects, applicant – Deck addition

Robert Srote addressed the board. The board discussed hiding the exposed bottom of the deck, and possible material usage.

**Chris Burton made a motion to approve case 37-24R with the following conditions: 1) Covering the side of the deck to grade as long as it is not visible underneath, 2) Include an access door. Seconded by Dick Gordon. Motion approved unanimously.**

**i. 38-24R 630 Nirk Ave – R4**

Schindler Homes, LLC, applicant – New single family residence

Jeff Schindler addressed the board. The board discussed the foundation exposure on the home. The board suggested adding form liner to match the stone on the front of the house, or adding the stone of the front of the house to the foundation.

**Don Anderson made a motion to approve case 38-24R with the following requirements: 1) Exposed foundation to meet guidelines of maximum exposure of concrete, which are 24” on rear and sides and 12” in front. Seconded by Chris Burton. Motion approved unanimously.**

**j. 40-24R 700 W Essex Ave – R3**

Thomas Alan Group, applicant – New outdoor room with ramp

Chris Pike addressed the board about the project. The board had no comments.

**Chris Burton made a motion to approve case 40-24R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**k. 41-24R 205 Gilbert St – R3**

Grandon Brinley, applicant – New single family residence

Grandon Brinkley, homeowner, addressed the board. The board discussed the following concerns:

- Adding a window to the stairwell landing
- Correcting the exposed concrete
- Picking a style for the front of the home
- Removing arches on the front porch.

**Don Anderson made a motion to continue case 41-24R. Seconded by Chris Burton. Motion approved unanimously.**

**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 – Commercial remodel

Rich addressed the board about adding windows on the east side. The board had no comments.

**Dick Gordon made a motion to approve case 39-24R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

Mr. Chiodini asked if there was other business to address. Upon hearing there was none, the meeting adjourned at 8:00 p.m.

	Michael Chiodini, Vice-Chairman
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