



**Architectural Review Board  
Work Session – Agenda  
Monday, April 15, 2024 7:00 p.m.**  
Main level conference room - Kirkwood City Hall  
139 S. Kirkwood Road  
Kirkwood, MO 63122

- I. **Approval of Minutes – April 1, 2024**
- II. **Sign Review – Old Business – None**
- III. **Sign Review – New Business**
  - a. **14-24S 1038 S. Kirkwood Rd – B5**  
Piros Signs, Inc., applicant – Installation of monument sign for Kirkwood Commons
- IV. **Residential Review – Old Business**
  - a. **141-23R 531 N Crescent – R3**  
NJL Custom Homes, applicant – Window and door changes
  - b. **33-24R 715 Westchester Ct – R3**  
Alen Huskic, applicant – Conversion of garage to a living area
- V. **Residential Review – New Business**
  - a. **28-24R 302 W Rose Hill Ave – R3**  
John D’Agostino, applicant – New single family home
  - b. **49-24R 740 N Taylor Ave – R3**  
David Pape, applicant – Construction of a detached carriage house
  - c. **51-24R 517 Willow Ln – R4**  
Stephen and Jocelyn Einspanier, applicant – Construction of a detached garage
  - d. **53-24R 461 Seekamp Ave – R4**  
Agape Construction, applicant – Enclosed existing rear screened porch to enlarge garage
  - e. **56-24R 433 W Monroe Ave – R4**  
NJL Custom Homes, applicant – Basement finish, kitchen renovation, and outdoor room addition
  - f. **57-24R 231 E Argonne – R3**  
Jim Bulejski Architects, applicant – Bedroom suite, and kitchen additions
  - g. **58-24R 101 E Essex Ave – R4**  
NEU Construction Services, applicant – Construction of garden pavilion
  - h. **60-24R 530 S Clay Ave – R4**  
Larry Rolwes, applicant – New single family home
- VI. **Commercial Review - Old Business - None**
- VII. **Commercial Review - New Business**
  - a. **55-24R 1017 W Adams – R1**  
Emil Frei & Associates, applicant – New studio addition



**Architectural Review Board  
Work Session Meeting Minutes  
Monday, April 1<sup>st</sup>, 2024 – 6:30 p.m.**

Main Level Conference Room - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122

**Members Present**

Mark Campbell, Chairman  
Michael Chiodini, Vice-Chairman  
Don Anderson  
Dick Gordon  
Michael Marlo  
Chris Burton

**Members Absent**

Ninad Garware

**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  
The board addressed specifics of the signage project.

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

Chairman Campbell called the work session to order at 6:30 p.m. Mr. Campbell asked if there were any comments for the April 1st meeting minutes.

**Mr. Anderson made a motion to approve the April 1, 2024 minutes. Seconded by Mr. Burton.  
Motion approved unanimously.**

**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  
The board questioned the rendering, and whether the sign was bigger than the façade.

**b. 12-24S 11037 Manchester Rd – B3**

Lawrence Fabric, applicant – Installation of awning/canopy sign for Rusted Chandelier  
The board discussed whether the code allows for scalloped awnings, and the consistency on the left and right sides of the front door.

**c. 13-24S 343 S Kirkwood Rd – B2**

Doug Mitchell, applicant - Installation of a wall sign for Sound Health  
The board addressed concerns with the positioning of the lettering, and needing the full elevation for the design.

**V. Residential Review – Old Business**

**a. 61-23R 1117 S Geyer Rd – R1**

Vijay Yalamanchili, applicant – Resubmittal: Façade change  
The board made no comments.

**b. 156-23R 917 Mindy Ln – R3**

California Custom Decks, applicant – Construction of new deck over existing concrete patio  
The board discussed concerns with how the second floor deck would be accessed.

**VI. Residential Review – New Business**

**a. 44-24R 415 Clark Ave – R3**

Daniel Stauder, applicant – Addition to home  
The board discussed the material of the front column and the dormers on the right side of the elevation.

- b. **48-24R 629 Simmons Ave –R4**  
Genesis Development Company, LLC, applicant – New single family residence  
The board addressed several concerns. The lack of sill and aprons, windows on the rear, and right elevations. Adding band boards to the structure. Adding gable to the windows in a horizontal or vertical fashion.
- d. **50-24R 815 N Clay Ave – R4**  
Formwork Architecture, applicant – Construction of partially covered rear deck, outdoor fireplace  
The board discussed adding material under the deck. Adding ventilation on the rear side of the chimney. The board had questions about the material of the roof, and fireplace.
- e. **51-24R 628 Knierim Pl – R4**  
Srote & Co. Architects, applicant – New Single family residence  
The board discussed the size of the windows.
- f. **52-24R 725 Huntwood Ln – R4**  
Davis Development Properties, applicant – New single family residence  
The board discussed the consistency of the stone material on the first floor, around the front door, and adding windows to the home. The board also questioned where shakes will be placed on the house.

- VII. **Commercial Review - Old Business - None**
- VIII. **Commercial Review - New Business - None**

Mr. Campbell asked if there was other business to address. Upon hearing there was none, the meeting adjourned at 6:55 p.m.

	Michael Campbell, Chairman
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