



Architectural Review Board Agenda

Monday, May 6th, 2024 7:00 p.m.

**Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

- I. Approval of Minutes – April 15, 2024**
- II. Sign Review – Old Business**
 - a. **10-24S 150 W Argonne – B2**
Drew Lesinski, applicant – Resubmittal: sign changes and HVAC screening
- III. Sign Review – New Business**
 - a. **15-24S 100 Kirkwood PI – B2**
Fast Signs of Webster Groves and Brentwood, applicant – Installation of a wall sign for Greentree Community Church
 - b. **16-24S 10502 Manchester Rd – B3**
A-1 Sign, applicant – Installation of ground sign for Jan's Travel & Cruise
- IV. Residential Review – Old Business**
 - a. **166-21R 520 Coverdale Ave – R4**
Chris Pike, applicant – Resubmittal: rear window/door changes for new single family home
 - b. **73-23R 1231 Simmons Ave – R3**
John Rutledge, applicant – Resubmittal: siding, front door, window changes for new home single family home
- V. Residential Review – New Business**
 - a. **59-24R 710 Angenette Ave – R4**
Alex Bartelsmeyer, applicant – New single family home
 - b. **61-24R 351 Frieda Ave - R3**
FM Design Build, applicant – Construction of new single family home
 - c. **63-24R 567 Southbrook Dr – R4**
Tim and Alison Morrison, applicant – Addition of a two car garage
 - d. **64-24R 1911 Westview Ave – R1**
Agape Construction, applicant – Rear two story addition
 - e. **65-24R 536 Linwood Blvd – R4**
Eagle Contracting, applicant – Bedroom extension and foundation framing
 - f. **66-24R 305 Geyer Forest Dr – R3**
Dennis Dueing, applicant – New exterior deck on the rear side of home
 - g. **67-24R 747 N Taylor Ave – R3**
Kevin Weber, applicant – Two story addition to existing residence
 - h. **68-24R 224 Woodridge Rd – R4**
Bopp construction, applicant – Carport replacement
 - i. **69-24R 318 Aldridge St – R4**
Renaissance Living, LLC, applicant – Construction of a new single family home
 - j. **70-24R 457 N Taylor Ave – R3**
Matt Mayer, applicant – Covered patio at rear of house
 - k. **71-24R 104 Heatherbrook Ln – R3**
Dan Tramelli, applicant – Second story addition and interior remodel
- VI. Commercial Review - Old Business**
 - a. **03-24C 118 E Jefferson Ave – B2**
Brian Ivy, Idea Architects LLC., applicant – Resubmittal: revised parapet/screening design
- VII. 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.



**Architectural Review Board
Meeting Minutes
Monday, April 15th, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

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

Members Absent

Ninad Garware

I. Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the meeting to order at 7:03 pm. Mr. Campbell asked if there were any comments for the April 1, 2024 meeting minutes.

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

II. Sign Review – Old Business – None

a. 14-24S 1038 S. Kirkwood Rd – B5

Piros Signs, Inc., applicant – Installation of monument sign for Kirkwood Commons
Joe Philips addressed the Board regarding the Famous Footwear sign. Mr. Philips presented the tenant panel face previously missing from the project. The Board had no comments.

Mr. Marlo made a motion to approve case 14-24S as submitted. Seconded by Mr. Burton. Motion approved unanimously.

III. Residential Review – Old Business

a. 141-23R 531 N Crescent – R3

NJL Custom Homes, applicant – Window and door changes
Nick Liuzza addressed the board about the slight changes of the door and windows on the home. The Board stated concerns with the style of the home. Specifically, the style consistency with the proposed windows throughout the home.

Mr. Chiodini made a motion to approve case 141-23R as submitted with the following conditions: 1) Customize the rear windows to replicate the arch in the front windows from the previous rendering or revert to the previous approved plan. Seconded by Mr. Burton. Motion approved unanimously.

b. 33-24R 715 Westchester Ct – R3

Alen Huskic, applicant – Conversion of garage to a living area
Alen Huskic addressed the Board about the addition of windows to the front of the house. The board questioned what would be visible when looking through the window, and making the size of the window similar to the existing.

Mr. Burton made a motion to approve case 33-24R with the following conditions: 1) Remove the middle window and replace with two separate windows that match the existing window grouping. Seconded by Mr. Gordon. Motion approved unanimously.

IV. Residential Review – New Business

a. 28-24R 302 W Rose Hill Ave – R3

John D'Agostino, applicant – New single family home

John D'Agostino addressed the Board about the demolition of the current home, and the construction of a new two story home. The board questioned the materials being used on specific elevations. The Board also suggested adding band boards on the left, and rear elevations to help with the articulation of the vinyl siding.

Mr. Anderson made a motion to approve case 28-24R with the following requirements: 1) Band boards be added at the gables on the rear and side elevations. Seconded by Mr. Marlo. Motion approved unanimously.

b. 49-24R 740 N Taylor Ave – R3

David Pape, applicant – Construction of a detached carriage house

David Pape addressed the Board about the first carriage house under a Special Use Permit, (SUP), in Kirkwood. The Board questioned if the details of the proposed will match the existing home. The applicant stated that the home was recently built, so using materials that match will not be difficult to acquire.

Mr. Marlo made a motion to pass case 49-24R as submitted. Seconded by Mr. Burton. Motion approved unanimously.

c. 51-24R 517 Willow Ln – R4

Stephen and Jocelyn Einspanier, applicant – Construction of a detached garage

Steve Einspanier addressed the Board about the new garage. The Board questioned if the garage will match the existing house in materiality.

Mr. Anderson made a motion to approve case 51-24R with the following conditions: 1) All exterior trims, window design, and siding match the existing house. Seconded by Mr. Burton. Motion approved unanimously.

d. 53-24R 461 Seekamp Ave – R4

Agape Construction, applicant – Enclosed existing rear screened porch to enlarge garage

Taylor Houston addressed the Board regarding the expansion of the garage space. The Board questioned if the siding will be removed, and suggested adding a window to the garage.

Mr. Gordon made a motion to approve case 53-24R with the following conditions: 1) Add a window to the East elevation. Seconded by Mr. Burton. Motion approved unanimously.

e. 56-24R 433 W Monroe Ave – R4

NJL Custom Homes, applicant – Basement finish, kitchen renovation, and outdoor room addition

Nick Liuzza addressed the Board about the addition to the outdoor area. The Board questioned the inconsistent style of the columns on the addition compared to the rest of the home. Mr. Liuzza explained how eventually the area will be screened in. The Board also questioned the type of ceiling treatment, and the stone material matching the existing stone.

Mr. Burton made a motion to approve case 56-24R as submitted. Seconded by Mr. Anderson. Motion approved unanimously.

f. 57-24R 231 E Argonne – R3

Jim Bulejski Architects, applicant – Bedroom suite, and kitchen additions

Joe Schlag addressed the Board regarding the kitchen addition to the rear, a mother-in-law suite to the side, replacing the siding, and shutters. The Board questioned how the applicant planned to blend the existing with the new siding considering the age of the home. The board suggested using composite decking to cover the exposed foundation.

Mr. Anderson made a motion to approve case 57-24R with the following requirements: 1) The exposed spaces along the decks, ramps, and stairs be filled in with framed lattice or full siding. Seconded by Mr. Burton. Motion approved unanimously.

g. 58-24R 101 E Essex Ave – R4

NEU Construction Services, applicant – Construction of garden pavilion

Todd Neu addressed the Board. The Board questioned if the vertical structure atop the column is continuous.

Mr. Burton made a motion to approve case 58-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

h. 60-24R 530 S Clay Ave – R4

Larry Rowles, applicant – New single family home

Larry Rowles addressed the Board. The Board questioned the materials used on the different elevations of the home.

Mr. Marlo made a motion to approve case 60-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

V. Commercial Review - Old Business - None

VI. Commercial Review - New Business

a. 55-24R 1017 W Adams – R1

Emil Frei & Associates, applicant – New studio addition

Tom McGraw addressed the Board about mimicking elements from the new studio onto the addition. The Board questioned the slope of the roof and voiced concerns about problems due to the vegetation in the area. Mr. McGraw stated that the owner is aware, and that the roof will be cleaned semi-annually.

Mr. Marlo made a motion to approve case 55-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

Mr. Campbell asked if there was other business to address. Upon hearing there was not, the meeting adjourned at 7:44 pm.

	Mark Campbell, 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.