

Architectural Review Board



Work Session – Agenda

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

Main level conference room - 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 Pl – 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**



**Architectural Review Board
Work Session Meeting Minutes
Monday, April 15th, 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. 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 1, 2024 meeting minutes.

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

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 sign panels on the shopping center pylon signs for Kirkwood Commons
The Board had no comments.

IV. Residential Review – Old Business

a. 141-23R 531 N Crescent – R3

NJL Custom Homes, applicant – Window and door changes
The Board discussed the lack of consistency and styling of the windows with the changes compared to original submittal.

b. 33-24R 715 Westchester Ct – R3

Alen Huskic, applicant – Conversion of garage to a living area
The Board discussed adding windows on the east elevation.

V. Residential Review – New Business

a. 28-24R 302 W Rose Hill Ave – R3

John D'Agostino, applicant – New single family home
The Board addressed problems with seeing detail levels in the rendering, and adding rake boards. Secondly, being consistent with the raised detail in the siding. Finally, adding windows in the garage and adding band boards.

b. 49-24R 740 N Taylor Ave – R3

David Pape, applicant – Construction of a detached carriage house
The Board had no comments.

c. 51-24R 517 Willow Ln – R4

Stephen and Jocelyn Einspanier, applicant – Construction of a detached garage
The Board discussed adding more detail to the main house with trims and easement.

d. 53-24R 461 Seekamp Ave – R4

Agape Construction, applicant – Enclosed existing rear screened porch to enlarge garage
The Board discussed adding a window to the rear corner short wall. The Board questioned how the applicant would handle the tie in of siding.

e. 56-24R 433 W Monroe Ave – R4

NJL Custom Homes, applicant – Basement finish, kitchen renovation, and outdoor room addition
The Board had concerns with post style differences. The Board questioned if the posts will match the existing posts, and why that change was made on the rendering.

f. 57-24R 231 E Argonne – R3

Jim Bulejski Architects, applicant – Bedroom suite, and kitchen additions
The Board discussed problems with the roof pitch, and questioned how the applicant would match the existing trim.

g. 58-24R 101 E Essex Ave – R4

NEU Construction Services, applicant – Construction of garden pavilion
The board questioned if gutters were present, and if they will match the existing home. The Board discussed the dental molding on the home and if this would be used on the pavilion trim. They questioned the wood blocking, if it would continue the length of roof and the purpose.

h. 60-24R 530 S Clay Ave – R4

Larry Rolwes, applicant – New single family home
The Board discussed the type of material to be used on all sides of the house, whether the lot was flat, and the specific foundation coverage. The Board commented on the overall design issues, drafting errors on the plans with the rake boards, and adding windows on the rear elevation to tie in with the rest of the 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
The Board discussed the patio and corner side set back.

Mr. Campbell asked if there was other business to address. Upon hearing there was none, the meeting adjourned at 6:44 p.m.

	Michael Campbell, Chairman
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