



**Architectural Review Board
Meeting Minutes
Monday, May 6th, 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
Ninad Garware

Members Absent

I. Call Meeting to Order and Approval of Minutes

Chairman, Mark Campbell called the meeting to order at 6:59 pm. Mr. Campbell asked if there were any comments for the April 15, 2024 meeting minutes.

Mr. Burton made a motion to approve the April 15, 2024 minutes. Seconded by Mr. Gordon. Motion approved unanimously.

I. Sign Review – Old Business

a. 10-24S 150 W Argonne – B2

Mr. Lesinski discussed the changes made to the sign package as far illumination and consistency. The Board had no comments on the revised proposal.

Mr. Marlo made a motion to approve case 10-24S as submitted. Seconded by Mr. Burton. Motion approve unanimously.

The Board decided to discuss the HVAC screening and window changes to the outdoor bar under their existing non-signage case number, which was incorrectly stated as 08-23C. [Please note the correct case number is 02-22C]. The Board stated that the proposed changes were not clear. Mr. Lesinski noted the window changes to the outdoor bar were due to the problem of shading from the sun. Mr. Lesinski also described the materials of the roof screening. The Board questioned if the top of the cooler roof would be screened in from the viewpoint of the bridge.

Mr. Burton made a motion to approve case 08-23C [02-22C] with the following requirements: 1) If needed, there will be screening on top of the cooler roof as seen from the bridge. Seconded by Mr. Chiodini. Motion approved unanimously.

II. Sign Review – New Business

a. 15-24S 100 Kirkwood PI – B2

Applicant was not present.

Mr. Chiodini made a motion to approve case 15-24S as submitted. Seconded by Mr. Burton. Motion approved unanimously.

b. 16-24S 10502 Manchester Rd – B3

A representative from A-1 Signs addressed the board regarding a one-sided LED cabinet. The Board questioned if the sign was new construction. The applicant stated that the landlord did not want a wall sign. The Board questioned why the sign was positioned in its current orientation. The applicant stated that they faced many challenges with the proposed sign and its orientation.

Mr. Burton made a motion to approve case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

III. Residential Review – Old Business

a. 166-21R 520 Coverdale Ave – R4

Chris Pike addressed the board about the changes to the rear windows and doors. The applicant stated that they are not opposed to increasing the landing. The Board suggested that the space under the landing be wrapped in lattice.

Mr. Gordon made a motion to approve case 166-21R with the following conditions: 1) Create a 3 foot landing on the staircase; 2) Underneath the landing, cover with lattice.

b. 73-23R 1231 Simmons Ave – R3

John Rutledge addressed the Board about the changes. The Board had no comments.

Mr. Marlo made a motion to approve case 73-23R as submitted. Seconded by Mr. Chiodini. Motion approved unanimously.

IV. Residential Review – New Business

a. 59-24R 710 Angenette Ave – R4

Alex Bartelsmeyer addressed the board about the new home. The Board noted concerns about continuation of style throughout the elevations and breaking up the façade. The board suggested adding windows on various elevations, and questioned the structure and material of the deck.

Mr. Anderson made a motion to approve case 59-24R with the following requirements: 1) Left side elevation add two windows in the dining room; 2) Right elevation add one window to the garage; 3) Add band boards to the gables and bring the siding materials in the front gables to the side gables to match; 4) Return the board and batten used on the front to the sides by 2 feet. Seconded by Mr. Burton. Motion approved unanimously.

b. 61-24R 351 Frieda Ave – R3

Matt Moore addressed the board about the new home. The Board noted the exposed foundation on the front of the house. Mr. Moore stated that they will construct a retaining wall that will match the façade of the home. The Board questioned the finish and construction of the front porch. The Board also suggested adding a window to the family room area.

Mr. Anderson made a motion to approve case 61-24R with the following requirements: 1) Windows have sills and aprons per City requirements; 2) The front porch columns have caps and bases; 3) Add windows to the basement on the right elevation; 4) The front elevation and side elevation below the porch floor have stone to match the stone elsewhere on the house; 5) The retaining wall be composed of Versa-Lok material. Seconded by Mr. Burton. Motion approve unanimously.

c. 63-24R 567 Southbrook Dr – R4

Tim Morrison addressed the Board. The board questioned the pitch of the cricket, and the material used in that construction. They discussed the orientation of the proposed garage roof versus the roof orientation of the existing home and whether or not the garage roof orientation could match the existing home. The applicant expressed the issue of additional living space above the garage not being allowed due to the conditions of the variance that was granted.

Mr. Anderson made a motion to continue case 63-24R. Seconded by Mr. Burton. Motion approve unanimously.

d. 64-24R 1911 Westview Ave – R1

Taylor Houston addressed the Board and provided updated plans for the addition that were not part of the original submittal. The Board questioned the existing cedar in relation to how it will blend with the new material.

Mr. Burton made motion to approve case 62-24R as submitted. Seconded by Mr. Gordon. Motion approve unanimously.

e. 65-24R 536 Linwood Blvd – R4

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.

Applicant was not present. The Board did not make a motion on the case.

f. **66-24R 305 Geyer Forest Dr – R3**

Dennis Dueing addressed the board about constructing a non-covered deck on the rear of the house. The Board asked for specifics with the railing system. The applicant stated that the railing system would be prefinished aluminum post with composite decking and pressure treated post.

Mr. Marlo made a motion to approve case 66-24R as submitted. Seconded by Mr. Burton. Motion approved unanimously.

g. **67-24R 747 N Taylor Ave – R3**

Kevin Weber addressed the Board. The Board discussed

Mr. Burton made a motion to approve case 67-24R with the following requirements: 1) On the north elevation, add window to the first floor potting room and the second floor walk in closet. Seconded by Mr. Gordon. Motion approved unanimously.

h. **69-24R 318 Aldridge St – R4**

The homeowner addressed the Board about the new construction. The Board addressed multiple concerns to ensure the home met Kirkwood's residential guidelines.

Mr. Anderson made a motion to approve case 69-24R with the following requirements: 1) Add a top panel of windows to the garage door; 2) On the right side elevation, add a window to the garage; 3) For the second floor primary suite, add two 2x2 windows, one on the rear and one on the side; 4) For the other second floor bedroom, move one of the two rear windows to the left elevation; 5) All windows need to match with all windows having sills and aprons according to City requirements; 6) Add board and batten to the gables and the sides. Seconded by Mr. Gordon. Motion approved unanimously.

i. **70-24R 457 N Taylor Ave – R3**

Matt Mayer addressed the Board. The Board had no comments.

Mr. Burton made a motion to approve case 70-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

j. **71-24R 104 Heatherbrook Ln – R3**

Tom Young addressed the Board regarding the proposed rear addition to the existing home. The Board discussed the current paneling materials, wood and shutters on the home.

Mr. Anderson made a motion to approve case 71-27R with the following requirements: 1) The shutters on the second floor be replaced to fit the appropriate size of the windows; 2) Shutters on rear and first floor be removed; 3) Band board be placed at the bottom of the second floor. Seconded by Mr. Burton. Motion approved unanimously.

V. **Commercial Review - Old Business**

a. **03-24C 118 E Jefferson Ave – B2**

Mr. Ivy addressed the board regarding the revised design. The board had no comments.

Mr. Chiodini made a motion to approve case 03-24C as submitted. Seconded by Mr. Burton. Motion approved unanimously.

VI. **Commercial Review - New Business – None**

Mr. Campbell asked if there was other business to address. Upon hearing there was not, the meeting adjourned at 8:20 pm.

	Mark Campbell, Chairman
---	-------------------------

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.