

**Architectural Review Board
Work Session Meeting Minutes
Monday, May 6th, 2024 – 6:00 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
Ninad Garware

Members Absent

I. Call Meeting to Order and Approval of Minutes

Chairman Campbell called the work session to order at 6:00 p.m. 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. Marlo. Motion approved unanimously.

II. Sign Review – Old Business

a. 10-24S 150 W Argonne – B2

Drew Lesinski, applicant – Resubmittal: sign changes and HVAC screening

The Board noted the proposed signage met their feedback from the previous submittal. 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, and they would need more information from the applicant.

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

The Board had no comments.

b. 16-24S 10502 Manchester Rd – B3

A-1 Sign, applicant – Installation of ground sign for Jan's Travel & Cruise

The Board expressed concern over the sign orientation, and why the sign was facing a non-traditional direction.

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

The Board discussed martial usage for the exposed stairway, and questioned the width of the middle panel and the need for a landing on the staircase.

b. 73-23R 1231 Simmons Ave – R3

John Rutledge, applicant – Resubmittal: siding, front door, window changes for new home single family home

The Board had no comments.

V. Residential Review – New Business


- a. **59-24R 710 Angenette Ave – R4**
Alex Bartelsmeyer, applicant – New single family home
The Board suggested adding windows in the dining area, and stated that some design elements were missing from the side elevations compared to the front elevations.
- b. **61-24R 351 Frieda Ave - R3**
FM Design Build, applicant – Construction of new single family home
The Board stated concerns with lack of information for the rest of the house. The Board questioned the materials, and expressed concerns about the front porch, specifically the height, the concrete finish and whether or not there would be a railing. The Board made comments regarding the side, rear elevations and lack of windows present.
- c. **63-24R 567 Southbrook Dr – R4**
Tim and Alison Morrison, applicant – Addition of a two car garage
The Board discussed potential drainage issues with the roof layout. The applicant will need to increase the pitch for drainage. Overall, the applicant will need to provide more details.
- d. **64-24R 1911 Westview Ave – R1**
Agape Construction, applicant – Rear two story addition
The Board discussed how the new and existing will fit together, and materials used in the transition.
- e. **65-24R 536 Linwood Blvd – R4**
Eagle Contracting, applicant – Bedroom extension and foundation framing
The Board discussed the lack of information, and questioned why the egress is located in the middle of the wall.
- f. **66-24R 305 Geyer Forest Dr – R3**
Dennis Dueing, applicant – New exterior deck on the rear side of home
The Board discussed the current size of the post, and whether there is a column or trim board on the front of the home.
- g. **67-24R 747 N Taylor Ave – R3**
Kevin Weber, applicant – Two story addition to existing residence
The Board discussed the differentiation between the existing and the addition on the south elevation, and adding more windows to the home.
- h. **69-24R 318 Aldridge St – R4**
Renaissance Living, LLC, applicant – Construction of a new single family home
The Board discussed adding ½ column on the front porch. There were concerns with the lack of sills and aprons shown, and missing glass on the garage door.
- i. **70-24R 457 N Taylor Ave – R3**
Matt Mayer, applicant – Covered patio at rear of house
The Board discussed the chimney flutes on the house.
- j. **71-24R 104 Heatherbrook Ln – R3**
Dan Tramelli, applicant – Second story addition and interior remodel
The Board discussed changing the shutter size to fit the windows on the upper level. The Board suggested adding a band board to the bottom of the cantilevered area on the second floor.

VI. Commercial Review - Old Business

- a. **03-24C 118 E Jefferson Ave – B2**
Brian Ivy, Idea Architects LLC., applicant – Resubmittal: revised parapet/screening design
The Board had no comments.

VII. Commercial Review - New Business – None

Mr. Campbell asked if there was other business to address. Upon hearing there was none, the meeting adjourned at 6:34 p.m.

	Mark Campbell, Chairman
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