

**Architectural Review Board
Minutes**

Monday, December 18, 2023 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

Chris Burton, Acting Chairman
Dick Gordon
Don Anderson
Michael Marlo

Members Absent

Mark Campbell, Chairman
Michael Chiodini, Vice-Chairman

Call Meeting to Order and Approval of Minutes

Acting Chairman, Chris Burton called the meeting to order at 7:00 pm.

Mr. Burton notified the applicants that while only four board members were present, there is still a quorum for tonight's meeting. He added that applicants have the option to continue their case to a meeting where there are more board members present. There were no comments.

Mr. Burton asked if there were any comments for the December 4, 2023 meeting minutes.

Dick Gordon made a motion to approve the December 4, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.

I. Sign Review- Old Business - None

II. Sign Review- New Business

- a. 38-23S – 538 Leffingwell Ave – I1
Landmark Sign Company, applicant – Window sign install

Erin Plass representing Landmark Sign Company addressed the board about updating window decal on the front. The board had no comments.

Mike Marlo made a motion to approve case 38-23S approved as submitted. Seconded by Dick Gordon. Motion approved unanimously.

III. Residential Review- Old Business

- a. 47-22R 341 E Jefferson – R3
William Cover, architect; applicant – Removal of limestone band between floors in front elevation in previously approved plans for new single family residence.

Bill Cover, the architect for the project, addressed the board. Mr. Cover explained that the limestone band along second floor line of the house would be removed. **Mike Marlo made a motion to approve case 47-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

b. 120-23R 450 Couch Ave – R4

Josh Peterman, applicant – resubmission: window changes for new home.

Josh Peterman, with Renaissance Living, addressed the board about the kitchen layout and adding a bench to the exterior wall resulting in shortening a double hung window, and removing a second window. They will add two windows on the same elevation in the basement. The board addressed concerns about the proposed kitchen layout and window placement.

Mike Marlo made a motion to approve case 120-23R with the following requirements: 1) Addition of a transom window in the pantry. Seconded by Dick Gordon. Motion was approved unanimously.

IV. Residential Review- New Business

a. 140-23R 634 Evans Ave – R4

Roeser Home Remodeling, applicant – Home remodel, with rear addition

Joe Roeser addressed the board about the 900 square ft. home with no garage. The roof will be updated, and the back of the home will be extended 12 ft. All the windows and shingles will be replaced. 8 inch insulation siding board, with a metal roof over the front porch and garage entry. This project includes a screened porch, and new decking. The garage door will have windows. The board had questions about the mudroom with a single window and the roof color.

Mike Marlo made a motion to approve case 140-23R as submitted. Seconded by Don Anderson. Motion approved unanimously.

b. 160-23R – 318 W Rose Hill Ave – R3

Kingbridge Homes, LLC, applicant - New home construction

John Solthouse addressed the board regarding the construction of the traditional two story home with a detached garage. The board addressed concerns about the height of the stone material on the front of the house, and changing the widows in the pantry to a smaller size.

Don Anderson made a motion to approve 160-23R with the following provision: 1) Stone material be lowered to the division of the double hung windows. Seconded by Dick Gordon. Motion approved unanimously.

c. 168-23R- 414 Par Lane – R4

Benchmark Homes, applicant – New single family home

Jeff Brinkman, with Benchmark Homes, addressed the board about the 2700 square ft. construction. The board addressed extending the band board on the front, and sides of the house. Adding a window in the 2nd floor bathroom.

Don Anderson made the motion to approve case 168-23R with the following requirements: 1) Add band board to the smaller gable on the front elevation. 2) Include band board between the first and second floor on all elevations. 3) Add window in the second floor bathroom on the top left of the rear elevation. Seconded by Mike Marlo. Motion approved unanimously.

d. 169-23R – 434 Joe Ave – R3

EFS Energy, Inc., applicant – Roof solar array installation

Justin Evans with EFS Energy, addressed the board. The customer replaced the roof, so it is fairly new. The board asked about the trees surrounding the home.

Mike Marlo made a motion to approve case 169-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

e. 170-23R – 43 Orchard Lane – R1

Nick Casey, applicant – Kitchen addition, and interior remodel

Nick Casey, general contractor for the project, addressed the board. The board discussed the roof extension over the addition.

Mike Marlo made a motion to approve case 170-23R as submitted. Seconded by Dick Gordon. Motion approved unanimously.

f. 171-23R – 1334 Marbendale Ct – R3

Josh Martin, applicant – Interior remodel, change window and garage door size

Josh Martin addressed the board about an extensive remodel that requires changes to the widows around the home. Will widen the garage door to 16 ft. The board voiced concerns about the windows. Mr. Martin went through each proposed window change. The discussed the garage door design.

Chris Burton made a motion to approve case 171-23R as submitted with the following stipulation: 1) Use garage door that has divided square or rectangular windows on the top portion. Seconded by Mike Marlo. Motion approved unanimously.

g. 173-23R - 113 N Clay Ave – R4

Robert Kern, applicant – Addition to the rear of the house


Robert Kern addressed the board. The board had questions regarding the first floor rear elevation windows. Adding windows in the garage, and the design with the kitchen area with the fireplace. The board addressed the concern for the plans being detailed or accurate enough for approval at this time.

Chris Burton made a motion to continue case 173-23R with the following recommendations. 1) Revise elevations to show accurate window size,

window grids, window sills and aprons. Make the master bedroom west windows are full size. Correct the placement of the powder room window. 2) Revise elevations to show accurate depiction of chimney. 3) Add band boards to the addition. 4) Add windows on the rear elevation on either side of the great room. 5) Add windows to the garage on both the rear elevation and on the south elevation (can be transom windows spread out).
Seconded by Mike Marlo. Motion approved unanimously.

- V. Commercial Review- Old Business – None
- VI. Commercial Review- New Business – None

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:40 pm.

	Chris Burton, Acting Chairman
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