



## Architectural Review Board

### Agenda

Monday, August 19, 2024 7:00 p.m.

Council Chambers - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

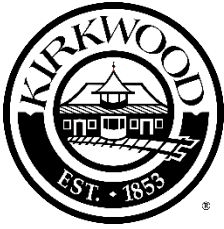
- I. **Approval of Minutes – July 15, 2024**
- II. **Election of Chair and Vice-Chair Positions**
- III. **Sign Review - Old Business**
- IV. **Sign Review - New Business**
  - a. 24-24S – 10463 Manchester Rd Unit A – B-4  
Piros Signs Inc., applicant – New Business wall signage
  - b. 25-24S – 245 West Essex Ave – B-1  
Dale Sign Service, applicant – New business wall signage
- V. **Residential Review – Old Business**
  - a. 24-24R – 706 Pearl Ave – R-3  
Mike Lewis Homes LLC, applicant – Change window style on rear elevation
  - b. 111-24R – 921 N Clay Ave – R4  
Charleston Homes LLC, applicant – new single-family home
- VI. **Residential Review – New Business**
  - a. 117-24R – 426 Wilcox Ave – R-4  
Daniel and Lusnail Haberberger, applicant – Screen porch replacement
  - b. 118-24R – 234 Hyacinth Ct – R4  
Lewis Homes LLC, applicant – rear covered patio
  - c. 119-24R – 337 George Ave – R-4  
MK Custom Homes., applicant – New covered deck
  - d. 120-24R – 1452 Oak Bluff Ln – R-4  
Lakeside Renovating and Design, applicant – front and rear porch work
  - e. 121-24R – 1956 Westview Ave – R-3  
Benchmark Homes, applicant – New SFR
  - f. 122-24R – 1815 Sunny Dr – R-3  
Agape Construction, applicant – 1 story addition & outdoor space
  - g. 123-24R – 18 Heatherbrook Ln – R-3  
Agape Construction, applicant – 1<sup>st</sup> floor addition
  - h. 124-24R – 123 N Harrison Ave – R-4  
Agape Construction, applicant – 1 and 1/2 story 3-car garage/carriage house
- VII. **Commercial Review - Old Business**
- VIII. **Commercial Review - New Business**
  - a. 09-24C – 1280 Simmons Ave – R-4  
Helen Lee Architect., applicant – Addition to education building and trash enclosure

**Kirkwood Architectural Review Board Members:** Chairman Mark Campbell; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo, Ninad Garware, Ben Arenberg; 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.

C: Russ Hawes, CAO; Chris Krueger, Director of Public Services; Laurie Asche, City Clerk; Bridget Waters, Deputy City Clerk; Liz Gibbons, Mayor; Nancy Luetzow, Council Liaison; Donna Poe, SBD; Jessica Winter, Communications Manager; Jonathan Raiche, Director of Planning and Development Services; Amy Lowry, Planner II



**Architectural Review Board  
DRAFT Meeting Minutes  
Monday, August 5th, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

Dick Gordon  
Don Anderson  
Ninad Garware  
Pat Jones

**Members Absent**

Mark Campbell, Chairman  
Ben Arenberg  
Chris Button  
Michael Marlo

**Call Meeting to Order and Approval of Minutes**

Mr. Gordon called the meeting to order at 7:00 pm. Mr. Gordon asked if there were any comments for the August 5th meeting minutes.

**Don Anderson made a motion to approve the July 15<sup>th</sup> minutes. Seconded by Pat Jones. Motion approved unanimously.**

**I. Residential Review - Old Business**

a. 67-24R – 747 N Taylor Ave – R3

Kevin Weber, applicant – Resubmittal: addition

David Weber presented the proposal to the board. The board tried to confirm the surface of the roof, but this was not material to the approval of the addition.

**Pat Jones made the motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.**

b. 91-24R – 563 Andrews Ave – R4

Charles Nigh, applicant – Resubmittal: rear covered porch

Charles Nigh presented the proposal to the board. The board discussed the potential concrete exposure.

**Don Anderson made a motion to approve with condition that the owner has no more than 2 feet of exposed concrete or that the exposed area beyond the 2 feet be finished with material. Seconded by Pat Jones. Motion approved unanimously.**

**II. Residential Review - New Business**

a. 106-24R – 35 Hill Dr – R3

Roeser Home Remodeling, applicant – 2<sup>nd</sup> floor residential addition

Joe Roeser from Roeser Home Remodeling presented to the board. The board had no substantial comments.

**Pat Jones made a motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.**

b. 107-24R – 719 Briarfarm Ln – R1

Jordan Bond, applicant – replacement of deck

Jordan Bond presented to the board and clarified that the project is using steel framing painted black and that new footings would be needed.

**Don Anderson made a motion to approve as submitted. Seconded by Ninad Garware. Approved unanimously.**

c. 108-24R – 334 W Essex Ave – R4

Lewis Homes LLC, applicant – rear covered patio

Mike Lewis from Lewis Homes LLC presented to the board. The board confirmed that the 8x8 posts would be white composite to match the front porch posts.

**Ninad Garware made a motion to approve as submitted. Seconded by Pat Jones. Motion approved unanimously.**

d. 109-24R – 34 Lemp Rd – R1

John Curtis, applicant – rear addition

Katie Nelson Cook, architect, presented to the board and confirmed that there will be a new standing seam metal roof and that the concrete wall on the north elevation will be painted. **Pat Jones made a motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.**

e. 110-24R – 10939 Manchester Rd – R4

RS Land Development LLC, applicant – detached garage

A representative for the project was not present, but because the board had no substantial concerns, they agreed that it was okay to proceed.

**Pat Jones made a motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.**

f. 111-24R – 921 N Clay Ave – R4

Charleston Homes LLC, applicant – new single-family home

Katie Nielson Cook, architect, presented to the board. The board discussed foundation exposure, the need for windows on the right elevation, and changing the front gables to present a more balanced look.

**Don Anderson made the motion to approve case 111-24R with the following requirements: 1) The front foundation has no more than 1 foot of exposed concrete, and it is recommended to cover it with the same stone as the porch posts, 2) On the right elevation, add two double-hung windows in the garage. 3) On the right elevation, add a double hung window in the bathroom. 4) On the front elevation, bring the main gable forward a couple of feet to create complete gable. Seconded by Pat Jones. Motion approved unanimously.**

g. 112-24R – 250 Crest Ave – R4

MD Clement Construction LLC, applicant – new single-family home

Michael Clement from MD Clement Construction LLC presented to the board. The board discussed the front porch columns, the need for band boards, the window grid styles, and the shutters.

**Don Anderson made a motion to approve case 112-24R with the following requirements: 1) The front porch columns are to be equally spaced with the left column next to the garage being a half column. 2) Band boards are to be added to the side gables and the gables should have the vertical finishing materials used on the front façade gables. 3) Band boards are to be added to the rear gables and the gables should have the vertical finishing materials used on the front façade gables. 4) The window grids are to be consistent throughout the house. 5) The proposed shutters are to be removed. Seconded by Ninad Garware. Motion approved unanimously.**

h. 113-24R – 545 S Fillmore Ave – R4

11933 Ladue Rd LLC, applicant – new single-family home

Michael Vigdorichik presented to the board. The board confirmed that the garage panels on the rendering were misrepresenting the style and that the panels will match the overall color of the garage door. The rear door will be 30" off grade with stairs and a railing.

**Don Anderson made a motion to approve case 113-24R with the following requirements: 1) The gutter board of the dog house portion needs to be even with the porch gutter board. 2) There must be no more than 1 foot of concrete exposure on the front elevation and no more than 2 feet of concrete exposure on the side and rear elevations. 3) Remove the**

**shutters. 4) Band board placed around the bottom. 5) The steps off the rear door need to be concrete. Seconded by Pat Jones. Motion approved unanimously.**

i. 114-24R – 526 S Fillmore Ave – R4

LR Custom Homes, applicant – new single-family home

John Odom presented to the board. The board confirmed the whole house will be with hardy siding and that the rear elevation porch posts will be centered on the door. The board suggested that the side entry staircase be widened by a foot or so.

**Pat Jones made a motion to approve case 114-24R with the following requirements: 1) a man door be added to the left side of the garage. The style of the door must match the doors on the home. Seconded by Ninad Garware. Motion approved unanimously.**

j. 115-24R – 920 Dickson Ave – R4

FM Design Build, applicant – new single-family home

Matt Moore from FM Design Build presented to the board. The board suggested that the stones used on the front porch posts be brought down to the grade to cover the concrete exposure. The board discussed the design of the gables and needing a window on the left elevation.

**Don Anderson made a motion to approve case 115-24R with the following requirements: 1) No more than 2 feet of concrete exposure on the side elevations. 2) On the left elevation, add a window to the pantry. 3) On the side elevations, add shakes in the gables. 4) Add a gable vent in the blank front gable with shakes. 5) Remove brackets. Seconded by Pat Jones. Motion approved unanimously.**

k. 116-24R – 333 George Ave – R4

Jeff Day & Associates, applicant – new single-family home

Jason Lehmann from Jeff Day and Associates presented to the board. The board confirmed that the window trim would be PVC painted to appear like stained cedar. The board discussed the placement of the front windows on the second floor, bringing materials from the front elevation to the side and rear elevations, and all windows needing sills and aprons.

**Don Anderson made a motion to approve case 116-24R with the following requirements: 1) The vertical siding on the front must return on both floors of the side elevation for 1-2 feet. 2) Vertical siding to be added to the higher gable on the left side elevation. 3) The left side of the garage needs either 2 windows or 1 window and a door. 4) On the right elevation, add a window in the flex room. 5) All windows must have sills and aprons. 6) The gutter board of the dog house in the rear needs to match the gutter board of the covered patio. 7) On the front elevation, the 2<sup>nd</sup> story windows must be equally spaced.**

**Seconded by Pat Jones. Motion approved unanimously.**

Mr. Gordon asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:05 pm.

	Dick Gordon
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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](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.