



**Architectural Review Board
Work Session Meeting Minutes
Monday, August 5th, 2024 – 6:30 p.m.**
Main Level Conference Room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

Don Anderson
Dick Gordon
Ninad Garware
Pat Jones

Members Absent

Mark Campbell, Chairman
Ben Arenberg
Michael Marlo
Chris Burton

Call Meeting to Order and Approval of Minutes

Mr. Gordon called the work session to order at 6:30 p.m. Mr. Gordon asked if there were any comments for the July 15th meeting minutes.

Don Anderson made a motion to approve the July 15th 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

The board discussed the change from a 2 story addition to a 1 story addition.

They felt the home has good character but needed clarification on roof structure.

b. 91-24R – 563 Andrews Ave – R4

Charles Nigh, applicant – Resubmittal: rear covered porch

The board discussed concerns about the concrete exposure and noted the house was built in 2019.

II. Residential Review - New Business

a. 106-24R – 35 Hill Dr – R3

Roeser Home Remodeling, applicant – 2nd floor residential addition

The board did not have any comments.

b. 107-24R – 719 Briarfarm Ln – R1

Jordan Bond, applicant – replacement of deck

The board noted the deck's chamfered corners were being eliminated.

c. 108-24R – 334 W Essex Ave – R4

Lewis Homes LLC, applicant – rear covered patio

The board suggested that the porch supports be wrapped in white to match the rest of the house.

d. 109-24R – 34 Lemp Rd – R1


John Curtis, applicant – rear addition

The board suggested band boards be added to the gables to match.

They noted the concrete on the rear elevation could be painted or covered, but there is no good solution to improving the aesthetics.

- e. 110-24R – 10939 Manchester Rd – R4
RS Land Development LLC, applicant – detached garage
The board noted windows in garage door would not be needed since it did not face the street.
- f. 111-24R – 921 N Clay Ave – R4
Charleston Homes LLC, applicant – new single-family home
The board noted the front elevation seems imbalanced and discussed various solutions. The right elevation needs additional windows.
- g. 112-24R – 250 Crest Ave – R4
MD Clement Construction LLC, applicant – new single-family home
The board suggests the front columns are too wide, maybe move location of the left column closer to the garage. The shutters should be removed and the grids need to match. Band boards are needed throughout in various places.
- h. 113-24R – 545 S Fillmore Ave – R4
11933 Ladue Rd LLC, applicant – new single-family home
The board noted the need to remove shutters. The paneling on the garage door was too distracting.
- i. 114-24R – 526 S Fillmore Ave – R4
LR Custom Homes, applicant – new single-family home
The board did not have time to discuss this case in the work session.
- j. 115-24R – 920 Dickson Ave – R4
FM Design Build, applicant – new single-family home
The board did not have time to discuss this case in the work session.
- k. 116-24R – 333 George Ave – R4
Jeff Day & Associates, applicant – new single-family home
The board did not have time to discuss this case in the work session.

Mr. Gordon asked if there was any other business to be address. Upon hearing there was none, the adjourned the meeting at 7:00 p.m.

	Dick Gordon
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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 ear 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 2nd 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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