



Architectural Review Board

Agenda

Monday, September 16, 2024 7:00 p.m.

Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. **Approval of Minutes** – September 3, 2024
- II. **Sign Review - Old Business**
- III. **Sign Review - New Business**
 - a. 27-24S 124 W Jefferson Ste 101 – B2
Landmark Sign Company, applicant – hanging sign and window decals
 - b. 28-24S 1244 S Kirkwood Rd – B5
DK Sign & Lighting, applicant – Buffalo Wild Wings wall signs and window decals
 - c. 29-24S 215 S Kirkwood Rd – B2
Lawrence Fabric, applicant – Imo's Pizza new awning canopies
- IV. **Residential Review - Old Business**
- V. **Residential Review - New Business**
 - a. 133-24R 857 Stable Ridge Rd – R3
Mikhail Digman, applicant – covered rear porch with outdoor fireplace
 - b. 134-24R 506 Coverdale Ave – R4
Evergreen Homes, applicant – new single-family home
 - c. 135-24R 919 Simmons Ave – R4
Agape Construction, applicant – primary bedroom addition
 - d. 136-24R 604 E Essex Ave – R3
Matt and Megan Graves, applicants – front porch addition
 - e. 137-24R 310 Emmerson Ave – R3
Benchmark Homes, applicant – new single-family home
 - f. 138-24R 1141 S Glenwood Ln – R1
JP Melton Design LLC, applicant – exterior and interior renovations, new roof

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 Ashe, 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
Tuesday September 3rd, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

Members Present

Chris Burton, Vice Chairman
Don Anderson
Dick Gordon
Pat Jones

Members Absent

Mark Campbell, Chairman
Ben Arenberg
Ninad Garware
Michael Marlo

Call Meeting to Order and Approval of Minutes

Mr. Burton called the meeting to order at 7:00 pm. Mr. Gordon asked if there were any comments for the August 19th meeting minutes.

Mr. Gordon made a motion to approve the August 19th minutes. Seconded by Mr. Anderson. Motion approved unanimously.

I. Sign Review - Old Business

II. Sign Review - New Business

a. 26-24S 310 S. Fillmore Ave – B3

A-1 Sign/Yesco, applicant – new wall signage

A representative was not present for the project. Because the Board did not have any issues with the signage, they moved forward with the motion. **Pat Jones motioned to approve the project as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

III. Residential Review - Old Business

a. 120-24R 1452 Oak Bluff Ln – R2

Charles Nigh, applicant – front porch and rear porch work

Charles Nigh presented the project. The Board noted that the applicant had addressed the previous comments the Board had at the last meeting when the case was continued. **Dick Gordon motioned to approve the project as submitted. Seconded by Pat Jones. Motion approved unanimously.**

IV. Residential Review - New Business

a. 88-24R 725 Edna – R3

Alan Ruby, applicant – new single-family residence

Alan Ruby presented the project. Mr. Ruby clarified that the shutter sizes on the front elevation were sized correctly to meet City standards. **Pat Jones motioned to approve the project with the following requirement: 1) Side and rear gables have shakes and a band board added. Seconded by Dick Gordon. Motion approved unanimously.**

b. 125-24R 240 E Washington Ave – R3

Monte Herring, applicant – new single-family residence

Monte Herring presented the project. The applicant noted that style he is presenting is unique to Kirkwood and has certain elements that build upon his previous projects in Kirkwood. He noted that the stucco finish would have enough texture to make it look historic. The Board noted that the unique characteristics and styles of the house allow for more leniency in interpreting some of the guidelines in this specific case. They noted the amount of windows on the west elevation met the minimum amount they would like to see. The Board suggested increasing the size of the concave windows in some of the gables. The applicant explained that the square window on the east elevation would be positioned so that it was possible to clean. The Board suggested adding grids to that window. The applicant explained that the wall beyond the archway on the north elevation would have a wood design element so it would not be a blank wall. **Don Anderson motioned to approve the project as submitted. Seconded by Pat Jones. Motion approved unanimously.**

- c. 126-24R 633 Evans Ave – R4
David C. Lorentz, applicant – residential addition
Homeowner Luke Hesse presented the project. The Board discussed ways to increase the presence of the front porch and increase the amount of windows on the addition. **Don Anderson motioned to approve the project with the following requirements: 1) On the front and rear porch, have 8” columns with caps and bases, 2) On the front porch, add ½ columns on the sides near the wall, 3) On the front porch, have the columns go all the way down to the ground and cover the piers with 8” or larger, 4) Add material (lattice, siding, stone, or brick) between the bottom of the porch to grade, 5) On the front porch, match the bird box style of gable present in other house gables, 6) If possible, raise the header so that there is 7’ between the floor and the header, 7) Add two 2’x2’ windows in the master bedroom, 8) On the north elevation, add either a 2’x2’ or a transom window to the walk in closet, 9) On the rear elevation, add 1 window on the left side of the door in the office. Seconded by Dick Gordon. Motion approved unanimously.**
- d. 519 Woodleaf Ct – R4
Jennifer Taylor, Terra Nova Builds, applicant – sunroom conversion to kitchen
Jennifer Taylor presented the project. The Board discussed weatherproofing concerns. **Pat Jones motioned to approve the project as submitted. Seconded by Dick Gordon. Motion approved unanimously.**
- e. 128-24R 122 Morningside Dr – R4
Pentrex Development Corp., applicant – new single-family residence
Architect Alan Ruby presented the project. The Board discussed the shutters, the front porch, and the side of the garage. **Don Anderson motioned to approve the project with the following requirements: 1) Ensure the concrete exposure is no more than 1’ on the front elevation and 2’ on the side and rear elevations, 2) Raise the top of the dog house on the left side to meet the top of the gutter board of the front of the home, 3) On the left side elevation, add either two windows OR a man door and a window to the garage, 4) On the front porch, add a ½ column against the garage, 4) Add shutters to two 2nd floor windows on the right elevation, one 2nd floor window on the rear elevation, and one 2nd floor window on the left elevation. Seconded by Pat Jones. Motion approved unanimously.**
- f. 129-24R 35 Orchard Ln – R3
Agape Construction, applicant – screened porch conversion to sunroom
Taylor Huston presented the project. Ms. Huston noted that the window style was changing from what was shown in original submittal to sliding window and that the window trim would match the existing house. The Board had no issue with the change in window type. **Dick Gordon motioned to approve the project with the following requirement: 1) the window style be sliding windows as shown in the elevations submitted at the meeting. Seconded by Pat Jones. Motion approved unanimously.**
- g. 132-24R 308 Nelda Ave – R3
D&R Building Group, applicant -- new single-family residence
Architect Tim Hollerbach presented the project. The Board discussed the windows on the left elevation and the need for a man door on the detached garage. **Don Anderson motioned to approve the project with the following requirements: 1) The dining room windows on the left elevation be separated as far as possible, and 2) A man door is added to one of the elevations to replace one of the windows. Seconded by Dick Gordon. Motion approved unanimously.**

V. Commercial Review - Old Business

VI. Commercial Review - New Business

- a. 10-24C 1202 S. Kirkwood Rd – R3
MCW RD Kirkwood commons LLC, applicant – Install interior/exterior doors