



**Architectural Review Board – Draft Minutes**  
**Monday, August 19th – 7:00 p.m.**  
Main level conference room - Kirkwood City Hall  
139 S. Kirkwood Road  
Kirkwood, MO 63122

**Members Present**

Chris Burton  
Dick Gordon  
Don Anderson  
Ninad Garware  
Ben Arenberg  
Michael Marlo

**Members Absent**

Mark Campbell, Chairman

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

Mr. Burton called the meeting to order at 7:00 pm. Mr. Burton asked if there were any comments for the August 5th meeting minutes. **Ninad Garware made the motion to approve the August 5<sup>th</sup> minutes. Seconded by Dick Gordon. Motion approved unanimously.**

**II. Election of Chair and Vice-Chair Positions**

The Board discussed nominating Mark Campbell as Chairman and Chris Burton as Vice Chairman. **Michael Marlo made a motion to approve these nominations. Seconded by Ninad Garware. Motion approved unanimously.**

**III. Sign Review - Old Business**

**IV. Sign Review- New Business**

a. 24-24S– 10463 Manchester Rd Unit A – B-4

Joe Phillips, Piros Signs Inc., applicant – Commercial wall signage

The applicant confirmed the total signage will amount to 84 square feet and that no window decals were proposed. **Michael Marlo motioned to approve as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

b. 25-24S – 245 West Essex Ave – B-1

Austin Smith, Dale Sign Service, applicant – Commercial wall signage

The board discussed the painted brick and how it will make the sign hard to see. The applicant confirmed the client will put gooseneck lighting above the signage. **Michael Marlo motioned to approve as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

**V. Residential Review – Old Business**

a. 24-24R – 706 Pearl Ave – R-3

Mike Lewis, Mike Lewis Homes LLC, applicant – Change window style on rear elevation

The applicant explained the changes to the window style. **Michael Marlo motioned to approve as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

b. 111-24R – 921 N Clay Ave – R-4

Charleston Homes LLC, applicant – New single-family residence

Architect Katie Niesen-Cook explained the proposed changes from the requested conditions at the last meeting. After discussion, the board was satisfied with the re-submitted proposal. **Dick Gordon motioned to approve as a submitted. Seconded by Don Anderson. Motion approved unanimously.**

## VI. Residential Review – New Business

a. 117-24R – 426 Wilcox Ave– R-4

Daniel and Lusnail Haberberger, applicant – replacing screened porch

The applicants explained that the project will be replacing the roof. The Board discussed eliminating the gutter and raising the pitch. The Board wanted the Building Department to review the project to determine whether or not hand rails will be necessary. **Don Anderson motioned to approve with the following conditions: 1) The porch roof be raised to intersect with the existing roof and the gutter be eliminated so that the pitch is steeper than what is shown on the submitted drawings. Seconded by Ben Arenberg. Motion approved unanimously.**

b. 118-24R – 234 Hyacinth Ct – R-4

Mike Lewis, Lewis Homes LLC, applicant – rear covered patio

The applicant presented a rear covered patio and confirmed that the three faces will be covered with stone to match the stone on the front columns. **Don Anderson motioned to approve with the following conditions: 1) Any exposed foundation must comply with maximum concrete exposure requirements, which are 24” on rear and sides and 12” in front. Seconded by Michael Marlo. Motion approved unanimously.**

c. 119-24R – 337 George Ave – R-4

Andrew Kelly, MK Custom Homes, applicant – New covered deck

The applicant presented a new covered deck to the board. **Dick Gordon motioned to approve with the following conditions: 1) The fireplace be electric with no flue and no roof penetration of the rear porch, 2) Stone be used on all four sides of the fireplace, and 3) Cover the area underneath the deck to grade with lattice or fascia board. Seconded by Ben Arenberg. Motion approved unanimously.**

d. 120-24R – 1452 Oak Bluff Ln – R4

Charles Nigh, Lakeside Renovating and Design, applicant – Front and rear porch work

The applicant presented the project to the board stating the project will include adding shutters to the front of the house along with the front and rear porch work. The board discussed the best path forward for the chimney configuration. **Don Anderson motioned to continue the case with the following recommendations: 1) Verify ventilation requirements for gas fireplace, and 2) Create a sloped roof with a flat ceiling and headers that go all the way to the back of the house. Seconded by Dick Gordon. Motion approved unanimously.**

e. 121-24R – 1956 Westview Ave – R-3

Jeff Brinkman, Benchmark Homes, applicant – new single-family home

The applicant explained the project will include a ventless gas fireplace. The applicant stated that the rear overhang for outdoor kitchen and the rear gable design was by client’s request. **Don Anderson motioned to approve with the following conditions: 1) Exposed foundation to meet guidelines of maximum exposure of concrete, which are 24” on rear and sides and 12” in front, 2) Add band board to the gutter line on the right and left elevation gables, and 3) Add band board on the front gable next to the garage. Seconded by Dick Gordon. Motion approved unanimously.**

f. 122-24R – 1815 Sunny Dr – R-3

Taylor Huston, Agape Construction, applicant – 1 story addition and outdoor space


The applicant explained the project will include retaining wall and adding basement. Window style will match what is on the back. **Ninad Garware motioned to approve as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

- g. 123-24R – 18 Heatherbrook Ln – R-3  
Taylor Huston, Agape Construction, applicant – First floor addition  
The applicant explained that they will be adding a first floor age-in-place master bedroom suite. **Don Anderson motioned to approve with the following condition: 1) Lattice between addition in grade needs to be no more than 3 inches from grade or go all the way down to grade. Seconded by Ben Arenberg. Motion approved unanimously.**
  
- h. 124-24R – 123 N Harrison Ave – R-4  
Taylor Huston, Agape Construction, applicant – 1 and ½ story 3-car garage/carriage house  
The applicant presented new elevation plans and explained the use of the proposed space. **Don Anderson motioned to approve with the following condition: 1) Window grids must match the existing house. Seconded by Dick Gordon. Motion approved unanimously.**

**VII. Commercial Review- New Business**

- a. 09-24C – 1280 Simmons Ave – R-4  
Helen Lee Architect, applicant – Addition to education building and trash enclosure  
The applicant explained the addition to education would be an additional 1000sqft. They will keep similar style to contrast and color scheme. The trash enclosure will be moved to the east side of the parking lot. **Michael Marlo motioned to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.**

Mr. Burton asked if there was any other business to be address. Upon hearing there was none, the adjourned the meeting at 8:09 p.m.

	Chris Burton
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