



Architectural Review Board – Agenda
Tuesday, September 3rd, 2024 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

- I. **Approval of Minutes** – August 19, 2024
- II. **Sign Review - Old Business**
- III. **Sign Review - New Business**
 - a. 26-24S 310 S. Fillmore Ave – B3
A-1 Sign/Yesco, applicant – new wall signage
- IV. **Residential Review - Old Business**
 - a. 120-24R 1452 Oak Bluff Ln – R2
Charles Nigh, applicant – front porch and rear porch work
- V. **Residential Review - New Business**
 - a. 88-24R 725 Edna – R3
Alan Ruby, applicant – new single-family residence
 - b. 125-24R 240 E Washington Ave – R3
Monte Herring, applicant – new single-family residence
 - c. 126-24R 633 Evans Ave – R4
David C. Lorentz, applicant – residential addition
 - d. 519 Woodleaf Ct – R4
Jennifer Taylor, Terra Nova Builds, applicant – sunroom conversion to kitchen
 - e. 128-24R 122 Morningside Dr – R4
Pentrex Development Corp., applicant – new single-family residence
 - f. 129-24R 35 Orchard Ln – R3
Agape Construction, applicant – screened porch conversion to sunroom
 - g. 132-24R 308 Nelda Ave – R3
D&R Building Group, applicant -- new single-family residence
- VI. **Commercial Review - Old Business**
- VII. **Commercial Review - New Business**
 - a. 10-24C 1202 S. Kirkwood Rd – R3
MCW RD Kirkwood commons LLC, applicant – Install interior/exterior doors

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice Chairman Chris Burton; Members Don Anderson, 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 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 5th 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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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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.