



Architectural Review Board

Agenda

Monday, November 4, 2024 7:00 p.m.

Council Chambers - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

- I. **Approval of Minutes – October 21, 2024**
- II. **Sign Review - Old Business**
- III. **Sign Review - New Business**
 - a. 40-24S – 10414 Manchester Rd – B3
Doug Mitchell, Signarama, applicant – new window signage
- IV. **Residential Review - Old Business**
 - a. 82-24R – 6 Sugar Creek Trail – R1
Chris Pike, applicant – addition
 - b. 143-24R 627 Evans Ave – R4
Jim Geringer, applicant – remodel detached garage with dormer and deck
- V. **Residential Review - New Business**
 - a. 155-24R – 312 Nelda Ave – R3
John Lewis, applicant – addition
 - b. 156-24R – 5 Ivanhoe Woods St – R1
Aaron Senne, applicant – renovation and addition
 - c. 158-24R – 1223 Woodgate Dr – R3
Nicholas Siebert, applicant – new pool house
 - d. 159-24R – 511 W Jewel Ave – R4
Agape Construction, applicant – renovation and addition
- VI. **Commercial Review - Old Business**
 - a. 11-24C 10414 Big Bend Rd – RMM
Lindbergh Properties, applicant – new apartment building
- VII. **Commercial Review - New Business**

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, October 21st, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Chris Burton, Vice Chairman
Don Anderson
Ben Arenberg
Ninad Garware
Don Hussman

Members Absent

Mark Campbell, Chairman
Dick Gordon
Michael Marlo

I. Call Meeting to Order and Approval of Minutes

Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the October 7th meeting minutes.

Mr. Anderson made a motion to approve the October 7th minutes. Seconded by Mr. Garware. Motion approved unanimously.

- II. Sign Review - Old Business**
- III. Sign Review - New Business**
- IV. Residential Review - Old Business**
- V. Residential Review - New Business**

a. 130-24R 1009 Krauswood Dr – R3

Aligned Studio, applicant – new attached garage with second story
Randy Winzen and Brian Millikan presented the case. Although the plans noted that the existing house will be re-sided with board and batten to match the new garage, the Board discussed the difficulty of approving the use of board and batten on the new garage without knowing for certain whether or not and if so, how the remainder of the house would be re-sided with board and batten. **Mr. Hussman motioned to continue the case with the recommendation to update the proposal to show the full extent of the exterior siding modifications for the proposed garage and the existing home. Mr. Hussman also recommended the following changes: 1) the need for windows in the garage doors, 2) the need for at least one window on the first floor of the garage on either the rear or side elevation, and 3) that the foundation exposure on the side of the new garage be remedied by either using siding or brick. Seconded by Mr. Anderson. Motion approved unanimously.**

b. 131-24R 503 Mistletoe/951 Geyer – R4

Lombardo Homes, applicant – new single-family home
Jackie Needham presented the case. The need for additional windows on the right and left elevations, the use of board and batten in the rear gable, and returning the stone façade to the side elevations were discussed. **Mr. Anderson motioned to approve the case with the following requirements: 1) Add windows to the garage doors, 2) On the right elevation, add small windows up high in the great room, 3) On the right elevation, add a window in the first floor study, 4) On the right elevation, add a window in the second floor bedroom #2, 5) On the left elevation, add a window in the walk-in-closet, 6) The staircase window needs to be either a casement window or double-hung, 7) Return the stone from the front elevation at least 2 feet on each side elevation, 8) Use board and batten for the full rear gable and add a band board at the bottom of the gable. Seconded by Mr. Garware. Motion approved unanimously.**

c. 143-24R 627 Evans Ave – R4

Jim Geringer, applicant – remodel detached garage with dormer and deck

Jim Geringer presented the case. The Board discussed the need to see accurate drawings of how the deck will attach to the garage and what the door to the dormer will look like. The Board also noted they needed pictures of the existing house to confirm the window style for the garage would match the window style of the existing house. **Mr. Anderson motioned to continue the case with the recommendation that the applicant provide detailed, accurate elevations of the proposal and photos of the existing home. Seconded by Mr. Hussman. Motion approved unanimously.**

d. 148-24R 1021 W Adams Ave – R1

Link Architecture, applicant – one story addition with basement

Tom McGraw presented the case. The Board discussed the history of the home and how the proposed windows will be made by Emil Frei Studios to match the unique construction of the existing windows. The applicant clarified that the home is terrazzo on a concrete slab built on a slab and that most doors open to grade. **Mr. Anderson motioned to approve the case as submitted with the requirement that 1) some type of step down or landing be created at each doorway. Seconded by Mr. Garware. Motion approved unanimously.**

e. 149-24R 664 E Argonne Dr – R3

Lewis Homes LLC, applicant – new single-family home

Mike Lewis presented the case. He noted that the door with shutters on either side was a request of the client to make a statement door and that the shutters will be custom made. The Board discussed the difficulty of adding a column to the front porch while spacing the columns somewhat equally without disrupting the view of the main door or the other front windows. The Board discussed the need for additional columns in the rear porch. **Mr. Anderson motioned to approve the case with the following requirements: 1) The front foundation exposure be no more than 12", 2) the window grids are consistent in both the house and the detached garage, ideally 4 over 4, 3) the front porch have a total of 4 columns, 4) a 1/2 column pilaster be added on either side of the rear porch, and 5) the fireplace chimney will be made with brick. Seconded by Mr. Hussman. Motion approved unanimously.**

f. 150-24R 737 Cheviot Ct – R3

John Corners, applicant – enclose carport in rear

John Corners presented the case. The Board noted they needed more clarity on how enclosing the carport would align with the addition. **Mr. Anderson motioned to continue the case with the recommendation that the applicants update their proposal to provide floor plans, plans for the footings, and more detailed elevations. Seconded by Mr. Garware. Motion approved unanimously.**

g. 151-24R 1026 Station Bend Ln – R3

Lawn Systems Inc, applicant – 12'x16' cedar pergola

Bret Lundstrom presented the case and clarified that the pictures of the example would match what is being built without the stone bases or detailing. **Mr. Garware motioned to approve the case as submitted. Seconded by Mr. Hussman. Motion approved unanimously.**

h. 153-24R 240 E Bodley Ave – R3

Erin Friederich, applicant – interior remodel with window changes

Erin Friederich presented the case. The Board had no comments. **Mr. Arenberg motioned to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

i. 154-24R 1243 Oakshire Ln – R3

NJL Custom Homes, applicant – new single-family home

Nick Luizza presented the case. The Board discussed the need for more articulation on the side gables and more windows on the side elevations. **Mr. Anderson motioned to approve the case with the following requirements: 1) gable vents be added in the top gable on both side elevations, 2) window grids to be consistent, 3) on the left elevation (labeled as right side elevation on plans), add a window to the second floor bedroom #5, 4) on the left elevation**

**(labeled as right side elevation on plans), add a window to the garage in front of the porch.
Seconded by Mr. Arenberg. Motion approved unanimously.**

- VI. Commercial Review - Old Business**
- VII. Commercial Review - New Business**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:58 pm.

	Chris Burton, Vice Chairman
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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.