



**Architectural Review Board
Meeting Minutes
Monday, August 5th, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Dick Gordon
Don Anderson
Ninad Garware
Pat Jones

Members Absent

Mark Campbell, Chairman
Ben Arenberg
Chris Button
Michael Marlo

Call Meeting to Order and Approval of Minutes

Mr. Gordon called the meeting to order at 7:00 pm. Mr. Gordon asked if there were any comments for the August 5th 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

David Weber presented the proposal to the board. The board tried to confirm the surface of the roof, but this was not material to the approval of the addition.

Pat Jones made the motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.

b. 91-24R – 563 Andrews Ave – R4

Charles Nigh, applicant – Resubmittal: rear covered porch

Charles Nigh presented the proposal to the board. The board discussed the potential concrete exposure.

Don Anderson made a motion to approve with condition that the owner has no more than 2 feet of exposed concrete or that the exposed area beyond the 2 feet be finished with material. Seconded by Pat Jones. Motion approved unanimously.

II. Residential Review - New Business

a. 106-24R – 35 Hill Dr – R3

Roeser Home Remodeling, applicant – 2nd floor residential addition

Joe Roeser from Roeser Home Remodeling presented to the board. The board had no substantial comments.

Pat Jones made a motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.

b. 107-24R – 719 Briarfarm Ln – R1

Jordan Bond, applicant – replacement of deck

Jordan Bond presented to the board and clarified that the project is using steel framing painted black and that new footings would be needed.

Don Anderson made a motion to approve as submitted. Seconded by Ninad Garware. Approved unanimously.

c. 108-24R – 334 W Essex Ave – R4

Lewis Homes LLC, applicant – rear covered patio

Mike Lewis from Lewis Homes LLC presented to the board. The board confirmed that the 8x8 posts would be white composite to match the front porch posts.

Ninad Garware made a motion to approve as submitted. Seconded by Pat Jones. Motion approved unanimously.

d. 109-24R – 34 Lemp Rd – R1

John Curtis, applicant – rear addition

Katie Nelson Cook, architect, presented to the board and confirmed that there will be a new standing seam metal roof and that the concrete wall on the north elevation will be painted. **Pat Jones made a motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.**

e. 110-24R – 10939 Manchester Rd – R4

RS Land Development LLC, applicant – detached garage

A representative for the project was not present, but because the board had no substantial concerns, they agreed that it was okay to proceed.

Pat Jones made a motion to approve as submitted. Seconded by Ninad Garware. Motion approved unanimously.

f. 111-24R – 921 N Clay Ave – R4

Charleston Homes LLC, applicant – new single-family home

Katie Nielson Cook, architect, presented to the board. The board discussed foundation exposure, the need for windows on the right elevation, and changing the front gables to present a more balanced look.

Don Anderson made the motion to approve case 111-24R with the following requirements: 1) The front foundation has no more than 1 foot of exposed concrete, and it is recommended to cover it with the same stone as the porch posts, 2) On the right elevation, add two double-hung windows in the garage. 3) On the right elevation, add a double hung window in the bathroom. 4) On the front elevation, bring the main gable forward a couple of feet to create complete gable. Seconded by Pat Jones. Motion approved unanimously.

g. 112-24R – 250 Crest Ave – R4

MD Clement Construction LLC, applicant – new single-family home

Michael Clement from MD Clement Construction LLC presented to the board. The board discussed the front porch columns, the need for band boards, the window grid styles, and the shutters.

Don Anderson made a motion to approve case 112-24R with the following requirements: 1) The front porch columns are to be equally spaced with the left column next to the garage being a half column. 2) Band boards are to be added to the side gables and the gables should have the vertical finishing materials used on the front façade gables. 3) Band boards are to be added to the rear gables and the gables should have the vertical finishing materials used on the front façade gables. 4) The window grids are to be consistent throughout the house. 5) The proposed shutters are to be removed. Seconded by Ninad Garware. Motion approved unanimously.

h. 113-24R – 545 S Fillmore Ave – R4

11933 Ladue Rd LLC, applicant – new single-family home

Michael Vigdorchik presented to the board. The board confirmed that the garage panels on the rendering were misrepresenting the style and that the panels will match the overall color of the garage door. The rear door will be 30" off grade with stairs and a railing.

Don Anderson made a motion to approve case 113-24R with the following requirements: 1) The gutter board of the dog house portion needs to be even with the porch gutter board. 2) There must be no more than 1 foot of concrete exposure on the front elevation and no more than 2 feet of concrete exposure on the side and rear elevations. 3) Remove the