

**Architectural Review Board
Meeting Minutes
Monday, November 18, 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
Michael Marlo

Members Absent

Mark Campbell, Chairman
Dick Gordon

I. Call Meeting to Order and Approval of Minutes

Mr. Burton called the meeting to order at 7:06 p.m. and asked if there were any comments for the November 4th meeting minutes. **Mr. Arenberg made a motion to approve the November 4th minutes. Seconded by Mr. Marlo. Motion approved unanimously.**

a. 157-24R – 709 S Fillmore Ave – R4

Rombach Development, applicant – new single-family home, detached garage
William Rombach of Rombach Development presented the case. Mr. Rombach noted that the elevations showing the foundation exposure are not accurate and that the building plans will be sure to show foundation exposure that meets requirements. The Board discussed the front porch overhanging the front façades and adding more windows to the right elevation. **Mr. Anderson made a motion to approve the case with the following requirements: 1) The foundation exposure of the house and the detached garage are no more than 1' on the front and 2' on the sides and rear, 2) On the right side elevation in the second floor bedroom, make the three transom windows either full size or match the size of the windows on the first floor below, and 3) Reduce the size of the front porch roof and foundation so that it does not go beyond the walls of the front façade. Seconded by Mr. Marlo. Motion approved unanimously.**

b. 161-24R – 419 Gabriel Dr – R3

R&R Remodeling, applicant – remove and replace deck
The homeowner Lynn Kaminsky presented the case. The Board had no comments. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

c. 162-24R – 1054 Glenford Ct – R3

Dadoworks, applicant – rear addition
Joe Davidson of Dadoworks presented the case. The Board discussed filling in the space underneath the deck stairs and the potential issues with an existing rear window on the second floor and the slope of the roof on the addition. **Mr. Anderson made a motion to approve the case with the following requirements: 1) Use lattice or other material to cover the area underneath the deck to grade, and 2) If needed, change the slope of the addition roof so that the window to the right on the 2nd floor rear elevation has 4-6" of clearance from the addition's roof. Seconded by Mr. Marlo. Motion approved unanimously.**

d. 163-24R – 519 Par Ln – R4

Chris Tomlinson, applicant – rear addition

Chris Tomlinson presented the case and clarified that the arched doorways were not a particular selection of the client and can be changed. Mr. Tomlinson also clarified that the area under the stairs was not proposed to be covered. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the doors used in the addition match the doors on the existing house, and 2) the area under the stairs needs to be covered with lattice or similar material. Seconded by Mr. Garware. Motion approved unanimously.**

e. 164-24R – 421 S. Harrison Ave – R4

Srote & Co Architects, applicant – new single family home, detached garage

Robert Srote of Srote & Co presented the case. The Board appreciated the gable vents and the square motif present underneath the gables on the front façade and wanted to see those elements continue onto the side elevations. The Board also discussed adding windows, the design of the rear chimney, and the difference between the front and rear columns being acceptable. **Mr. Anderson made a motion to approve the case with the following requirements: 1) all gables have same square motif element as front gable, 2) the same square motif element is added to the 2nd floor gutter board, 3) all gables have same gable vents as front gables, 4) add a full-size window to both side elevations in the 2nd floor attic space, 5) add a window to the left side elevation in the laundry room, and 6) taper the rear chimney. Seconded by Mr. Marlo. Motion approved unanimously.**

f. 165-24R – 519 N. Taylor Ave – R3

Chouteau Building Group, applicant – interior remodel, enclosing screened porch

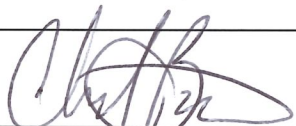
Zak Baisch of Choteau Building Group presented the case. Mr. Garware asked if the brick would be brought all the way down under the new window shown on the north elevation. Mr. Baisch clarified that it was a rendering error and that the brick would be continued down. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

g. 166-24R – 1325 Lark Ave – R3

Mayer Design Group, applicant – new detached garage with ADU

Mr. Marlo recused himself from the case and left the room to avoid potential conflicts of interest as he has bid on the project. Matt Mayer of Mayer Design Group was presented the case. The Board had no comments. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:32 pm.

	Chris Burton, Vice-Chairman
---	-----------------------------

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.