



**Architectural Review Board
Minutes
Monday, December 2, 2024 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Chris Burton, Vice Chairman
Dick Gordon
Don Anderson
Ninad Garware
Pat Jones

Members Absent

Mark Campbell
Ben Arenberg
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 November 18th meeting minutes. **Mr. Garware made a motion to approve the November 18th minutes. Seconded by Mr. Anderson. Motion approved unanimously.**

II. Sign Review – Old Business

a. 33-23S – 491 S Kirkwood Rd – B1

Springfield Sign, applicant – First Watch wall signage

Chris Hampton presented the case. The Board had no comments. **Ms. Jones made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

III. Sign Review – New Business

IV. Residential Review – Old Business

a. 132-24R 308 Nelda Ave – R3

D&R Building Group, applicant – new single-family residence

Tim Hollerbach presented the case stating that they're going to maximize the size of the house, taking the areas that were 1 story to 2 story while keeping the same style and look. The Board noted the rear deck should be filled in underneath. They also stated that the garage man door should match the style of the garage door. **Mr. Anderson made a motion to approve the case with the following requirements: 1) that they fill in the area under the deck to grade and 2) add glass panels on the garage man door to match the garage door. Seconded by Mr. Gordon. Motion approved unanimously.**

V. Residential Review – New Business

a. 160-24R – 702 Lavinia Pl – R3

Grady Brimley, applicant – new single-family residence

Grady Brimley presented the case and noted the siding will be horizontal lap siding on the bottom with cedar shake in the gables. The Board noted that they would like the windows to be more consistent. On the front elevation, push the 2nd floor bedroom windows 6-8 inches towards the center and have the office window match the size of the master bedroom window. On the front porch, center the middle post and fill in the area underneath with either horizontal siding or fascia board. The Board also suggested having a transom window above the front door. In all gables, use rake board along with real or false vents. Replace the right side bathroom window with 1 or 2 slender windows. Replace the rear 1st floor fixed windows with 2 slender windows on each side. Add a window to the 2nd floor rear bathroom. With both 2nd floor windows, give them a peak effect with trim to mimic the dormers in the front, perhaps changing the roof line while bumping out the window. On the left elevation, replace the windows in the two dormers with egress-approved windows. On the left elevation, replace the 1st floor dining room window with 2 double-hung windows. On all elevations, use a base board. Add windows to the garage door. **Mr. Gordon made a motion to approve the case with the following requirements: 1) Implement changes shown on the altered drawings from Mr. Gordon that will be given to the applicant digitally as scanned pages. Seconded by Ms. Jones. Motion approved unanimously.**


- b. 168-24R – 442 Dickens Ave – R4
Lewis Homes LLC, applicant – rear covered deck
Mike Lewis presented the case and noted it will be a composite deck. The Board asked about the siding. Mr. Lewis said it is a gray vinyl. The Board also discussed the need to cover the existing desk structure with the spacing of the columns. Mr. Lewis stated how the new columns will transfer down below the deck to grade and that there will be plantings around those four columns. **Mr. Anderson made a motion to approve the case with the following requirements: 1) that the four columns will transfer down to grade level. Seconded by Ms. Jones. Motion approved unanimously.**
- c. 171-24R – 1216 Dubray Ct – R3
Heather Albers, applicant – detached shed
Heather Albers presented the case. The Board asked about the type of doors to be installed and if they'll have windows. Ms. Albers said it will just be one sliding door and that it will be used for storage with no driveway. The Board then noted that the door will need windows. **Mr. Anderson made a motion to approve the case with the following requirements: 1) that the windows and trim match the ones on the house and 2) that the door be a garage type door have windows either on top or down the side. Seconded by Ms. Jones. Motion approved unanimously.**
- d. 172-24R – 303 N Van Buren Ave – R4
Chesterfield Fence & Deck, applicant – new covered deck
A representative from Chesterfield Fence & Deck presented the case. The Board asked about the material being used for the posts. He stated that they will be new posts covered in aluminum wrap with new piers installed. **Mr. Anderson made a motion to approve the case with the following requirements: 1) that the posts will have piers in the ground. Seconded by Ms. Jones. Motion approved unanimously.**
- e. 174-24R – 327 Luther Ln – R3
Redesign Arch & Co, applicant – interior remodel
Monica Tesi presented the case. The Board noted there was no view of the west side. Ms. Tesi said that the west side will have siding that will wrap around in a mid-century look like the rest. It will be a brown wood-like material to withstand weather. It will also have a canopy with a slight pitch and a new raised roof as well. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

VI. Commercial Review – Old Business

VII. Commercial Review – New Business

- a. 12-24C – 10910 Manchester Rd – B3
CORE10 Architecture, applicant – exterior renovations to office building
Owner Bobbi Baker presented the case, noting it is going to be a social wellness club. She brought material samples and noted the building will mimic the yoga studio across the street, focusing on the white EFIS tower. She noted the HVAC system will not move from its current rooftop location. **Ms. Jones made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

Mr. Burton asked if there was any other business to be addressed. Upon hearing there was none, the adjourned the meeting at 7:40 p.m.

	<p>Chris Burton, Vice Chairman</p>
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