



**Architectural Review Board
Meeting Minutes
Monday, December 16, 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
Dick Gordon
Michael Marlo
Pat Jones

Members Absent

Mark Campbell, Chairman
Ninad Garware

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 December 2nd meeting minutes.

Mr. Gordon made a motion to approve the December 2nd minutes. Seconded by Ms. Jones. Motion approved unanimously.

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

a. 130-24R – 1009 Krauswood Dr – R1

Brian & Angela Millikan, applicant – garage addition

Homeowner Angie Millikan presented the case and confirmed the window trim on the new windows will match the windows on the existing house. The Board noted the need for at least one window on the south elevation now that the elevation of the rest of the existing house was shown, which had no windows. Mr. Anderson also noted the peak of the rear garage dormer needs to be changed to match the roofline. **Mr. Anderson made a motion to approve the case with the following requirements: 1) add 2 windows to the first floor southern elevation and 2) change the pitch of the rear garage dormer to match the roofline. Seconded by Mr. Marlo. Motion approved unanimously.**

V. Residential Review - New Business

a. 152-24R – 975 Simmons Ave – R4

Benchmark Homes, applicant – new single family residence

Jeff Brinkman of Benchmark Homes and architect Tim Hollerbach presented the case. The Board discussed the rear kitchen window, the need for consistency in the window grids, the need for consistent bird boxes in the gables, and whether or not the garage door style should be more coordinated with the front door. Mr. Brinkman stated that they would be the same color. The Board noted the right elevation needed a brick return from the front and that the roofline on the side elevation needed to be changed to break it up. The Board invited Mr. Brinkman and Mr. Hollerbach to the dais to review ideas of drawings. **Mr. Anderson made a motion to approve the case with the following requirements: 1) add bird boxes to the end of all gables, 2) on the side elevations, the roof line be changed so that the rear roof comes down and creates a gutter**

board across the back at the 2nd floor roof line level, and 3) have the brick from the front elevation return on the right side elevation by 2 feet. **Seconded by Ms. Jones. Motion approved unanimously.**

b. 175-24R – 1539 View Woods Dr – R1

Lewis Homes, applicant – new single family residence

Mike Lewis of Lewis Homes presented the case. The Board discussed the issue with portions of the ends of the gables on the front elevation being cut off due to the length of the porch and the placement of the office bay window. The Board also took issue with the primary roof lines being lower than the peak of the secondary gables and noted they needed to match the heights. The Board noted inconsistency in the window grids throughout. They suggested changing the layout of the front porch posts by moving the ones near the garage further in and only having one post in each set instead of two posts as well as ensuring consistency with rear porch posts. They noted the flue on the rear porch chimney could be removed since it is not necessary. They discussed the location of the bedroom egress windows on the right elevation and the applicant explained they could not be moved to the rear. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the gables of the office bay on the left side of the front elevation be revised so that both sides of the gable look the same, 2) that the main roof lines are at least equal in height to all the secondary roof lines from the front to the rear, 3) all columns in the porches be 10x10 and consistent, 4) move the front porch columns inward, and 5) window grids to match. Seconded by Mr. Gordon. Motion approved unanimously.**

c. 176-24R – 12860 Big Bend Rd – R3

Brian Liberman, applicant – vertical platform lift to rear deck

Brian Liberman of Next Day Access presented the case and described the proposed location of the wheelchair lift and how it operates. The Board noted they needed more detailed drawings to be able to approve the proposal. **Mr. Burton made a motion to continue the case to the January 6th meeting with the following recommendations: 1) provide elevation drawings that show how the platform will be integrated with the deck structure. Seconded by Ms. Jones. Motion approved unanimously.**

d. 177-24R – 1534 Sommet Pl – R3

Aesthetic Design + Build, applicant – two-level rear deck

David Barnard from Aesthetic Design + Build presented the case and explained they are proposing a new rear deck of similar size and layout to the previously existing deck that was taken down. He confirmed that ledger boards would be used and that simple railings were proposed. **Mr. Gordon made a motion to approve the case with the following requirements: 1) cover the area between the bottom of the lower level deck and grade with deck material or fascia board. Seconded by Ms. Jones. Motion approved unanimously.**

e. 178-24R – 472 Oakshire Ln – R3

Tim Hollerbach, applicant – new single-family home

Tim Hollerbach presented the case. The Board asked if windows could be put in the left elevation living room, but Mr. Hollerbach noted the homeowner is planning on installing tall built-in shelves. The Board proposed a gable vent instead. They discussed tying the rear elevation to the left elevation by using a brick wainscot along the bottom and bringing that around to the front. On the right side elevation, the Board noted that the brick goes all the way up the gable, but it does not need to and could be siding instead

after at least a two foot return. Mr. Hollerbach also explained that the gable with siding on it has attic space on the inside and the Board noted they would like to see a window there. Mr. Hollerbach also confirmed the garage man door would be more detailed. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the 1st floor on the left elevation have a brick wainscoting that wraps around the front and side to meet the back, 2) that a gable vent be added to the 1st floor gable on the left elevation, 3) add a window to the right elevation second floor area, and 4) the garage man door have paneling similar to the garage door. Seconded by Mr. Marlo. Motion approved unanimously.**

VI. Commercial Review - Old Business


VII. Commercial Review – New Business

a. 13-24C – 10525 Manchester Rd – B3

Josh Goodman, applicant – Exterior renovations of remaining existing building
Architect Josh Goodman and the applicant Paul Fusz presented the case.

Mr. Arenberg made a motion to continue the case with the following recommendations: 1) the paint of the coiling door on the south elevation match the modern grey paint color of the primary facade, 2) that all window mullions be clear anodized, 3) on the west elevation, to the left of the man door, move the start of the dark grey fiber cement board over and use painted façade to balance out the door, 4) center the red awning above the door and shorten it if needed, 5) the dark grey fiber cement board material from the south elevation be returned by at least two feet on the east elevation, and 6) the parapet be at a reasonable height to block any views of the rooftop equipment (if this is not possible, use alternative methods to screen the rooftop equipment). Seconded by Ms. Jones. 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 8:06 p.m.

	Chris Burton, Vice-Chairman
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