



**Architectural Review Board
Meeting Minutes
Monday, January 13, 2025 – 7:00 p.m.
Council Chambers — Kirkwood City Hall
139 S. Kirkwood Road — Kirkwood, MO 63122**

Members Present

Chris Burton, Vice-Chairman
Don Anderson
Ninad Garware
Dick Gordon
Michael Marlo

Members Absent

Mark Campbell, Chairman
Ben Arenberg

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 16th meeting minutes. **Mr. Marlo made a motion to approve the December 16th meeting minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

a. 41-24S – 470 N Kirkwood Rd – B2

Dale Signs, applicant – updating US Bank signage

Chris Smith of Dale Signs presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

b. 42-25S – 121 N Kirkwood Rd – B2

Lawrence Fabric & Metal Structures – New awning signage

Nancy McGee, the owner of the building, presented the case. The Board confirmed that the installer had a maintenance schedule for cleaning the awning regularly. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

IV. Residential Review – Old Business

a. 150-24R – 737 Cheviot – R3

John Corners, applicant – renovations

Daniel Elavsky, the architect, presented the case. The board confirmed there will be a footing for the new wall. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

b. 176-24R – 12860 Big Bend Rd – R3

Brian Liberman, applicant – vertical platform lift to rear deck

Brian Liberman presented the case and noted the elevations show what the lift will look like in relation to the existing deck. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

V. Residential Review – New Business

a. 180-24R – 50 Hill Dr – R3

Daniel A. Rosenthal AIA, applicant – front porch portico

Daniel Rosenthal presented the case. The Board asked about the flashing method. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

- b. 181-24R – 440 North Van Buren Ave – R3
Mike & Ellie Todd, applicant – rear addition and rear covered porch
The homeowner Mike Todd and the architect Helen Lee presented the case and confirmed the wood pergola will not be painted white as erroneously noted in the submittal. Ms. Lee also confirmed the pergola columns will be 8"x8". **Mr. Anderson made a motion to approve the case as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**
- c. 182-24R – 402 Way Ave – R4
Xavier Joerger, applicant – rear one-story deck
Xavier Joerger presented the case and noted the deck will be water tight and the underside will be a white vinyl. Mr. Anderson noted the concrete piers should be stopped at the patio level. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the concrete piers do not show above the patio pavers. Seconded by Mr. Marlo. Motion approved unanimously.**
- d. 183-24R – 414 Erber Dr – R4
Henry and Kristi Nailor, applicant – new single-family home
Architect Kevin Logan presented the case. The Board noted the foundation exposure issue on the north and east elevation. Mr. Logan asked if doing a stucco treatment to the foundation exposure would address the issue and the Board confirmed this would be appropriate. The Board discussed the pitch of the roof of the bay window on the north elevation, the need for a stair landing window on the south elevation, and filling in the area underneath the rear porch. **Mr. Gordon made a motion to approve the case with the following requirements: 1) on the north elevation, match the bay window roof pitch to the front porch roof pitch, 2) on the south elevation, add a full-size window in the stairs, a minimum of 3 feet off of the landing level, 3) fill the area underneath the rear porch to grade, and 4) use a stucco finish on the concrete in areas where foundation exposure is an issue. Seconded by Mr. Garware. Motion approved unanimously.**
- e. 184-24R – 1325 Wilton Ln – R1
Astrawatt Solar, applicant – roof-mounted solar panels
Bryan Binkholder of Astrawatt Solar presented the case and noted the panels will be all black and that the existing roof is 12 years old but they usually ask for replacement at 15 years. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**
- f. 185-24R – 582 Drury Ln – R4
Pentrex Development, applicant – new single-family home
Nathan Farrow of Pentrex Development presented the case. The Board discussed the front porch columns, the front porch foundation exposure, and the height of the dog house on the left elevation. **Mr. Anderson made a motion to approve the case with the following requirements: 1) add a 1/2 column pilaster to the left of the front door on the front porch, 2) ensure no more than 1 foot of foundation exposure on the front porch, and 3) raise the height of the dog house so that the gutter board**

level matched the front porch gutter board. **Seconded by Mr. Garware. Motion approved unanimously.**

g. 186-24R – 333 Midway – R3

Fendler + Associates, applicant – front and rear additions

Homeowners Amy and Arnold Stricker presented the case. The Board discussed the detached garage and the left elevation. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the garage door have windows, 2) the left elevation of the garage have a window, and 3) the left elevation of the home have 2 transom windows in the bedroom to match the right elevation. Seconded by Mr. Marlo. Motion approved unanimously.**

h. 01-25R – 424 Meacham St – R-4

Seth Adams, applicant – new single-family home

Seth Adams presented the case and noted that this is a modular home that will come in two sections and be placed on a slab foundation with piers. He confirmed that he is not doing a carport and that the home comes with several design options regarding windows and doors. The Board discussed the various design options. **Mr. Gordon made a motion to approve the case with the following requirements: 1) remove the shutters, 2) use window grids, 3) add the rear window options in the bathroom and bedroom, 4) add a gable vent to the rear and front gables, 5) use the six foot front porch option, 6) do not add the optional living room door or porch, and 7) add the two double-hung windows option in the dining room. Seconded by Mr. Anderson. Motion approved unanimously.**

i. 02-25R – 817 Kings Cliff Rd – R3

Michael & Kelly Nyikes, applicants – primary suite addition & kitchen renovation.

Architect Jay Reeves presented the case and discussed the roof pitches and window choices of the project. The Board noted that they could not allow the addition to have a different window treatment than the existing home. **Mr. Marlo made a motion to approve the case with the following requirements: 1) window grids to match existing home, and 2) add a false octagonal gable vent to the north elevation. Seconded by Mr. Marlo. Motion approved unanimously.**

VI. **Commercial Review – Old Business**

VII. **Commercial Review – New Business**

a. 14-24C – 566 Leffingwell Ave – I1

Chris Montoy, applicant – exterior alterations

Chris Montoy presented the project. Mr. Garware noted that the applicant will need to come back to the Board for the signage under a separate permit. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. 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 7:55 pm.

	Chris Burton, Vice-Chairman
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