



Architectural Review Board

Meeting Minutes

Tuesday, February 18, 2025 – 7:00 p.m.

Council Chambers – Kirkwood City Hall

139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton, Vice-Chairman
Ben Arenberg
Dick Gordon
Michael Marlo
Ninad Garware

Members Absent

Mark Campbell, Chairman
Don Anderson

- I. **Call Meeting to Order and Approval of Minutes – February 3, 2025**
Mr. Burton called the meeting to order at 7:00 pm and asked if there were any comments for the February 3rd meeting minutes. **Mr. Gordon made a motion to approve the February 3rd meeting minutes. Seconded by Mr. Arenberg. The Motion was approved unanimously.**
- II. **Sign Review – Old Business**
- III. **Sign Review – New Business**
 - a. ARB 0008-25 – 211 S Kirkwood Rd Suite Unit: 2F
Andrew Schoenberg, applicant – Wall signage to north side of building
No one showed up to represent the proposal. **Mr. Gordon made a motion at the end of the meeting to continue this project to the March 3rd meeting. Seconded by Mr. Marlo. The motion was approved unanimously.**
- IV. **Residential Review – Old Business**
 - a. 171-24R – 1216 Dubray Ct – R3
Heather Albers, applicant – detached shed
Ms. Albers presented revised plans for her shed in light of changes required and approved by the Landmarks Commission. The Board discussed the type of garage door in use and complimented the architect on the changes. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Arenberg. The Motion was approved unanimously.**
- V. **Residential Review – New Business**
 - a. ARB 0005-25 – 339 Caroline Ave
Flower Homes, applicant – New single-family home
Mr. Flower presented the case, noting that this is their company's first house in Kirkwood. The Board complimented the front elevation, but explained that Kirkwood requires that the other elevations should have details to match the front. After listening to the comments in the work session, Mr. Flower said they would add two windows with shutters in the garage on the right elevation. He also agreed to add band boards on the right and left elevations to break up the siding. Mr. Gordon suggested that the attic gables have board and batten or shake siding. Mr. Gordon proposed that the board and batten and the stone on the foundation wrap at least two feet on both sides of the house. He also suggested that the board and batten on the right front gable be wrapped on the right elevation to the full extent of the gable, but other Board members did not think this necessary. Instead of the board and batten wrap, Mr. Flower asked if he could just extend the masonry along the full foundation, including along the triple window on the rear elevation in the basement. The Board agreed to this change. Mr. Gordon suggested triangle vents on the gables, but Mr. Flower said that there would be ridge vents. The Board discussed whether the rear posts should match the front, given the depth of the rear roof. **Mr. Gordon made a motion to approve the case with the following requirements: 1) from the first floor down to grade the foundation shall be fully**

wrapped with masonry, including the rear elevation; 2) on the second floor above the gutter line on both the right and left elevations, band board should be applied as a divide from the gables; 3) on the right elevation, one window with shutters to match those in the front should be added in the garage; 4) 8x8 posts should be used on the rear porch, along with a safety railing as required by building code; and 5) on the left elevation, shutters to match those in the front should be added on the two lower windows. **Seconded by Mr. Marlo. Motion approved unanimously.**

b. ARB 0007-25 – 140 W Sarah Ave

Roger Bettlach, applicant – New single-family home

Mr. Bettlach presented the case. The Board discussed that an additional double window on the left side of the garage is needed to match those in the front on first floor level. The Board mentioned the foundation exposure rules. **Mr. Marlo made a motion to approve the case with the following requirement: 1) an additional double window shall be added on the left side of the garage to match the other windows on the first floor level. Seconded by Mr. Garware. Motion approved unanimously.**

c. ARB 0009-25 – 115 W Monroe Ave


Tom McGraw, applicant – Rear addition

Sarah Tadlock and John Brueggemann presented the plans for a rear addition and new roof. They are under contract to purchase both this building and the one at 121 W. Monroe Avenue, both of which projects they hope to start at the same time for occupation of their real estate title company. Both buildings are currently owned by the University of Missouri. The 121 project will consist of interior renovation only. Ms. Tadlock reported that a structural engineer has certified that the foundation is in good shape, but the roof and siding must be replaced. The existing vinyl siding is adhered to plywood and then to the original brick of the house, possibly with many nail holes that have damaged the brick. In response to the Board's suggestion that the brick be tuck-pointed and repaired, Ms. Tadlock said that they have concerns about the condition of the brick, but have promised the Landmarks Commission (who have already approved the plans) that they will assess the condition of the brick. If it is salvageable, they will formulate a new plan instead of re-siding with vinyl. Ms. Tadlock also reported that the bricks are painted on the interior and the roof is in very poor condition. Because the entire roof must be replaced, they are going to center it over the structure. It will be at a different height, but the pitch will remain the same and the chimneys will remain intact. The Board discussed the amount of water damage and their concurrence with the Landmarks Commission that the brick façade should be returned to if possible. The Board then asked if the front door with the oval glass would be replaced. Ms. Tadlock said that it would. **Mr. Marlo made a motion to approve the plans as submitted. Seconded by Mr. Garware. The Motion was approved unanimously.**

VI. **Commercial Review – Old Business**

VII. **Commercial Review – New Business**

There being no other business, Mr. Gordon made a motion to adjourn. Mr. Marlo seconded the motion and it was unanimously approved to adjourn the meeting at 8:42 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.