

**Architectural Review Board
Meeting Minutes
Monday, March 3rd, 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
Ben Arenberg
Dick Gordon

Members Absent

Mark Campbell, Chairman
Michael Marlo
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 February 18th meeting minutes. **Mr. Gordon made a motion to approve the February 18th minutes. Seconded by Mr. Arenberg. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

a. 42-24S – 121 N Kirkwood Rd – B2

Nancy McGee, applicant – projecting sign for Fan Cave
Nancy McGee 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.**

b. ARB 0008-25 – 211 S Kirkwood Rd Ste 2F – B2

Andrew Schoenberg, applicant – Wall signage to north side of building
The applicant was not present to discuss the case nor was he present at the February 18th meeting. The case had been put on this agenda to give the applicant a second chance to be present. The Board noted they had the same request from the previous meeting to move the sign back away from the street to align with the shutter of the first window on the second floor. With the applicant not being present, the Board decided to continue with their motion. **Mr. Gordon made a motion to approve the case with the following requirements: 1) shift the sign westward so that the left side of the sign lines up with the existing first shutter on the second floor. Seconded by Mr. Anderson. Motion approved unanimously.**

IV. Residential Review – Old Business

a. ARB 0022-25 – 250 Crest Ave – R4

Michael Clement, applicant – resubmittal, new single-family home
Mr. Clement presented the case. The Board clarified that the shutters on the front elevation would be removed to meet the conditions of their previous approval. **Mr. Anderson made a motion to approve the case as submitted. Seconded by Ms. Jones. Motion approved unanimously.**

b. ARB-0023-25 – 302 W Rose Hill – R4

Matt Moore, applicant – resubmittal, new single-family home
Architect and owner John D'Agostino presented the case and noted the material change to stucco. The Board noted all windows should meet window trim requirements with casings, ledges, sills, and aprons. They would like to see rake boards in all stucco gables. The applicant clarified that the rendering showing the element in the front gable was accurate and that no gable vents were proposed anymore. The Board noted they would like to see a band board in the stucco gables at the same breaking point as the front gable element. **Mr. Anderson made a motion to approve the case with the following requirements: 1) window trim requirements are met for all windows in the stucco areas, 2) stucco gables have articulations similar to the front brick gable, and 3) rake boards are added to stucco gables. Seconded by Ms. Jones. Motion approved unanimously.**

V. Residential Review – New Business


- a. ARB-0004-25 – 808 S Harrison Ave – R4
Killian Smith, applicant – 2nd floor addition
Mr. Smith presented the case. The Board had no comments. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- b. ARB 0010-25 – 434 W Essex – R4
Mike Lewis, applicant – New rear fireplace
Mr. Lewis 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.**
- c. ARB 0011-25 330 W Washington Ave – R4
Ali Kluck, applicant – New single-family home
Mike Lewis presented the case. The Board discussed the need for a different material throughout the elevations and on the detached garage to give it some articulation. They suggested adding shakes in the gables except for the front gable and the lower rear gable of the home. On the front elevation, add shakes to the two sides of the front gable. **Mr. Anderson made a motion to approve the case with the following requirements: 1) Above the band boards in the house and garage gables, add shakes except for the front house gable, the lower rear house gable and the rear garage gable; and 2) on either side of the front gable, on the dormer add shake. Seconded by Ms. Jones. Motion approved unanimously.**
- d. ARB-0012-25 1923 Brookcreek Ln – R1
Jamie Adams, applicant – Rear addition
Jason of Shea Construction presented the case and clarified that the mention of a front porch post modification will not be happening and they will remove that note for the building permit submittal. **Mr. Anderson made a motion to approve the case with the following requirements: 1) front porch posts remain as-is with no changes, 2) the window trim matches the existing house. Seconded by Mr. Gordon. Motion approved unanimously.**
- e. ARB-0013-25 1223 Simmons Ave – R4
John M Rutledge, applicant – New single-family home
Mr. Rutledge presented the case and clarified he will be changing the front porch posts from what is shown to single 6x6 cedar posts. The Board requested that the doghouse material be changed to horizontal siding. The Board discussed whether or not the garage door should match the front porch and front door. Mr. Rutledge stated he will probably change it to match. **Mr. Anderson made a motion to approve the case with the following requirements: 1) foundation meet exposure rules, 2) front porch columns are single columns with caps and bases, and 3) the garage door to match the house. Seconded by Ms. Jones. Motion approved unanimously.**
- f. ARB-0014-25 651 Lewiston Dr – R4
Eric Boyle, applicant – Deck replacement
Mr. Boyle presented the case. The Board had no comments. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- g. ARB-0015-25 1971 Dougherty Ferry Rd – R1
Bret Fendelman, applicant – Vestibule addition to existing parish office
Mr. Fendelman presented the case and clarified that the ramp slope will not require a railing but confirmed they will add one if building code requires it. **Ms. Jones made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- h. ARB-0016-25 215 East Woodbine Ave – R4
Bryson Jackstadt, applicant – Covered patio renovation
Nick Luizza of NJL Homes presented the case and clarified that the chimney will be taller to meet building code requirements but that they forgot to update the ARB plans to reflect this change.

Mr. Anderson made a motion to approve the case as submitted. Seconded by Ms. Jones. Motion approved unanimously.

- i. ARB-0017-25 1448 Oak Bluff Ln – R5
Mark Talley, applicant – Garage expansion & rear addition
Joe Roeser of Roeser Remodeling 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.**

- VI. **Commercial Review – Old Business**
- VII. **Commercial Review – New Business**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:27 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.