Minutes
Architectural Review Board
City of Kirkwood

Date: January 16, 2018
Place: Lower Level Conference Room
Time: 7:00 P.M.

Board Members Present: Michael Chiodini, Don Anderson, Curt Rafferty, Dick Gordon, and Pat Jones

Staff Member Present: Russ Todd, Deputy Building Commissioner

Approval of Minutes: January 2, 2018–Pat Jones made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved.

**Sign Review - New Business**


**Case No. 02-18S – 1942 Hunting lake Ct. – Greenbriar Condominiums, Zoning R-5** – Dale Sign Service, applicant; Greenbriar Condominiums, owner. Subdivision one-sided ground sign 6’ x 5’ = 30 sq. ft. Total signage = 30 sq. ft. Pat Jones made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved.

**Case No. 03-18S – 1048 S. Kirkwood Rd – Verizon, Zoning B-5** – Dale Sign service, applicant; Logan Jeffries – Kirkwood Commons, owner. Replace two wall signs each 76.625” x 197.75” = 105.23 sq. ft. each Total signage = 210.46 sq. ft. Dick Gordon made a motion to approve with the recommended change that the grey panel contrasts to grey background. Pat Jones seconded motion. Unanimously approved.


**Residential Review - New Business**

**Case No. 174-17R – 432 W. Monroe Ave. – Zoning R-4** – Benton Homebuilders, applicant/owner. New single family residence. Don Anderson made a motion to approve with the following required changes to be submitted to the Building Commissioner’s office for cursory review/approval: 1) All windows to matching grids. 2) Fixed pane window be replaced with two (2) casement or double hung windows. 3) Add windows to left side of garage. 4) Shakes to be added to rear porch gable. 5) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 6) Band board to be added on right and left elevations. 7) Fireplace doghouse to match the height of the door. Curt Rafferty seconded motion. Unanimously approved.
Case No. 04-18R – 1909 Windy Hill Rd. – Zoning R-3 – Patriot sunrooms, applicant; John and Pretti Vandover, owners. Sunroom addition to rear of home. Continued

Case No. 05-18R – 1450 Frances Rd. – Zoning R-2 – California Custom Decks, applicant; Matt and Stephanie McAvin, owners. Add roof structure to existing deck. Don Anderson made a motion to approve with the following required changes for final review: 1) Header to not go lower than tops of windows & be continuous around sides. 2) Install picture framed lattice under the deck. Curt Rafferty seconded motion. Unanimously approved.

Case No. 06-18R – 424 Geyer Forest Dr. – Zoning R-3 – Bill Brown with Butler Home Improvement, applicant; Terry Markway, owner. Sunroom addition (replacement). Curt Rafferty made a motion to approve as submitted. Pat Jones seconded motion. Unanimously approved.

Case No. 07-18R – 927 Poinsetta Ln. – Zoning R-4 – Chesterfield Fence and Deck, applicant; Bob and Judy Steiner, owners. Deck replacement with pergola. Don Anderson made a motion to approve with the following required changes for final review: 1) Install picture framed lattice under the deck (color to match wood). Curt Rafferty seconded motion. Unanimously approved.

Case No. 08-18R – 1210 N. Geyer Rd. – Zoning R-4 – Roosevelt Chambers, applicant/owner. Rear yard addition and detached garage. Don Anderson made a motion to approve with the following required changes for final review: 1) Return stone around corners. 2) All windows must match existing windows. 3) Outdoor fireplace to be all stone (stucco type not EFIS). 4) Shutters shall be sized to cover entire window(s) when in closed position. 5) Add curve to garage door. Dick Gordon seconded motion. Unanimously approved.

Case No. 09-18R – 1817 Boaz Ave – Zoning R-4 – NJL Custom Homes, applicant/owner. New single family residence. Don Anderson made a motion to approve with the following required changes for final review: 1) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 2) Replace fixed pane window with double hung or casement window. 3) Add window to right elevation of garage, with height the same as the man door. Curt Rafferty seconded motion. Unanimously approved.

Case No. 10-18R – 727 Cleveland Ave – Zoning R-4 – Benchmark Homes, applicant/owner. New single family residence. Don Anderson made a motion to approve with the following required changes for final review: 1) Eliminate front porch rails. 2) Add gable decoration on side elevations. 3) Add rake board. 4) Board & batten siding on upper part of gables. Dick Gordon seconded motion. Unanimously approved.

Case No. 11-18R – 1038 Couch Ave – Zoning R-3 – Crystal Forgach, applicant. Ed & Karen Koch, owner. New single family residence. Don Anderson made a motion to approve with the following required changes for final review: 1) Add full columns on front porch. 2) Replace fixed pane window over kitchen sink with double hung or casement window. 3) Install picture framed lattice under the deck. 4) Add rake board and a band board on gables. 5) Stone to return around corner (minimum 2’). Pat Jones seconded motion. Unanimously approved.


Commercial Review – New Business

Case No. 01-18C – 11202 Manchester Rd. – Autotire – Zoning B-3 – Harold Allen, applicant. Autotire, owner. Construct new covered enclosure for used tires and dumpster – Continued to the January 16, 2018 meeting due to no representative present. Pat Jones made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved.

Case No. 02-18C – 505 S. Kirkwood Rd. – Concordia Lutheran Church – Zoning R4 & R5 – Greg Garner, applicant; Concordia Lutheran Church, owner. Addition of educational center. Mike Chiodini made a motion to approve as submitted. Pat Jones seconded motion. Unanimously approved.


C: Bill Bensing, Director of Public Services
   Betty Montaño, City Clerk
   Tim Griffin, Mayor
   Paul Ward, Liaison
   Donna Poe, SBD
   Elizabeth von Behren, Public Information Officer
   Jonathan Raiche, City Planner
   Amy Lowry, Landmarks Liaison