Minutes
Architectural Review Board
City of Kirkwood

Date: April 2, 2018
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Michael Chiodini, Chairman, Don Anderson, Dick Gordon, Rob Forney, and Pat Jones

Staff Member Present: Russell Todd, Deputy Building Commissioner

Approval of Minutes: March 19, 2018–Pat Jones made a motion to approve as submitted with the removal of the wording “required”. Don Anderson seconded motion. Unanimously approved

Sign Review - New Business

Case No. 08-18S - 338 S. Kirkwood Rd #102 - State Farm - Jake Molitor, Zoning B-2 - Simon Sign, applicant. Wall sign 33.5"x48" = 11.17 sq. ft., door graphic 24”x18” = 3 sq. ft., window bands; left-12”x20”=1.66 sq. ft, center-12”x44”=3.66 sq. ft, right-12”x20”=1.66 sq. ft. Total signage = 21.15 sq. ft. JCLB Investments, LLC, owner. – Pat Jones made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved

Residential Review - Old Business

Case No. 182-17R - 2337 Maybrook Ln - Zoning R-3 - Jumana Brodersen, applicant. GSHM One Commerce, Inc., owner – Addition changes made that require ARB review and approval – Don Anderson made a motion to continue with the following changes: 1) Clarification on louver design 2) Add sills and aprons to windows 3) Column consistency with headers 4) Roof plan with roof pitch 5) Submit structural drawings 6) Full size rendering. Rob Forney seconded motion. Unanimously approved

Case No. 29-18R - 1109 Grandview Dr. - Zoning R-3 - Kurt Hoffman, applicant/owner. Fill-in existing garage/driveway and carport in backyard - Don Anderson made a motion to approve to be continued with the following changes: 1) Roof shingles to match existing 2) Siding and storage enclosure to be trimmed out 3) Add top/bottom trim to columns 4) Exposed concrete in rear to be less than 2’ or add stucco 5) Provide a vehicle barrier system per the 2009 International Building Code (sec.406.2.4) and guardrail system. Michael Chiodini seconded motion. Unanimously approved – Dick Gordon made a motion to approve as submitted for final review with the following comment: Bury the bollards in concrete. Pat Jones seconded motion. Unanimously approved

Residential Review - New Business

Case No. 46-18R - 1739 Janet Pl. - Zoning R-3 - Scharf Land Development Co, applicant. BBAA, LLC, owner. New single family residence. – Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Sills and aprons to match throughout 2) Rear doors to have muttons 3) Garage door to have windows. Pat Jones seconded motion. Unanimously approved
Case No. 47-18R – 237 Reedway Ln. – Zoning R-4 – Kingbridge Homes, LLC applicant/owner. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Add railing to porch 2) Add window to 2nd floor bathroom-left elevation 3) Add window in center bedroom-rear elevation. Rob Forney seconded motion. Unanimously approved

Case No. 48-18R – 121 Peeke Ave. – Zoning R-4 – Cathy Niehaus, applicant/owner. New detached garage. Pat Jones made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved

Case No. 49-18R – 655 Lewiston Dr. – Zoning R-4 – John S. Odom, applicant. KBH Investments, owner. New single family residence – Don Anderson made a motion to approve as submitted for final review with following changes: 1) Add mullions to basement windows or change (2) windows to casements 2) Increase roof pitch to a 2.5/12 3) Recess the front porch back one foot from the garage. Dick Gordon seconded motion. Unanimously approved

Case No. 50-18R – 1109 Grandview Dr. – Zoning R-3 – Kurt Hoffman, applicant/owner. Room addition – Dick Gordon made a motion to continue with the following change: 1) Submit architectural drawn plans. Pat Jones seconded motion. Unanimously approved

Case No. 51-18R – 910 Curran Ave. – Zoning R-4 – Michael Blaes, applicant. John Tavis and Maureen Donlin, owners. Rear addition – Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Cover void under deck with bead board 2) Increase pitch on porch roof. Dick Gordon seconded motion. Unanimously approved

Case No. 52-18R – 403 Longfellow Ave. – Zoning R-4 – Michael Blaes, applicant. Matt Midden, STL Homebuyers, owner. New single family residence – Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Window grids to match throughout (except casements) 2) Exposed foundation to meet ARB guidelines. Pat Jones seconded motion. Unanimously approved

Case No. 53-18R – 523 Andrews Ave. – Zoning R-4 – MRM Manlin Development Group, applicant/owner. New single family residence. – Removed from Agenda, over the Floor Area Ratio

Case No. 54-18R – 640 E. Monroe Ave – Zoning R-3 – Monte Herring, applicant. Jim Mori, owner. New single family residence. Pat Jones made a motion to continue with the following change: 1) Redesign the atrium windows and the roof over porch. Dick Gordon seconded motion. Unanimously approved

Case No. 55-18R – 334 Couch Ave. – Zoning R-4 – Mike Mahn, applicant/owner. New single family residence. Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Raise dog house roof to match gutter boards 2) Change one garage window to a door and move window back 3) Submit column and garage cut sheet for cursory review/approval. 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