Minutes
Architectural Review Board
City of Kirkwood

Date: April 16, 2018
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Mark Campbell, Don Anderson, Curt Rafferty, Dick Gordon, Pat Jones

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes: April 2, 2018 – Dick Gordon made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved

Sign Review - New Business

Case No. 09-18S – 820 Lockett Rd – Trinity Lutheran Church, Zoning R-3 – Robert Tuckett, applicant. Trinity Lutheran Church, owner. Replace existing ground two-sided sign 8’ x 5’ = 40 sq. ft. each side. Total signage = 80 sq. ft. Curt Rafferty made a motion to approve as submitted. Don Anderson seconded motion. Unanimously approved.

Case No. 10-18S – 516 S. Kirkwood Rd- Applied for variance


Case No. 12-18S – 315 Sugarcreek Rd. – Zoning R-4 – Dale Signs Service, applicant. 315 Sugarcreek LLC, owner. Install new wall sign 54”x101”. Total signage 37.88 sq. ft. Dick Gordon made a motion to approve for final review with the following changes for cursory review: 1) Make lettering on both signs (ground & wall) consistent in design and font. Curt Rafferty seconded motion. Unanimously approved.

Residential Review – Old Business

Case No. 53-18R – 523 Andrews Ave. – Zoning R-4 – MRM Manlin Development Group, applicant/owner. New single family residence. – Was removed from the 4-2-18 agenda, over the Floor Area Ratio. Don Anderson made a motion to approve for final review with the following changes: 1) Remove shutters. 2) Add half column (pilaster) on porch to left of door. 3) Left side window at bathroom; change to casement or double hung. 4) Garage door panels to be consistent with front door. 5) Add window to right side elevation. 6) The fireplace doghouse roof/gutter board to match the height of the bay gutter board. 7) Add front porch light, by door per the rendering to match the drawing. Curt Rafferty seconded motion. Unanimously approved.

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. At the April 16, 2018 meeting, Don Anderson made a motion to continue until cursory design approval by chair and vice chair. Pat Jones seconded motion. Unanimously approved.
**Residential Review - New Business**

**Case No. 56-18R – 901 Cleveland Ave. – Zoning R-4** – Schei Home Building, applicant. Nancy Foreman, owner. New two car garage, master suite addition with full basement and kitchen remodel. **Don Anderson made a motion to approve for final review with the following changes:** 1) Style and panels on man door to match garage door. 2) Move window on west elevation towards rear to break-up siding coverage. **Pat Jones seconded motion. Unanimously approved.**

**Case No. 57-18R – 51 Hill Dr. – Zoning R-3** – John S. Odom, applicant. Taylor & Hannah Pope, owner. Two story addition on rear of home. **Pat Jones made a motion to continue to May 7th meeting for the submittal of elevations. Dick Gordon seconded motion. Unanimously approved.**

**Case No. 58-18R – 204 Gilbert St. – Zoning R-3** – Chris Pike, applicant. Buzz & Linda Jelinek, owners. Full renovation and addition. **Don Anderson made a motion to approve for final review with the following changes:** 1) Windows trimmed with sills and aprons. 2) Add band board to bottom of siding on right & left side elevations. 3) Lattice to be trimmed out, picture frame style. 4) The rear stair handrails shall have the required ballisters per building code. 5) Submit a revision for cursory review of the changes to the panel on right to match bottom of front door and window. **Pat Jones seconded motion. Unanimously approved.**

**Case No. 59-18R – 223 Reedway Ln. – Zoning R-4** – MRM Manlin Development Group, applicant/owner. New single family residence. **Don Anderson made a motion to approve for final review with the following changes:** 1) Remove shutters which are not properly sized to fully enclose the window. 2) The fixed pane windows to be changed changed to casement or double hung style windows. 3) Add half column (pilaster) on porch. 4) Garage door panels to match front door. **Pat Jones seconded motion. Unanimously approved.**

**Case No. 60-18R – 910 Evans Ave. – 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) Garage door style to match front door. 2) Add window on second floor to bath on left elevation. **Curt Rafferty seconded motion. Unanimously approved.**

**Case No. 61-18R – 1001 Duley Ave – Zoning R-3** – Mark Regna with Whalen Custom Homes, applicant/owner. New single family residence. **Don Anderson made a motion to approve as submitted for final review. Pat Jones seconded motion. Unanimously approved.**

**Case No. 62-18R – 306 E. Jefferson Ave – Zoning R-3** – Matt Bruckel, applicant/owner. Addition. **Pat Jones made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved.**

**Case No. 63-18R – 1821 Boaz Ave – Zoning R-3** – NJL Custom Homes, applicant/owner. New single family residence. **Continued until further notice**

**Case No. 64-18R – 635 Florist Ave – Zoning R-4** – NJL Custom Homes, applicant/owner. New single family residence. **Don Anderson made a motion to approve for final review with the following changes:** 1) Fixed pane windows to be changed to casement or double hung style windows. 2) Add additional window to right side elevation. 3) Submit cut sheet for rear, right side door details for cursory review. **Curt Rafferty seconded motion. Unanimously approved.**

**Favorite Building Awards – ARB’s Architect of the Year Selection** – (Suggestions