Minutes
Architectural Review Board
City of Kirkwood

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

Board Members Present: Mark Campbell, Michael Chiodini, Dick Gordon, Pat Jones and Don Hussman

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes: April 16, 2018 ARB Variance meeting – Pat Jones made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved
April 16, 2018 ARB meeting – Dick Gordon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Sign Review - New Business

Case No. 13-18S – 10700 Manchester Rd – E – Mercy – Go Health, Zoning B-3 – Lora Martinson with Springfield Sign, applicant. Mercy, owner. Install one (1) wall sign 50” x 166” = 57.63 sq. ft. Left window five (5) vinyl signs total 5.35 sq. ft., Center window three (3) vinyl signs total 6.66 sq. ft., Right window three (3) vinyl signs total 6.14 sq. ft. Total signage = 75.78 sq. ft. – Michael Chiodini made a motion to approve as submitted for final review with the following changes: 1) Returns and raceway to match existing on building 2) Remove phone number and e-mail from door. Don Hussman seconded motion. Unanimously approved

Case No. 14-18S – 948 S. Geyer Rd – Kirkwood Church of Christ, Zoning R-3 – Chris Smith with Dale Sign Service, applicant. Kirkwood Church of Christ, owner. Replace existing ground sign with LED illuminated sign 54” x 84” Total signage = 31.50 sq.ft. – Pat Jones made a motion to approve as submitted for final review. Dick Gordon 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. Pat Jones made a motion to approve as submitted for final review. Dick Gordon 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. Don Hussman made a motion to approve as submitted with the following changes: 1) Add window at kitchen level and upstairs at master closet. Pat Jones 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. Pat Jones made a motion to approve as submitted for final review with newly submitted drawings. Michael Chiodini seconded motion. Unanimously approved

Residential Review - New Business

Case No. 65-18R- 562 Andrews Ave- Zoning R-4- Burgan Construction LLC, applicant. Brad & Joyce Burgan, owner. New Single Family Residence. Pat Jones made a motion to approve as submitted for with the following change: 1) Windows to have sills and aprons throughout. Michael Chiodini seconded motion. Unanimously approved

Case No. 66-18R- 717 McLain Ln- Zoning R-4- Burgan Construction LLC, applicant. Joyce Burgan, owner. New Single Family Residence. Don Hussman made a motion to approve as submitted with the following change: 1) Add band board around residence and the detached garage. Pat Jones seconded motion. Unanimously approved

Case No. 67-18R- 216 Midway Ave- Zoning R-4- Dan Stauder, applicant. Robert and Julie Hazelwood, owner. Rear first and basement addition. Michael Chiodini made a motion to approve as submitted with the following changes: 1) Add transition piece on siding (old to new) 2) Add lattice at stair/deck. Lattice to be picture framed. Dick Gordon seconded motion. Unanimously approved

Case No. 68-18R- 517 Coverdale Ln- Zoning R-4- Mike Mahn, applicant. Mahn Custom Homes & Renovations LLC, owner. New Single Family Residence. Michael Chiodini made a motion to approve as submitted with the following changes: 1) Increase size of or double (number) window over garage 2) Reduce beam width/height and remove the arch – front porch 3) Lower dog house roof to align with front porch gutter board. Don Hussman seconded motion. Unanimously approved

Case No. 69-18R – 955 Evans Ave – Zoning R-4 – C.W. Woods, applicant/owner. New single family residence. Michael Chiodini made a motion to approve as submitted with the following changes: 1) Add band board with a wider corner piece to both side elevations 2) Submit cut sheet on front and garage door (consistency) 3) Add detail to top/bottom of columns in rear 4) Sills, aprons, and muntins to be consistent throughout 5) Create arch at porch 6) Small dormer as rendering 7) Submit all elevations to building department for cursory review/approval. Don Hussman seconded motion. Unanimously approved

Case No. 70-18R – 1313 Missouri Ave – Zoning R-3- Aesthetic Design and Build, applicant. Chris Renz, owner. Deck with attached roof Dick Gordon made a motion to approve as submitted with the following changes: 1) Add band board at eave line on both side elevations 2) Detail the division of the 1st and 2nd floor 2) Consider using siding instead of shake 3) Add front porch with gable roof. Pat Jones seconded motion. Unanimously approved

Case No. 71-18R – 114 W. Sarah Ave. – Zoning R-4 – George & Rena Bergen, applicant/owner. Additions and renovations Pat Jones made a motion to continue with the following changes: 1) Detail the division of the 1st and 2nd floor 2) Consider using siding instead of shake 3) Add front porch with gable roof. Dick Gordon seconded motion. Unanimously approved

Case No. 72-18R – 408 Woodview Manor Ln. – Zoning R-4 – Thom Schwetye, applicant. Rob and Cindy Berner, owners. One story rear addition. Don Hussman made a motion to approve as submitted for final review. Pat Jones seconded motion. Unanimously approved

Case No. 73-18R – 631 E. Madison Ave – Zoning R-3 – Genesis Development, applicant/owner. New single family residence Pat Jones made a motion to approve as submitted with the following changes: 1) Add band board at eave line on both side elevations 2) Simplify the front porch columns and add a pilaster on the left 3) Trim on windows to match throughout 4) Add a transom window to laundry room 5) Provide detail/style for the master bath, bay windows 6) Cursory review changes to the great room windows (consider changes) Dick Gordon seconded motion. Unanimously approved
Case No. 74-18R – 1044 Couch Ave – Zoning R-3 - Mike Thompson, applicant. Bryan and Elizabeth Traughber, owners. Master suite and hall bath addition Michael Chiodini made a motion to approve with changes for cursory review/approval: 1) Add window to left elevation – change octagon to transom 2) Re-work right side in or out 3) This item is satisfied- see comment Roof cricket to be 2 ½/12 (Further code review indicated the minimum pitch for asphalt shingles is 2/12). Dick Gordon seconded motion. Unanimously approved

Case No. 75-18R – 1014 Meadowridge Dr. – Zoning R-4 – Patriot Sunrooms, applicant. Dan and Lindsey Hoff, owners. Rear roof canopy addition to existing deck. Continued to May 21, 2018 meeting.


Case No. 77-18R – 538 S. Crescent Dr. – Zoning R-3 – Don Anderson, applicant. Matthew and Raehel Ott, owners. Laundry room closet and family room addition Pat Jones made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved

Case No. 78-18R – 2037 Lily Ave – Zoning R-3 – Jane Ann Forney, applicant. Bullock Building and Development, owner. New single family residence Don Hussman made a motion to approve with changes for cursory review/approval: 1) Add lintel effect (enhanced trim) to garage doors 2) Add termination at corner or eliminate it. Pat Jones seconded motion. Unanimously approved

Case No. 79-18R – 940 Simmons Ave – Zoning R-4 – Lewis Homes, applicant/owner. New single family residence Michael Chiodini made a motion to approve as submitted with the following change: 1) Add shutters to front with faux shutters on left elevation. Pat Jones seconded motion. Unanimously approved

Case No. 80-18R – 423 Rollingwood Ln – Zoning R-3 – KC STL, LLC applicant/owner. New single family residence Pat Jones made a motion to approve as submitted with the following change: 1) Change picture window to a double hung or casement (operable window) – both elevations. Dick Gordon 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