Minutes
Architectural Review Board
City of Kirkwood

Date:       June 4, 2018
Place:      City Hall Council Chambers
Time:       7:00 P.M.

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

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes: May 21, 2018–Dick Gordon made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved

Sign Review - New Business


Case No. 18-18S – 404 W. Adams Ave. – Zoning R-5– Anic Parkside – (Permit #19-847) Pfitzinger Graphics, applicant. Anic Enterprises, owner. (3) ground signs. (a) on Geyer 30”x72”=15 sq. ft.; (b) on Jefferson 24”x36”= 6 sq. ft.; (c) on W. Adams 24”x36”=6 sq. ft. Total signage 27 sq. ft. Dick Gordon made a motion to approve for final review with the following changes 1) The primary sign masonry pillars should be brick to match the existing building, mortar should also match existing, with stone caps. 2) The other (2) signs were approved as submitted. Don Anderson seconded the motion. Unanimously approved

Residential Review - New Business

Case No. 84-18R – 514 W Woodbine Ave. – Zoning R-4 – Mark Kelly, applicant. RRDR Properties, owner. New single family residence. Don Anderson made a motion to approve for final review with the following changes 1) Raise the dog house to match the front elevation gutter boards 2) Replace the fixed kitchen window with a casement window 3) Replace the bathroom fixed window with a casement window 4) Add a window or man door to the garage 5) Add a window to the master bathroom side elevation 6) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 7) Add band board at gable level on the right side elevation. Dick Gordon seconded the motion. Unanimously approved

Case No. 85-18R – 1946 N Signal Hills. – Zoning R-1 – Courtneay Jones, applicant/ owner. Shed addition-attached to house. Pat Jones made a motion to approve as submitted for final review with the condition that the shed door will be painted brown to match the siding. Curt Rafferty seconded the motion. Unanimously approved
**Case No. 86-18R – 406 Caroline Ave. – Zoning R-4** – Benchmark Homes, applicant/owner. New single family residence. **Don Anderson made a motion to approve for final review with the following changes 1) Add a window in the mudroom 2) Install picture framed lattice under the deck 3) Eliminate vertical lines on the gable. Curt Rafferty seconded the motion. Unanimously approved**

**Case No. 87-18R – 106 Dickson St. – Zoning R-3** – Bee Chic Design, applicant. Matthew Holley, owner. Second story addition. **Don Anderson made a motion to approve for final review with the following changes 1) Add curved accent to existing front porch roof-line 2) Change fixed pane windows to operable style windows 3) Left side bedroom windows should match in adjacent windows in header height. Curt Rafferty seconded the motion. Unanimously approved**

**Case No. 88-18R – 932 Simmons Ave. – Zoning R-4** – Genesis Development Company LLC, applicant/owner. New single family residence. **Don Anderson made a motion to approve for final review with the following changes 1) Add a man door or additional window to garage 2) Add a window to the master bedroom –rear elevation 3) Reduce porch column bases by 4inches 4) Add half column at porch/garage wall 5) Windows need sills and aprons 6) Change fixed window on the 2nd floor to be operable 7) Garage door needs to resemble the front door and (square off windows) on garage door 8) Install a band board at gutter line with shake shingles in the gables on right and left sides. Dick Gordon seconded the motion. Unanimously approved**

**Case No. 89-18R – 920 Evans Ave. – Zoning R-4** – MRM Manlin Development Group, applicant/owner. New single family residence. **Pat Jones made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved**

**Case No. 90-18R – 646 Cleveland Ave. – Zoning R-4** – Jason Lehmann, applicant. Mahn Custom Homes, owner. New single family residence. **Don Anderson made a motion to approve for final review with the following changes 1) All windows need the same mutton pattern 2) Separate the garage windows on front elevation. Pat Jones seconded the motion. Unanimously approved**

**Commercial Review – New Business**

**Case No. 07-18C – 1110 S. Glenwood Ln. – Zoning R-1** – Grant Stecher with Wind Engineering, applicant. Trinity Church, owner. Phase 2 – Building addition with partial interior renovations and parking lot addition. **Pat Jones made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved**

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