Minutes
Architectural Review Board
City of Kirkwood

Date: June 18, 2018
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Michael Chiodini, Don Anderson, Curt Rafferty, Dick Gordon, and Rob Forney

Staff Member Present: Russ Todd, Deputy Building Commissioner

Approval of Minutes: June 4, 2018– Dick Gordon made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved.

**Sign Review - New Business**

**Case No. 19-18S - 211 S Kirkwood Rd. - Three Doors, Zoning B-2**– (Permit #19-913) Laux Grafix Inc, applicant. Three Doors, owner. Change 2 awning logos to new company. Change 2 window logos to new company. 1) Awning fascia 10”x90”= 6.25 sq. ft. 2) Top awning 20”x41”= 5.69 sq. ft. 3) Door logo 12”x24”= 2 sq. ft. 4) Window logo 24”x24”= 4 sq. ft. **Total signage 17.94 sq. ft.** Dick Gordon made a motion to approve as submitted. Rob Forney seconded motion. Unanimously approved.

**Case No. 20-18S - 1202 S. Kirkwood Rd., Zoning B-5 Planned Commercial Development District - WALMART** – Gina Kelly – SGA Design Group, applicant. Walmart R.E. Bus Trust; owner. (1) New wall sign at existing business **Total proposed new signage= 496 sq. ft.** The signage consists of graphics- ‘Pick up” and “Spark“ logo – 65.43 sq. ft. and the balance of the sq. ft. is painting of the wall surface to corporate color. **Total existing and proposed signage: 933.71 sq. ft.** Curt Rafferty made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved.

**Residential Review - New Business**

**Case No. 91-18R - 1950 S. Signal Hills - Zoning R-1** – Innovia Company, applicant. Master bedroom, breakfast room, and deck addition. **Don Anderson made a motion to approve for final review with the following changes:** 1) Redesign bathroom to allow for the fixed pane window to be changed to double hung window. 2) Add framed lattice panels under decking. 3) Install trim and sills on new windows to match existing window trim. 4) EDPM roof on low slope. Rob Forney seconded motion. Unanimously approved.

**Case No. 92-18R - 320 Parkwoods Ave - Zoning R-3** – Roeser Home Remodeling, applicant. Master suite and kitchen addition. **Don Anderson made a motion to approve with the following changes for cursory review/approval:** 1) Change gable on south side elevation. 2) Add shutters to new windows to match existing. Rob Forney seconded motion. Unanimously approved.
Case No. 93-18R – 204 S. Fillmore Ave – Zoning R-3 – Mark Watkins, applicant. Add covered rear deck over new basement and carport. Rob Forney made a motion to approve for final review with the following changes: 1) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 2) Increase rear culping in depth to approx. 6”. Curt Rafferty seconded motion. Unanimously approved.

Case No. 94-18R – 930 Harvey St – Zoning R-3 – Scharf Land Development, applicant. New single family residence. Curt Rafferty made a motion to approve for final review with the following changes: 1) Reduce stone base to 3 feet in height. 2) Add window to the garage on left elevation. 3) Add header to front porch. Rob Forney seconded motion. Unanimously approved.

Case No. 95-18R – 400 Bogey Ln – Zoning R-4 – Lewis Homes, applicant. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 2) Change upper bedroom and rear windows to 20”x20”. 3) Garage door to match detail of home. 4) Increase size of gable vents. 5) Add band board to both sides. Dick Gordon seconded motion. Unanimously approved.

Case No. 96-18R – 19 Orchard Lane – Zoning R-1 – Blaes Architects, applicant. Two car detached garage. Curt Rafferty made a motion to approve for final review with the following changes: 1) Add window to east side of garage to match existing house. 2) Roof pitch 8 in 12. Don Anderson seconded motion. Unanimously approved.


Case No. 98-18R – 1990 Marshall Rd – Zoning R-1 – John and Laurel Belcher, applicant/owner. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Add framed lattice panels under decking of hearth room porch. 2) Replace windows on side & rear elevation of garage with (2) double hung windows. 3) Single window located over tub be changed to (2) double hung windows. 4) Front porch columns changed to (3) columns with equal distance apart. Dick Gordon seconded motion. Unanimously approved.

Case No. 99-18R – 521 N Clay Ave – Zoning R-3 – Deck & Fence Services, applicant. Ed Pucel, owner. Replace old deck w/ new plus roof and screen wall. Don Anderson made a motion to approve for final review with the following changes: 1) Add framed lattice panels under decking. 2) Header above porch left visible & wrapped so siding does not come all the way down. Curt Rafferty seconded motion. Unanimously approved.

Case No. 100-18R – 429 E Gill Ave – Zoning R-3 – Leah Engelhardt, applicant. Addition of partially covered deck w/ screened porch & under deck parking. Don Anderson made a motion to approve with the following changes for cursory review/approval: 1) Revised drawings removing unnecessary structural issues. 2) Eliminate all angle brackets on second level. 3) Submit plans for retaining wall, obtain separate permit. Dick Gordon seconded motion. Unanimously approved.

Case No. 101-18R – 552 S Harrison Ave – Zoning R-4 – Homes by Rolwes, applicant. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Add framed lattice panels under decking (if applies). 2) Add mullions to casement windows. 3) Add (2) windows to left elevation of garage. 4) Stone to return around side of garage. Curt Rafferty seconded motion. Unanimously approved.
Case No. 102-18R – 309 W Rose Hill Ave. – Zoning R-4 – Chesterfield Development Group, LLC, applicant. New single family residence. Don Anderson made a motion to approve with the following changes for cursory review/approval: 1) Lower gable over porch/garage change to hip roof. 2) Mount windows facing front be addressed. 3) Add windows to east side elevation. 4) Reduce columns in size. 5) Change detail of brackets (beefier & straight). Dick Gordon seconded motion. Unanimously approved.


Case No. 104-18R – 508 Couch Ave. – Zoning R-3 – Watson Home Construction, applicant. New single family residence. Don Anderson made a motion to approve for final review with the following required changes: 1) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 2) Add framed lattice panels under porch. 3) Add railing to porch stairs (per code, if applies). 4) Drop height of front window heads to match height of door. 5) Change window on small rear dormer to 24”. Dick Gordon seconded motion. Unanimously approved.

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