Minutes
Architectural Review Board
City of Kirkwood

Date: July 2, 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: June 18, 2018- Pat Jones made a motion to approve the minutes with one spelling correction. Don Anderson seconded motion. Unanimously approved.

**Case No. 105-18R – 527 W. Woodbine Ave. – Zoning R-4** – Bradley Grellner, applicant. New single family residence. **Don Anderson made a motion to approve for final review with the following changes:** 1) Garage and bathroom windows need to be operable double hung or casement windows. 2) Garage window needs to be normal size. 3) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 4) Trim out front entry 4” sides and 8” on top to create shadow line above entry alcove. 5) Transoms to the left of the front door need to be attached to the window and not so tight to the corner. Curt Rafferty seconded the motion. Unanimously approved.

**Case No. 106-18R – 1112 Mozart Dr– Zoning R-3** – Agape Construction, applicant. Master bedroom and bathroom addition. **Pat Jones made a motion to approve for final review with the following changes:** 1) Fixed windows above the bathtub and kitchen sink need to be replaced with operable windows. 2) Add framed lattice panels under porch. Dick Gordon seconded the motion. Unanimously approved.

**Case No. 107-18R – 429 N Geyer Rd. – Zoning R-4** – Mark Manlin, applicant. New single family residence. **Don Anderson made a motion to approve for final review with the following changes:** 1) The garage door matches the rendering. 2) Garage needs 2 more windows to match 2nd story right side elevation. 3) A concrete foundation is needed for the chimney. 4) Add framed lattice panels under porch. 5) Fixed pane window in master bath needs to be replaced with operable casement or double hung window. 6) Brick to return around sides. 7) Remove shutters on center front elevation. Use raised panel shutters on the front. Pat Jones seconded the motion. Unanimously approved.

**Case No. 108-18R – 1222 S Geyer Rd– Zoning R-3** – Ted Billingsley, applicant. Addition and detached garage. **Don Anderson made a motion to approve for final review with the following changes:** 1) Ensure the second level roof meets the peak of existing house. 2) Mullions on windows must match. 3) Add framed lattice panels under back porch. 4) The siding is continuous and matches existing. Pat Jones seconded motion. Unanimously approved.
**Case No. 109-18R – 412 Monroe Pl – Zoning R-4** – Bozich Construction, applicant. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Lower doghouse to line up to top of transoms. 2) Add 2 windows to the garage and 2 windows in the great room left side elevation. 3) Stone to return on left side around garage and right side around porch- 1st floor only. 4) Window and door grids should be the same. 5) Use contrasting colored stone around windows. Curt Rafferty seconded motion. Unanimously approved.

**Case No. 110-18R – 418 E Madison Ave – Zoning R-3** – Lewis Homes, applicant. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Increase size of mudroom and bathroom windows. 2) Increase size of master bath and closet window. 3) Left elevation- use 4” or divider board to create illusion of division. 4) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. Dick Gordon seconded the motion. Unanimously approved.  

At the July 16, 2018 ARB meeting, Don Anderson made a motion to change the minutes to Case No. 110-18R – 418 E Madison Ave: 3) Left elevation – needs to be moved forward 4” or use 4” divider board. Dick Gordon seconded motion. Unanimously approved.

**Case No. 111-18R – 407 George Ave – Zoning R-4** – Avondale Custom Homes, applicant. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Front elevation over garage be offset. 2) Window muttions must be identical. 3) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 4) Add framed lattice panels under rear deck. 5) Change gable vent to a triangle shape. 6) Garage door and front door styles must be consistent. Pat Jones seconded the motion. Unanimously approved.

**Case No. 112-18R – 944 N. Harrison Ave – Zoning R-4** – Ellie Cade Custom Homes, applicant. New single family residence. Don Anderson made a motion to approve for final review with the following changes: 1) Garage door and front door styles must be consistent. 2) Add windows or man door to left side of garage. 3) Add framed lattice panels under deck. 4) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 5) Shutters on front elevation are sized to match the windows or eliminated. 6) Front elevation- apply same vent formation to the garage for balance, just a smaller version. 7) Replace fixed dining room window with an operable window. 8) Removal of the deck roof from the plans was noted. Pat Jones seconded the motion. Unanimously approved.

**Commercial Review – New Business**

**Case No. 08-18C – 315 Sugar Creek Rd. – Zoning R-1** – Kerry Moran applicant. Installation of playground structures. Pat Jones made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved.

C: Bill Bensing, Director of Public Services  
Betty Montaño, City Clerk  
Tim Griffin, Mayor  
Kara Wurtz, Liaison  
Donna Poe, SBD