Minutes
Architectural Review Board
City of Kirkwood

Date: November 6, 2017
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Mark Campbell, Michael Chiodini, Don Anderson, Dick Gordon, and Rob Forney

Staff Member Present: Russell Todd, Deputy Building Commissioner

Approval of Minutes: October 16, 2017 – Michael Chiodini made a motion to approve as submitted. Don Anderson seconded motion. Unanimously approved

Residential Review – Old Business


Residential Review – New Business

Case No. 154-17R – 518 Angenette Ave. – Zoning R-4 – Dan Kary, applicant. Matt Graves, owner. 2nd story addition & garage 2nd story addition – Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Lattice to be picture framed 2) Roof slope changed to shed roof 3) Match stairs posts to front posts. Michael Chiodini seconded motion. Unanimously approved

Case No. 157-17R – 624 S. Fillmore Ave. – Zoning R-4 – Benchmark Homes, applicant/owner. New single family residence – Dick Gordon made a motion to approve as submitted for final review with the following change: 1) Add vertical 1x6 board element to front gables. Don Anderson seconded motion. Unanimously approved

Case No. 158-17R – 1118 Missouri Ave – Zoning R-3 – Devin McCart, applicant/owner. Adding a free standing cedar pavilion – Michael Chiodini made a motion to approve as submitted for final review with the following changes: 1) Build using cedar instead of treated posts 2) New shingles to match the existing house shingles. Dick Gordon seconded motion. Unanimously approved

Case No. 159-17R – 60 Heatherbrook Ln – Zoning R-3 – TCG Design (Aaron Uffman), applicant. Jon & Michelle Geeting, owners. Addition – Don Anderson made a motion to approve as submitted for final review with the following suggestion: 1) Properly adjust the cricket on roof. Rob Forney seconded motion. Unanimously approved
Case No. 160-17R – 569 Meadowridge Dr. – Zoning R-4 – Aesthetic Design & Build, LLC, applicant. Amy Tobias, owner. Roof addition to back of existing garage – Rob Forney made a motion to approve as submitted for final review based on revised submittal of plans at the meeting. Michael Chiodini seconded motion. Unanimously approved

Case No. 161-17R – 511 Woodard Dr. – Zoning R-4 – Kingbridge Homes, LLC applicant/owner. New single family residence – Don Anderson made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved

Case No. 162-17R – 630 Windrush Dr. – Zoning R-4 – Luanne Zwolak Trustee or Barbara Aydt Estate, applicant/owner. Rear addition and interior renovations – Michael Chiodini made a motion to approve as submitted for final review with the following changes: 1) Inset the infill window if you cannot match the existing brick 2) Submit for cursory review, a change to the vertical windows. The amendment shall be submitted to the Building Commissioner’s office 3) the concrete stair shall be extended from window line to window line. Dick Gordon seconded motion. Unanimously approved

Case No. 163-17R – 2 Hillcrest Pl. – Zoning R-4 – Denise Eisele, applicant. Mahn Custom Homes, owner. New single family residence – Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Remove shutters from double windows - 1st and 2nd floor 2) Grid patterns shall be consistent on all windows, all elevations. Michael Chiodini seconded motion. Unanimously approved

Case No. 164-17R – 1334 Forest Ave. – Zoning R-1 – Bruce Nicolson, applicant/owner. 1st floor addition walk in closet – Don Anderson made a motion to continue to the November 20, 2017 meeting requesting a more complete set of plans including proposed elevations. Michael Chiodini seconded motion. Unanimously approved

Case No. 165-17R – 542 Bryan Ave. – Zoning R-3 – Zane & Katie Reifsteck, applicant/owner. One story addition – Michael Chiodini made a motion to approve as submitted for final review with the following change: 1) Roof lines to match existing – modify trusses. Dick Gordon seconded motion. Unanimously approved - Architect came back and stated that he is unable to adjust the slope. Don Anderson made a motion amend the original motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved


Case No. 167-17R – 617 Chelsea Ave – Zoning R-4 – Kingbridge Homes, applicant/owner. New single family residence – Dick Gordon made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved


Case No. 169-17R – 543 S. Clay Ave – Zoning R-4 – Jackson Custom Homes & Remodeling, applicant. John & Laura Neusel, owner. Addition outdoor living – Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Indicate item #8 is to be constructed with stone 2) Eliminate the railings on the side elevation. 3) Chimney to have rear vent Michael Chiodini seconded motion. Unanimously approved

Case No. 170-17R – 750 N Woodlawn Ave – Zoning R-4 – James Brandt, applicant/owner. Dining room addition – Don Anderson made a motion to approve as submitted for final review with the following change: 1) Roof line to be adjusted and submitted to the Building Commissioner’s office for cursory review/approval. Michael Chiodini seconded motion. Unanimously approved
Case No. 171-17R – 533 Scott Ave – Zoning R-3 – Lewis Homes, applicant/owner. New single family residence – Michael Chiodini made a motion to approve as submitted for final review with the following change: 1) Modify front porch header to curve and submit to the Building Commissioner’s office for cursory review/approval. Don Anderson seconded motion. Unanimously approved

Case No. 172-17R – 541 Mistletoe Ln – Zoning R-4 – Mosby Building Arts, applicant. Rob Lewis, owner. Rear addition – Dick Gordon made a motion to approve as submitted for final review with the following changes: 1) Add a window to master bath and add two windows (high) in the master bedroom 2) Add picture framed lattice at porch. Michael Chiodini seconded motion. Unanimously approved

Commercial Review – New Business

Case No. 15-17C – 204 S. Clay Ave – Zoning B-2 – Michelle P. Kleinheider, DMD applicant/owner. 600 sq. ft. extension of existing building – Don Anderson made a motion to continue to the November 20, 2017 meeting requesting a revision of materials and shed relation to structure. Dick Gordon seconded motion. Unanimously approved

C: Bill Bensing, Director of Public Services
Betty Montañó, 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