

Minutes

Architectural Review Board

City of Kirkwood

Date: May 6, 2019

Place: City Hall Council Chambers

Time: 7:00 P.M.

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

 Staff Member Present: Russell Todd, Building Commissioner

 Approval of Minutes: April 15, 2019– Michael Chiodini made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved.

**Sign Review - New Business**

**Case No. 11-19S – 100 E. Adams Ave.- First Presbyterian Church of Kirkwood – Zoning B-2/R-5** – Warren Sign Company, applicant. Refurbish existing monument sign. 5’9” x 7’9” = 44.6 sq. ft (29.05 sq.ft.– viewing area). **Total new signage 44.6 sq. ft.**  **Mike Chiodini made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved.**

**Case No. 12-19S – 101 N. Kirkwood Rd.- Chase– Zoning B-2** – Piros Signs, applicant. (2) New awning signs 31.62” x 168.5” = 37 sq. ft. each. (1) New wall sign 36.25” x 36.25”=9.13 sq. ft. (1) New window sign 20.5” x 14.0”=1.99 sq. ft. New window sign 6.0” x 6.0””= 0.25 sq. ft. **Total new signage 85.37 sq. ft. Mike Chiodini made a motion to approve signs only (separate permit and review required for awnings and parapet) as submitted for final review. Dick Gordon seconded motion. Unanimously approved.**

**Case No. 13-19S – 124 W. Monroe Ave – Anic Enterprises – Zoning B-2** – Pfitzinger Graphics, applicant. Install one (1) double sided ground sign 38”x60”. **Total new signage 31.60 sq. ft. Mike Chiodini made a motion to continue the case to allow the base of the monument sign to be more consistent with the primary structure. Dick Gordon seconded motion. Unanimously approved.**

**Residential Review - Old Business**

**Case No. 50-19R – 1221 Evans Ave. – Zoning R-4** – Jeff Day, applicant. Addition to rear & side (4 car garage). **Don Anderson made a motion to approve for final review with the following changes: 1) Larger window over the garage. Rob Forney seconded motion. Unanimously approved.**

**Case No. 51-19R – 819 W. Rose Hill Ave. – Zoning R-4** – Patriot Sunrooms, applicant. New canopy roof over patio. **Mike Chiodini made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved.**

**Residential Review - New Business**

**Case No. 55-19R – 718 Evans Ave. – Zoning R-4** – Agape Construction, applicant. Front Porch Replacement. **Mike Chiodini made a motion to approve for final review with the following changes: 1) Add siding to front porch in place of Hardie-Board panel. Don Anderson seconded motion. Unanimously approved.**

**Case No. 56-19R – 530 Coulter Ave. – Zoning R-3** – Stauder Architecture, applicant. New Single Family Residence. **Don Anderson made a motion to approve with the following changes: 1) Add window to the master bedroom. 2) Add sills and aprons around windows surrounded by horizontal siding. 3) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides, 12” in front. 4) Cursory review of garage door detailing. Rob Forney seconded motion. Unanimously approved.**

**Case No. 57-19R – 113 Handlan Ct. – Zoning R-3** – Lynn Nienkemper, applicant. Addition. **Don Anderson made a motion to approve as submitted with cursory review of the garage door style (more vertical detail). Mike Chiodini seconded motion. Unanimously approved.**

**Case No. 58-19R – 246 W. Jewel Ave – Zoning R-3** – Lakeside Exteriors, applicant. New covered deck. **Don Anderson made a motion to approve with the following changes: 1) Add framed lattice below the deck. Dick Gordon seconded motion. Unanimously approved.**

**Case No. 59-19R – 900 N Geyer Rd – Zoning R-4** – Lewis Homes, applicant. New single family residence. **Don Anderson made a motion to approve with the following changes: 1) Change all 18x30 windows to 24x30 windows on front and right elevations (all but fireplace). 2) Porch posts same width to the ground. 3) Cursory review of the stairs and lowering the house . Mike Chiodini seconded motion. Unanimously approved.**

 **Case No. 60-19R – 650 N Kirkwood Rd. – Zoning R-4 –** More for Less Remodeling, LLC, applicant. Remove existing deck, build new covered deck. **Don Anderson made a motion to approve with the following changes: 1) Add Tudor style pattern on the gable. Dick Gordon seconded motion. Unanimously approved.**

**Case No. 61-19R – 400 E. Monroe Ave – Zoning R-3** – Jane Ann Forney, applicant. Screen wall and outdoor patio renovation. **Don Anderson** **made a motion to approve as submitted for final review. Mike Chiodini seconded motion. Unanimously approved.**

**Case No. 62-19R –28 Orchard Ln – Zoning R-1** – D.L. Design, applicant. First floor addition/rebuild master suite. **Rob Forney** **made a motion to approve as submitted for final review. Mike Chiodini seconded motion. Unanimously approved.**

 **Case No, 63-19R – 603 Meadowridge Ln. – Zoning R-4** – Adam Day w/ DBC, applicant. Addition.

**Rob Forney** **made a motion to approve as submitted for final review. Mike Chiodini seconded motion. Unanimously approved.**

**Case No, 64-19R – 438 Central Pl. – Zoning R-4** – Mike Blaes, applicant. Addition. **Mike Chiodini** **made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved.**

**Commercial Review – New Business**

**Case No. 02-19C – 10727 Big Bend Blvd– Zoning B-3** – LNB Architecture & Interiors Inc., applicant. New office building. **Dick Gordon made a motion to approve for final review with the following changes: 1) Address the flatness of the front façade. Don Anderson seconded motion. Unanimously approved.**

**Case No. 03-19C – 10461 Manchester Rd – Zoning B-4** – EZ Storage Kirkwood, LLC, applicant. Modifications to existing building. **Mike Chiodini made a motion to approve with the following changes for cursory review: 1) Downplay the areas around the vehicle entries (remove cornice and stay in-line with existing coping- use brick or as seen). Rob Forney seconded motion. Unanimously approved.**

 C: Bill Bensing, Director of Public Services

 Laurie Asche, 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