**Architectural Review Board**

**Minutes**

**Monday, October 7, 2019, 7:00 p.m.**

**Kirkwood City Hall**

**139 S. Kirkwood Road**

**Kirkwood, MO 63122**

1. Attendance
	1. Board members present: **Mark Campbell, Adam Edelbrock, Rob Forney, Dick Gordon & Pat Jones.**
	2. Staff member present: **Jack Schenck, Building Commissioner**
2. Approval of Minutes: September 16, 2019- **Pat Jones** **made a motion to approve as submitted. Rob Forney seconded motion. Unanimously approved.**
3. Sign Review- New Business
	1. **Case No. 28-19S–10764 Manchester Rd.–Kirkwood Fence–Zoning B-3** Landmark Sign Co., applicant. Two (2) new wall signs- 1) 32.9”x111.01” = 25.3 sq. ft. 2) 32.9”x77.3” = 17.69 sq. ft. **Total signage = 42.99 sq. ft. Pat Jones made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved.**
	2. **Case No. 29-19S-320 S. Kirkwood Rd. – Nouveau- Zoning B-2** – Designery Shop, applicant. (1) new window (door) sign for existing business. 20”x 36”=2.42 sq. ft. **Total new signage = 2.42 sq. ft. Pat Jones made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved.**
	3. **Case No. 30-19S-100 E. Adams Ave. – First Presbyterian Church- Zoning B-2/ R-5** – Warren Sign Co., applicant. (1) new ground sign for existing business (replacement). 4’x 6’= 24 sq. ft. **Total new signage = 24 sq. ft. Rob Forney made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved.**
	4. **Case No. 31-19S–1242 S. Kirkwood Rd.–Storming Crab–Zoning B-5** Sign A Rama, applicant. Three (3) new wall signs- 1) North Side 8’ x5’ = 40 sq. ft. 2) West Side 187”x 26” = 33.76 sq. ft. & 3) West Side 192” x 18”= 24 sq. ft. **Total signage = 97.76 sq. ft. Rob Forney made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved.**
4. Residential Review- Old Business
	1. **Case No. 129-19R - 1023 S Geyer Rd. – Zoning R-2** – Mike Schmeerbauch, applicant. New single family residence. **Pat Jones made a motion to approve with the following changes: 1) Cursory review of window trim. (Windows need to be trimmed with sills and aprons per Kirkwood requirements) 2) Change fixed window in bathrooms to double/single hung type window. 3) Provide shutters on garage window. (must be proportionate) 4) Add window in office. 5) Cursory review of garage and front doors. Dick Gordon seconded motion. Unanimously approved.**
5. Residential Review- New Business
	1. **Case No. 126-19R – 334 E Jefferson Ave. – Zoning R-3** – James Hotop, applicant. New detached garage. **Dick Gordon made a motion to approve with the following changes: 1) Window grids to be consistent. 2) Change octagonal window to square or rectangular with shutters. 3) Add window to side or rear of the garage. 4) Windows need to be trimmed with sills and aprons per Kirkwood requirements. Rob Forney seconded motion. Unanimously approved.**
	2. **Case No. 135-19R – 1314 Briarcreek Dr. – Zoning R-3** – Agape Construction, applicant. Master bed, bath and sunroom addition. **Rob Forney made a motion to approve with the following changes: 1) Add gable vent to south elevation. Dick Gordon seconded motion. Unanimously approved.**
	3. **Case No. 136-19R – 1144 Missouri Ave. – Zoning R-3** – Tim Krekeler/ Shane Huch, applicant. Detached garage addition. **Adam Edelbrock made a motion to approve with the following changes: 1) Add lights to garage door. 2) Add additional window to garage (opposite side of the man door). 3) Trim windows to match house. 4) Siding to match house. Dick Gordon seconded motion. Unanimously approved.**
	4. **Case No. 137-19R – 1739 W Woodbine Ave. – Zoning R-3** – Tim Hollerback, applicant. New single family residence. **Pat Jones made a motion to approve with the following changes: 1) Add sills and aprons to windows. 2) Add man door or window on the side of the garage and a window to the left and right sides. 3) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 4) Add band board to sides between the lower level and 1st floor. 5) Return vertical siding along sides to gutter line of garage. 6) Front columns to be 10”x10”s and rear columns to be 8”x8”. Dick Gordon seconded motion. Unanimously approved.**
	5. **Case No. 138- 19R – 405 S. Ballas Rd. - Zoning R-3** – Tim Hollerbach, applicant. New single family residence. **Pat Jones made a motion to approve with the following changes: 1) Change fixed window in master bath to double or single hung type window. 2) Add window to second floor bath. 3) Windows need to be trimmed with sills and aprons per Kirkwood requirements. Dick Gordon seconded motion. Unanimously approved.**
	6. **Case No. 139- 19R – 542 E Adams Ave. - Zoning R-3** – Terbrock Custom Builders LLC, applicant. New single family residence. **Rob Forney made a motion to approve with the following change: 1) Change fixed window on rear elevation to casement or double/single hung type window. Dick Gordon seconded motion. Unanimously approved.**
	7. **Case No. 140- 19R – 314 Fairway Ln. - Zoning R-4** – T. Galati Ent., applicant. New single family residence. **Rob Forney made a motion to approve with the following changes: 1) Cursory review of the stone return (approx. 2’) and second floor window placement. 2) Bay on right side to be a different color stucco. 3) Both windows in great room are to be casement. 4) Cursory review of window trim- needs to be consistent with existing house. Pat Jones seconded motion. Unanimously approved.**
	8. **Case No. 141- 19R – 629 Nirk Ave. - Zoning R-4** – Schindler Homes LLC, applicant. New single family residence. **Adam Edelbrock made a motion to approve with the following changes: 1) Return stone on left side approximately 2’. 2) Add band board on right and left elevations. Rob Forney seconded motion. Unanimously approved.**
	9. **Case No. 131- 19R – 656 Norfolk Dr. - Zoning R-3** – Homes by Rolwes Inc., applicant. New single family residence. **Dick Gordon made a motion to approve with the following change: 1) Rear columns to be 8”x8” w/ cap and base. Rob Forney seconded motion. Unanimously approved.**
	10. **Case No. 142- 19R – 327 Bogey Ln. - Zoning R-4** – Hercules Design Build, applicant. New roof over existing rear patio.- **POSTPONED to 10/21/19 Agenda**
	11. **Case No. 143-19R – 402 Rose Ln. – Zoning R-4** – MK Custom Homes, applicant. New single family residence. **Rob Forney made a motion to approve with the following changes: 1) Return stone on left and right elevation. 2) Rear columns to be 8”x8” with cap/base trim. 3) Gable ends on sides to match front gable ends. 4) Raise dog house roof to gutter line. 5) Add two high windows to left elevation in dining room. 6) Change fixed windows on right elevation to casement or double hung. Dick Gordon seconded motion. Unanimously approved.**
6. Commercial Review- Old Business-NONE
7. Commercial Review- New Business
	1. **Case No. 10-19C – 200 W. Argonne – Head to Toe Dancewear - Zoning B-2 -** Lawrence Fabric, applicant. (5) new fabric awnings. **Pat Jones made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved.**
8. Re-submittal of previously approved- Amendment- NONE

**Kirkwood Architectural Review Board Members:** Chairman Mark Campbell; Vice-Chairman Michael Chiodini, Members Don Anderson, Curt Rafferty, Dick Gordon, Rob Forney and Adam Edelbrock. Council Liaison Kara Wurtz

**Contact Information:** For full Architectural Review Board contact information please contact the Building Commissioner’s office call 314-822-5823. To contact the Building Commissioner, Jack Schenck call 314-822-5814.

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