**Architectural Review Board**

**Minutes**

**Monday, October 21, 2019, 7:00 p.m.**

**Kirkwood City Hall**

**139 S. Kirkwood Road**

**Kirkwood, MO 63122**

1. Attendance
	1. Board members present: **Mark Campbell, Michael Chiodini, Don Anderson, Curt Rafferty, Dick Gordon, Rob Forney & Adam Edelbrock**
	2. Staff member present: **Russell Todd, Plans Examiner**
2. Approval of Minutes – **Rob Forney made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved.**
3. Sign Review- New Business Sign Review- New Business
	1. **Case No. 32-19S – 127 W. Clinton Pl. Citizen Kane’s Market Place – Zoning B-2** – Frank Kane, applicant. (1) new ground sign 70”x40”= 19.41 sq. ft. **Total new signage: 19.41 sq. ft. Mike Chiodini made a motion to approve for final review with the following change: 1) Remove phone number from signage. Dick Gordon seconded motion. Unanimously approved.**
	2. **Case No. 33-19S – 1048 S Kirkwood Rd. A Treats Unleashed – Zoning B-5** – Landmark Sign Company, applicant. 45.87” x 135.79” = 43.25 sq. ft. **Total new signage = 43.25 sq. ft. Mike Chiodini made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved.**
4. Residential Review- Old Business
5. Residential Review- New Business
	1. **~~Case No. 142- 19R – 327 Bogey Ln. - Zoning R-4~~** ~~– Hercules Design Build, applicant. New roof over existing rear patio~~. **REMOVED PER APPLICANT 10-18-19**
	2. **Case No. 144-19R – 563 Andrews Ave. – Zoning R-4** – Korus Properties LLC, applicant. New single family residence. **Don Anderson made a motion to approve for final review with the following changes: 1) Submit cut sheet of garage door for cursory approval. 2) Submit new design for window locations for cursory approval. 3) Bump out 2nd floor gable 6 inches on front elevation. 4) Change right side elevation windows from (3) to (2) on 2nd story & add (2) appropriate sized windows on 1st story. 5) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides, 12” in front. Mike Chiodini seconded motion. Unanimously approved.**
	3. **~~Case No. 145-19R – 218 Midway Ave. Zoning R-4~~** ~~– Roosevelt Chambers, applicant. New single family residence~~. - **REMOVED**
	4. **~~Case No. 146-19R – 1218 N. Geyer Rd. Zoning R-4~~** ~~– Roosevelt Chambers, applicant. New single family residence~~. - **REMOVED**
	5. **Case No. 147-19R – 632 E. Argonne Dr. – Zoning R-3** – Genesis Development Co., applicant. New single family residence. **Don Anderson made a motion to approve for final review with the following changes: 1) Add windows to right side elevation for cursory approval. 2) Submit cut sheet of garage door for cursory approval. 3) Carry around details on front elevation to all elevations of house including but not limited to adding window grids, shakes to gables, detail to window trims. Submit all 3 elevations for cursory approval. 4) Change fixed pane windows to casement or double hung. 5) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides, 12” in front. Mike Chiodini seconded motion. Unanimously approved**
	6. **Case No. 148-19R – 409 Lee Ave. – Zoning R-4** – Kuehnle Construction Company, LLC, applicant. New single family residence. **Don Anderson made a motion to approve for final review with the following changes: 1) Change front column bases to 16”x16”. 2) Change roof pitch on front elevation to 12/12, add window to gable. 3) Add picture framed lattice under deck. 4) Add windows to right elevation, top of stairs, laundry room, each side of fireplace, breakfast room & over tub in Jack & Jill bathroom. 5) Hip front porch roof on right side.**

**6) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides, 12” in front. Mike Chiodini seconded motion. Unanimously approved.**

* 1. **Case No. 149-19R- 420 W. Monroe Ave – Zoning R-4** – Edward & Christine Chen, applicants. New screened-in & open patio in rear. **Mike Chiodini made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved.**
	2. **Case No. 150-19R – 724 Creekbriar Ln.- Zoning R-1** – Richard Werriner, applicant. Replace sunroom on rear. **Curt Rafferty made a motion to approve for final review with the following changes: 1) Add masonry to columns. 2) Add picture framed lattice on left side elevation. Dick Gordon seconded motion. Unanimously approved.**
	3. **Case No. 151-19R – 345 Dickson St. – Zoning R-2** – Lewis Homes, applicant. New single family residence. **Adam Edelbrock made a motion to approve for final review with the following changes: 1) Change fixed pane window on left elevation to (2) double-hung or casement windows. 2) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides, 12” in front. Dick Gordon seconded motion. Unanimously approved.**
	4. **~~Case No. 152-19R – 650 N Harrison Ave. – Zoning R-3~~** ~~– Lewis Homes, applicant. New single family residence~~. - **REMOVED**
	5. **Case No. 153-19R – 681 Chelsea Ave. – Zoning R-4** – Anderson Building Co, applicant. Addition. **Rob Forney made a motion to approve as submitted for final review. Mike Chiodini seconded motion. Unanimously approved.**
1. Commercial Review- Old Business
2. Commercial Review- New Business
3. Re-submittal of previously approved- Amendment

**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