**Architectural Review Board**

**Minutes**

**Monday, January 06, 2020, 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, Rob Forney, and Dick Gordon.**
   2. Staff member present: **Jack Schenck, Building Commissioner**
2. Approval of Minutes- December 2, 2019- **Mike Chiodini** **made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved.**
3. Sign Review- New Business
   1. **Case No. 01-20S – 10210 Manchester Rd. – Zoning B-3** – Parkside Interiors LLC, applicant. Install window signage (details to follow) and one sign on existing awning. **Curt Rafferty made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved.**
4. Residential Review- Old Business- NONE
5. Residential Review- New Business
   1. **Case No 170-19R – 434 W Essex Ave. – Zoning R-4** – Lewis Homes, applicant. New single family residence. **Don Anderson made a motion to approve with the following changes: 1) Address front column and window placement. 2) Remove shakes in gable, preferably change to board and batten (reduce to 3 material types). 3) Cursory review of rear fixed window options. Mike Chiodini seconded motion. Unanimously approved.**
   2. **Case No 171-19R – 1971 N Signal Hills Dr. – Zoning R-1** – Anselmo Testa & Julie Spurr, applicant. Addition. **Mike Chiodini made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved.**
   3. **Case No 145-19R – 218 Midway Ave. – Zoning R-4** – Roosevelt Chambers, applicant. New single family residence. **Don Anderson made a motion to approve with the following changes via cursory review: 1) Reduce front column base to approx. 8” at bottom to decrease taper. 2) Add trim and sills to all windows. 3) Framed lattice to extend to outside edge under rear porch. 4) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 5) Add window to west or south side of garage. 6) Replace arched front window to flat top window. 7) Remove round garage vents or make square. Rob Forney seconded motion. Unanimously approved.**
   4. **Case No 172-19R – 546 S. Clay Ave. – Zoning R-4** – Jim and Julie Theole, applicant. Addition and renovation. **Don Anderson made a motion to approve with the following changes: 1) Separate 2 dormer windows to add space between. 2) Increase dormer roof pitch to 5/12 min (lower walls to do so). 3) Add framed lattice under rear deck. 4) Garage door to have windows (submit cut sheet). 5) Repeat front double column support on rear porch middle column. Rob Forney seconded motion. Unanimously approved.**
   5. **Case No 173-19R – 315 Caroline Ave. – Zoning R-4** – Schindler Homes, LLC, applicant. New single family residence. **Don Anderson made a motion to approve with the following changes: 1) Change first floor dining room window to 2 double hung windows. 2) Add band boards to both side gables. Dick Gordon seconded motion. Unanimously approved.**
   6. **Case No 174-19R – 477 S. Van Buren Ave. – Zoning R-4** – Homes by Rolwes, applicant. New single family residence. **Mike Chiodini made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved.**
   7. **Case No 01-20R- 1032 Janis Lynn Ct- Zoning R-3-** Champion Window, applicant. Sunroom addition. **Rob Forney made a motion to approve as submitted for final review. Mike Chiodini seconded motion. Unanimously approved.**
   8. **Case No 02-20R – 217 S. Woodlawn Ave – Zoning R-3** Agape Construction, applicant. One story addition and interior kitchen renovation. **Don Anderson made a motion to approve with the following changes submitted via cursory: 1) Siding on addition to match existing lap size and texture on garage. 2) Install framed lattice under stairs. Dick Gordon seconded motion. Unanimously approved.**
   9. **Case No 03-20R - 415 Par Ln – Zoning R-4-** Lewis Homes, applicant. New single family residence. Mark Campbell recused himself from the case. **Don Anderson made a motion to approve with the following change: Provide a design element above front entry door. Dick Gordon seconded motion. Unanimously approved.**
   10. **Case No 04-20R – 960 Simmons Ave – Zoning R-4-** Lewis Homes, applicant. New single family residence. **Don Anderson made a motion to approve with the following changes: 1) Bump out front dormer and change to just 2 separated windows. 2) Eliminate false windows on rear elevation and change bathroom window to a double hung. 3) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 4) Left elevation -remove false windows on kitchen wall and make bathroom window 24x30. 5) Master bedroom and family room windows to match (24x16). 6) Left and right elevation gables to be board and batten. Dick Gordon seconded motion. Unanimously approved.**
   11. **Case No 05-20R – 1527 Friar Lane – Zoning R-3-** Mark Kamphoefner, applicant. New covered front porch & rear bedroom addition. **Don Anderson made a motion to approve with the following changes: 1) West elevation bedroom windows to be sized for egress and all same size. 2) Add double column to back of house to mimic front columns.**

**Curt Rafferty seconded motion. Unanimously approved.**

* 1. **Case No 06-20R – 627 Pamela Lane – Zoning R-3-** DL Design Inc, applicant. Rear addition. **Don Anderson made a motion to approve with the following changes: 1) Step in addition approximately 6 inches** **to create offset on end. 2) Remove siding on addition to match existing foundation and paint. 3) All windows to be trimmed to match existing windows. Mike Chiodini seconded motion. Unanimously approved.**
  2. **Case No 07-20R – 1777 Dougherty Ferry Rd – Zoning R-1-** Tim Hollerbach, applicant. Second floor addition over existing garage. **Don Anderson made a motion to approve with the following change: Add 4 20x20 windows to side elevation- 2 in each bedroom. Dick Gordon seconded motion. Unanimously approved**
  3. **Case No 08-20R – 226 E Argonne – Zoning R-3-** Jonathan Rankin, applicant. Rear addition & detached garage. **Don Anderson made a motion to approve with the following changes: 1) Columns on rear to be increased in size and provide top and bottom cap and base. 2) Add window to garage on north or west elevation. 3) Add lights to garage door. 4) Cursory review of rear porch roof. Dick Gordon seconded motion. Unanimously approved**
  4. **Case No 09-20R – 337 W Adams Ave – Zoning R-4-** Jason Lehmann, applicant. New single family residence. **Don Anderson made a motion to approve with the following changes: 1) Project out front gable 6 inches. 2) Add lights to garage door and submit cut sheet. 3) Raise dog house on right elevation. 4) Exposed foundation to meet guidelines of maximum exposure of concrete; 24” on rear and sides and 12” in front. 5) On Rear elevation add muttons to rear door. 6) Change divided lights in kitchen window to match other windows. Dick Gordon seconded motion. Unanimously approved**

1. Commercial Review- Old Business
2. Commercial Review- New Business
   1. **Case No. 01-20C – 10749 Manchester Rd – Lou Fusz - Zoning B-3 -**  Specialty Awning, applicant. New fabric awning. **Curt Rafferty made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved.**
   2. **Case No.** **02-20C- 10233 Manchester Rd- Schnucks Markets- Zoning B-4**- BRR Architects, applicant. Interior & exterior store remodel. **Mike Chiodini made a motion to approve via cursory with the following changes: 1) Renovations to dock areas on the West and East side. 2) Submit a night rendering of the project. 3) Return limestone 4-5’ on sides. 4) Re-paint blocks on East side. Dick Gordon seconded motion. Unanimously approved.**
   3. **Case No. 03-20C- 11287 Manchester Rd- North Middle School/ Redemption Church- Zoning R-3-**  Cory Ball, Pastor of Redemption Community Church, applicant. New concrete pad & Tuff shed. **Mike Chiodini made a motion to approve as submitted for final review. Rob Forney seconded motion. Unanimously approved.**
3. Re-submittal of previously approved- Amendement
   1. **Case No. 36-19R- 610 Linwood Blvd. – Zoning R-4**- David Kraemer, applicant. Seeking approval for numerous changes to 2nd story addition. **Don Anderson made a motion to continue the case to allow for review of the following 1) Photos of side and rear elevation to be submitted. 2) Proposed solutions to resolve missing band boards and post column changes**. **Dick Gordon seconded motion. Unanimously approved.**
   2. **Case No. 131-18R – 137 W. Sarah Ave. – Zoning R-4** – Nicole Brown, applicant. Seeking approval to install siding vs stone on exterior facing wall of covered patio addition. **Don Anderson made a motion to approve as constructed. Dick Gordon seconded motion. Majority approved.**

**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 Liason 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