



City of WEBSTER GROVES

4 E. LOCKWOOD AVE. | WEBSTER GROVES | MISSOURI | 63119

314.963.5300 | WEBS TERGRO VES.ORG

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD MINUTES April 7, 2022

		Present	Absent
ARB MEMBERS:	Bob Buckman	<u> X </u>	<u> </u>
	Angela Thompson	<u> X </u>	<u> </u>
	Tracy Collins	<u> X </u>	<u> </u>
	Carol Duenke	<u> X </u>	<u> </u>
	Ken Burns	<u> X </u>	<u> </u>
	Kyle Wilson (alt)	<u> </u>	<u> </u>
	Mark Vogl (alt)	<u> </u>	<u> </u>

OTHERS PARTICIPATING: Kellie Campbell, Permit Technician
Andrew Klosterman, Inspector

5:00 PM WORK SESSION:
Examination of proposed projects and board policies

5:30 PM REGULAR MEETING
Approval of minutes from March 17, 2022 meeting

- PUBLIC HEARING**
- 222 Spencer – Construct addition to expand kitchen
Approved as submitted with the following clarifications: the AC units will be removed from the roof and placed on grade with the consideration that it meets zoning approval. The sloped roof across the entire addition will be as is on either sides of the current equipment location
Unanimous decision

2. 54 Mason – Removal of 3 Windows
Approved as submitted with the understanding the windows on the right side elevation will have the existing trim remaining in place and that the infill material will be shutters slightly inset from the trim that match the front shutters, an on the left side elevation the option is for the window to remain as is or a small window the same shape and size as the existing upper sash may remain in place or removed entirely
Unanimous decision
3. 8 W Cedar – Replace porch
Approved as submitted with the understanding that frames around the lattice panel will be wider approximately the size of the existing window trim or a bit wider
Unanimous decision
4. 311 S Maple – Replace front porch railings
Approved as submitted
Unanimous decision

SUBMITTAL

5. 474 Woodlawn – Construct addition, porch
Approved as submitted with the understanding that a railing will be added between the AC units and the new deck
Unanimous decision
6. 532 Baker – Construct addition
Approved as submitted with the understanding that all the overhangs on the new addition will be one foot eight inches (1' 8") to match the existing house
Unanimous decision
7. 1329 Wells – Replace windows
Approved as submitted with the clarification that the casement windows will have a horizontal mullion added to match the double hung look
Unanimous decision
8. 744 Greeley – Replace windows
Approved as submitted with the understanding that a horizontal mullion will be added to the new casement windows to match the appearance of the double hung
3 board members voted to approve, 1 voted to disapprove
9. 160 Slocum – Construct porch, install windows
Approved as submitted with the revised elevation adding wood termination strip at the conclusion of the stone. The front window will match the window in the price sheet not the elevation
Unanimous decision
10. 16 Hammel – Construct deck
Approved as submitted with the understanding that the deck stair handrail will match the railing on the deck; and a clarification that the same horizontal lattice will be used that is below the deck on the side of the existing carport
Unanimous decision
11. 541 Locust – Construct 2 story addition, add 2 porched
Approved as submitted with the understanding that the owners want the option to try and get two smaller windows closer on either side of the master bedroom fireplace. If not able to, approved as submitted

Unanimous decision

RESUBMITTAL

- 12. 542 Oak – Construct deck

Approved as submitted with the consideration of the new sheet submitted showing the new roof construction flush with the existing and that there will be a 12" overhang

Unanimous decision

- 13. 225 Baker – Construct garage, porch

Approved as submitted with the following understanding at the garage; window trim will be added around the dormer windows similar to the door trim. At the house on the rear elevation one of the existing 2nd floor side windows will be moved to the rear walk in closet location, and the new front door toward the right end will be a six lite glass door

Unanimous decision

PRELIMINARY

- 14. 336 Hillside – Construct new house

Move from Preliminary to Submitted: Approved as submitted

Unanimous decision

- 15. 128 N Rock Hill – Construct new house

No vote was taken, ARB members asked for changes and requested revised drawings

- 16. 102 Reasnor – Construct new house

No vote was taken, ARB members asked for changes and requested revised drawings

