

**ARCHITECTURAL REVIEW BOARD
AGENDA
July 21, 2016**

ARB MEMBERS:		Present	Absent
	Jim Bulejski	_____	_____
	Nathan Bavolek	_____	_____
	April Reinhardt	_____	_____
	Frank Weber	_____	_____
	Bob Powers (alt)	_____	_____
	Bob Buckman	_____	_____

OTHERS PRESENT: Joe Rodriguez, Plan Examiner
 Claudia Hartman, Permit Technician

5:00 PM WORK SESSION:

Examination of proposed projects and board policies

Please note: This time is set aside for the board to prepare for the meeting, and no public comments are received during this period.

5:30 PM REGULAR MEETING

Approval of minutes from July 7, 2015

PUBLIC HEARING:

1. 27 N Gore Ave – construct a “planter wall” around an eating area in the Old Webster Historic District
2. 235 Park Rd – construct a kitchen expansion with garage below and new deck in the Webster Park Historic District

SUBMITTALS:

3. 529 Sunnyside Ave– construct a rear dormer and detached garage
4. 111 Portland Terrace – construct a rear 2 story addition
5. 9350 Big Bend Blvd - construct a second story frame addition
6. 736 Tuxedo Blve – construct a new single family home
7. 447 W Jackson Rd – construct a second story master suite
8. 300 Baker Ave – replace the front porch with an expanded porch
9. 749 Greeley Ave– construct a rear and side addition
10. 315 W Pacific Ave– construct a vestibule on a commercial building
11. 8989 Big Bend Blvd – construct a new single family residence
12. 601 Locksley Place – change the existing garage into living space and add attached garage

Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 963-5318 (fax number 963-7561) or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.

**ARCHITECTURAL REVIEW BOARD
STAFF NOTES
July 21, 2016**

ARB MEMBERS:		Present	Absent
	Jim Bulejski	_____	_____
	Nathan Bavolek	_____	_____
	April Reinhardt	_____	_____
	Frank Weber	_____	_____
	Bob Powers (alt)	_____	_____
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Approval of minutes from July 7, 2015

PUBLIC HEARING:

1. 27 N Gore Ave – construct a “planter wall” around an eating area in the Old Webster Historic District
Dan Warner, property owner
The Sushi Station began building the back patio area without a permit and were stopped until the project could be reviewed. It is before the board because it is a historic district.

2. 235 Park Rd – construct a kitchen expansion with garage below and new deck in the Webster Park Historic District
Michael Blaes, Architect
The applicant is proposing a rear one story addition for a kitchen renovation.

The lower level will be additional garage, and a deck will be added in the rear off the kitchen. Materials and details appear to match existing.

SUBMITTALS:

3. 529 Sunnyside Ave– enlarge a rear dormer and detached garage
Michael Blaes, Architect
The project includes widening the rear dormer, to allow for changes to the bedroom, and adding a detached garage in the rear. Materials and details appear to match the existing building.

4. 115 Portland Terrace – construct a rear 2 story addition
Michael Blaes, Architect
This is a 2 story rear addition, on the rear of the home. The detailing matches, and the full addition will be siding. The space will be used for family room and study.

5. 9350 Big Bend Blvd - construct a second story frame addition
Michael Blaes, Architect
This addition is above the west end of the home. Several materials are found around the home, and the addition is using a matching siding.

6. 736 Tuxedo Blvd– construct a single family home
Jeff Day and Associates
The project was seen at the last meeting as 740 Tuxedo, and now has an accurate address. It appears that most of the areas of discussion have been addressed.

7. 447 W Jackson Rd – construct a second story master suite
Nathan Rauh, Naismith-Allen, Inc
This submittal is for a second story bedroom suite over an existing first floor on the rear of the house. Materials and details appear to match existing.

8. 300 Baker Ave – replace the front porch with an expanded porch
Nathan Rauh, Naismith-Allen, Inc
The existing front “stoop” is being expanded to allow for a full porch on the front of the house. The roofline is being brought forward for more function. Materials and details appear to match the existing

9. 749 Greeley Ave– construct a rear and side addition
Tom McGraw, Architect and owner
This is currently a one bedroom home, and the addition will allow for a second bedroom and bathroom. The existing home is stucco and siding will be used on the addition. Some of the charm may be lost from the new roofline on the rear.

10. 315 W Pacific Ave– construct a vestibule on a commercial building
John S Odom, Architect
This project is for a commercial building that faces the railroad tracks in old Webster. The new vestibule will have an eifs surface with windows.

11. 8989 Big Bend Blvd – construct a new single family residence
Phil Wilson Consulting
This project is going on a narrow lot, and due to the lot location, the home will set forward of the house on either side. This will allow for both sides to be seen when traveling either west and east Big Bend. The house has detailing on the front that does not carry around to the sides or rear of the house.

12. 601 Locksley Place – change the existing garage into living space and add an attached garage

Jim Bulejski, Architect

The existing garage space is being changed into living space, and a new smaller garage is being added on the opposite side. The new garage does not have a side door, the elevation is correct.