

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
VIRTUAL ZOOM MEETING  
MONDAY, MAY 4, 2020  
17:30 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 17:30.

ROLL CALL

Chairman Steve Lichtenfeld, City Manager David Gipson, Aldermanic Representative Richard Lintz, Carolyn Gaidis, Robert Denlow, George Hettich, and Helen DiFate answered roll call.

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney  
Susan M. Istenes, AICP, Planning Director

APPROVAL OF MINUTES

CAROLYN GAIDIS – MOVE TO APPROVE THE MINUTES WITH MINOR AMENDMENTS

RICHARD LINTZ – SECOND

BOARD UNANIMOUSLY APPROVES APRIL 20, 2020, MEETING MINUTES.

ALL BUSINESS

225 SOUTH MERAMEC AVENUE – ARCHITECTURAL REVIEW BOARD – EXTERIOR ALTERATION

Director Susan M. Istenes summarizes the following staff report: “The subject property is located at 225 South Meramec Avenue on the west side of the street just north of the intersection of Shaw Park Drive and South Meramec Avenue. The proposed project consists of painting the exterior of a 5-story office building which is developed on this site.

The existing building is constructed of brick, grey/brown in color, a light grey stone entry vestibule surrounding the front door with stucco, and a white brick landscape wall approximately 2.5 feet high located parallel to the sidewalk along South Meramec Avenue. The existing window frames are grey aluminum and the panels between the windows appear to be a light grey/brown with fading.

The applicant proposes to clean the building and repaint the building facades, the window frames, the retaining wall and the front entry vestibule. The applicant proposes paint colors in the grey family ranging from dark grey/black to be used on the window frames; a dark gray to be used on the vestibule; medium grey on all building facades and a medium to light grey on the retaining walls. Grey is generally considered to be a neutral color. No other changes to the exterior of the building are proposed at this time.

Surrounding properties are mainly constructed with brick and other masonry material, ranging in color from grey, brown and red. The proposed color changes will be compatible with surrounding properties and will give the subject structure a more updated and clean appearance.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.

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TINA RIPPLE (TR) – REPRESENTATIVE/APPLICANT

ROBIN KESSINGER (RK) - APPLICANT

TR – Unable to connect microphone but is present at the meeting via chat on zoom – notes that she has nothing to add to the staff report.

Richard Lintz – Are they painting the wall?

TR – Responds via chat they are painting the wall.

CAROLYN GAIDIS – MOTION TO APPROVE AS SUBMITTED.

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH RECOMMENDATION. 7-0

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747 MIDDLE POLO DRIVE – ARCHITECTURAL REVIEW BOARD – SINGLE-FAMILY ADDITION

Director Susan M. Istenes summarizes the following staff report: “The 24,490-square-foot site is located on the northwest corner of Polo Drive and Middle Polo Drive. The property has a zoning designation of R-2 Single-Family Dwelling District. The site is developed with a 2.5-story single family home and an attached single car garage which measures +/- 18 feet seven inches deep by 22 feet 2 inches wide. The existing garage was built in 1922 and will only accommodate one car. The proposed project consists of the construction of an attached garage 16 feet 5 inches deep by 25 feet 6 inches wide (490-square-foot) one car garage addition. The garage addition will be 25 feet in height which includes an attic area. Entry to the garage addition will be provided from the rear, off Polo Drive. On March 5, 2020 a 2.66 foot variance was granted to allow the garage addition to encroach into the rear yard.

The existing home has a primary building material of brick which is painted a cream color, black wooden shutters with hinges, double hung windows constructed of wood and painted white, dormer windows and a gray slate roof. The design and materials of the proposed garage addition will match the existing home. The primary building material of the garage will be brick veneer, painted a cream color, black wooden shutters and hinges, and a gray slate roof. The front elevation of the garage will have two dormer windows to match the existing dormer windows on the front of the house. Matching windows, woodwork, dormer windows and shutters are featured on all elevations of the garage to match the house on each elevation. The rear elevation also features a white painted wood paneled garage door to match the existing garage door.

Staff is of the opinion that the design and materials of the addition are compatible with the character of the existing house.

Impervious coverage on the lot will be increased with the proposed project. The total lot impervious coverage will be 43.8 percent, which is below the maximum allowed. In the R-2 zoning district, total lot coverage is limited to 55 percent.

The proposed addition does not require Site Plan Review. The landscape plan notes that an existing birch tree located near the front corner of the proposed garage will be removed. The property owner will be adding a flagstone walkway on the west side of the new addition which leads to the existing circle drive. Several shrubs will be removed and relocated from the circle drive landscape island to the west side of the garage. Tree protection will be provided along the west side of the property where several trees are proposed to remain.

The project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District and the Architectural Review Guidelines. Staff is of the opinion that the design and materials of the alteration are compatible with the existing home and the neighborhood.

**STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.**

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KEN ASTON (KA) – OWNER  
WILLIAM COVER (WC) – ARCHITECT

WC – Addresses the Board to answer questions and explain the project. They are single car garages only slightly wider.

Chairman Lichtenfeld – I would like to remind you all that this is only ARB not SPR. This is beautiful.

Carolyn Gaidis – Why did this not require SPR?

Kari Cranford – The project did not meet the square-footage requirement and the impacts to the surrounding neighborhood are minimal.

**Public Comment**

Chairman Lichtenfeld – Notes that the Board received 5 emails regarding this project 4 in favor, 1 opposed to the curb cut.

Richard Lintz – I would have liked to see one of the curb cuts removed but it doesn't impose that much on the grassy area.

Brant Styles – I support this project.

Margret Hyde – Also supports the project. Loves the design and that they are working with the original home and not tearing it down and building a new West County design.

Vic (unsure of last name) – Loves the home and the project.

Ryan Kendrick – I walk through Polo and this addition is beautiful.

CAROLYN GAIDIS – MOTION TO APPROVE AS SUBMITTED.

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE. 7-0

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HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 18:15.

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Recording Secretary