



Minutes
Architectural Review Board
City of Kirkwood

Date: March 2, 2015
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Brian Ivy Chair, David Meyers, Kim Spurgeon, Todd Neu, Tom Anagnos and Mark Campbell

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of February 17, 2015 – Kim Spurgeon made a motion to approve with the following exception: Case No. 24-13 – 1) Place columns on existing deck and a more slender ratio. Change to: 1) Place columns on existing deck therefore, creating a more appropriate slenderness ratio. Mark Campbell seconded motion. Unanimously approved with exception.

Signs

New Business

Case No. 07-15S – 124 W. Jefferson Ave. #107 – Wittman Chiropractic – Sign-A-Rama (Don Greer), applicant. Redmond & Company, owner. One (1) wall sign 32" x 126" total 28 sq. ft. B2 **David Meyers made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 08-15S – 217 S. Kirkwood Rd. – Silhouette Boutique – Andrea Still, applicant. Sue Katsoulis, owner. One window sign 56" x 18" total 6.90 sq. ft.; One marquee sign 70" x 15" total 7.25 sq. ft. Total signage 14.15 sq. ft. B2 **Kim Spurgeon made a motion to approve as submitted for final review. David Meyers seconded motion. Unanimously approved**

Residential

Old Business

Case No. 19-15R – 1265 Wilton Ln. – Andrew Kelly, applicant. Sally Kelly Trust, owner. Remodel and addition R1 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Raise porch slightly so supporting beam align with the existing gutter boards. 2) Hipped portion of new addition roof is to align with and be in same plane as the existing roof. 3) Update left side elevation drawing to correctly indicate the new garage roof does not extend over the ridge of the existing roof. 4) 4/12 is acceptable on the main large addition and 3/12 is acceptable for the garage. Case approved with the exception of Brian Ivy and Todd Neu voted Against**

New Business

Case No. 27-15R – 1240 Missouri Ave. – Cypress Equity, LLC, applicant/owner. New single family residence R3 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Wrap brick from living room back to the front door on front elevation. 2) Extend brick along right side until it terminates into the garage door. 3) Brick on second floor turn back 2 ft. to bedroom #2. 4) Remove fypon window trim and keys from windows in brick portion and replace with brick solder course or brick lintel key stone. 5) Change window above door from a round window to a rectangular window – 3'6" x 4'. 6) Change round headed windows in corner kitchen to rectangular windows on right and rear elevations. 7) Add grills to rear sliding door. 8) All windows shall have sills and aprons. 9) Submit extension to depth of garage to Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 28-15R – 525 S. Geyer Rd. – Frank Hawkins, applicant/owner. Shed R4 **No Representation**

Case No. 29-15R – 1710 Virginia Ln. – Benchmark Homes (Mark Rasch), applicant/owner. New single family residence R3 **David Meyers made a motion to approve for final review with the following required changes: 1) All windows shall have sills and aprons. 2) Master bedroom to have one or two windows on left side elevation. 3) Bedroom four to have one window – left side elevation. 4) Raise dog house roof for fireplace so plate height matches porch height. 5) Trim the gable vents.** Kim Spurgeon seconded motion. **Unanimously approved**

Case No. 30-15R – 913 N. Harrison Ave. – Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. New 2-story frame residence with attached garage. R4 **David Meyers made a motion to approve for final review with the following change: 1) Add an additional window for a total of three windows to the front dormer and add a gable vent, West side elevation. 2) Reduce size of the front door, possibly using single door with side light(s). Submit to Building Commissioner’s Office for cursory review. 3) Add shingle molding.** Kim Spurgeon seconded motion. **Unanimously approved**

Case No. 31-15R – 330 E. Adams Ave. – David Lott, applicant. LA Roca, LLC, owner. Replacement of front porch R3 **David Meyers made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 32-15R – 101 E. Essex Ave. – Mackenzie House of St. Louis, applicant/owner. Remove existing attached garage & sunroom. Add garage & living space, partial renovation. R4 **David Meyers made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 33-15R – 511 Angenette Ave. – Dan & Emily Brda, applicant/owner. Addition, demolish existing attached garage, add new detached garage R4 **David Meyers made a motion to continue with the following required changes: 1) Submit window details. 2) Submit detail on brick and siding intersections on sides of house. 3) Raise dog house roof so plate height match porch. 4) Add windows to garage – north and south elevations. 5) Siding exposure to be the same on house and garage.** Mark Campbell seconded motion. **Unanimously approved to continue.**

Case No. 34-15R – 521 W. Washington Ave. – Lewis Homes (Mike Lewis) applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. David Meyers made a motion to approve with new submission. Todd Neu seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 35-15R – 516 Knierim Pl. – Lewis Homes (Mike Lewis) applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Todd Neu made a motion to approve with new submission. Mark Campbell seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 36-15R – 13 Lemp Rd. – Marty Huggins, applicant/owner. Extend front porch to expand living space, convert garage to living space, add three-car garage. R1 **David Meyers made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

- c: Bill Bensing, Director of Public Services
- Ryan Spencer, City Planner
- Betty Montañó, City Clerk
- Art McDonnell, Mayor
- Nancy Luetzow, Liaison
- Donna Poe, SBD
- Elizabeth von Behren, Public Information Officer
- Amy Lowry, Landmarks Liaison
- Patti Dodel, Administrative Secretary