



Minutes  
Architectural Review Board  
City of Kirkwood

Date: April 6, 2015  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

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

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of March 16, 2015 – Todd Neu made a motion to approve as submitted. Mark Campbell seconded motion. Unanimously approved

Signs  
Old Business

New Business

**Case No. 10-15S – 11219 Manchester Rd. – Sylvan Learning -** Sign-A-Rama (Don Greer) applicant. Baywood Realty, owner. One (1) double-faced pole sign 18" x 42" total 5.25 each side. Total 10.5 sq. ft.; One (1) door sign 10" x 24" total 1.6 sq. ft.; One (1) window sign 50" x 50" total 17.3 sq. ft. Total signage 29.4 sq. ft. B3 **Mark Campbell made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

**Case No. 11-15S – 12309 Old Big Bend Rd. – BARx Crossfit –** Mike Butler, applicant. BARx Crossfit, owner. One (1) wall sign 232" x 24" total 38.7 sq. ft.; Re-face existing) double-face pole sign 60" x 100" total 41.7 each side. Total 83.4 sq. ft. Total signage 122.1 sq. ft. B1 **Andrew Schwabe made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 12-15S – 10332 Manchester Rd. – The Woodcask –** Plasti Lite Signs (Kris Sachtleben) applicant. Dan Marten, owner. One (1) wall sign 18" x 146" total 18.25 sq. ft. B3 **Kim Spurgeon made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

**Case No. 13-15S – 551 S. Clay Ave. – Kirkwood Forest –** Quiet Village Landscaping, applicant. Asprient Properties, owner. One (1) single face ground sign 4'2" x 1'10" total 7'7" sq. ft. R5 **Tom Anagnos made a motion to continue with the following required changes: 1) Submit additional details or revisions for the cap detail. 2) Clarify materials and installation of lettering. Mark Campbell seconded motion Unanimously approved to continue**

Residential  
Old Business

**Case No. 24-15R – 740 N. Kirkwood Rd. –** Patriot Sunrooms (Jack Montgomery), applicant. Mark & Mary Beth McGraw, owner. Canopy roof for existing deck R4 **Kim Spurgeon made a motion to approve as submitted for final review. Todd Neu seconded motion Unanimously approved**

## New Business

**Case No. 45-15R - 21 Orchard Ln.** – Shifflett Remodeling (John Shifflett), applicant. Donald Hemann, owner. Utility shed R1 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Trim door, windows, gable vent and garage door with 2 ½” casing. 2) Add window sill to match existing house. Mark Campbell seconded motion. Unanimously approved**

**Case No. 46-15R – 1288 Avery Ct.** – Laurence & Sandra Russe, applicant/owner. Addition to front R4 **Mark Campbell made a motion to approve for final review with the following required changes: 1) Trim around doors and windows to match existing house. 2) Remove shutters 3) Shingle mold to match front elevation. 4) Raise pitch on porch roof to minimum. Todd Neu seconded motion. Unanimously approved**

**Case No. 47-15R – 1058 Huthmaker Ave.** – ST Evans, Inc., applicant. Chester Gloyd, owner. Garage addition R3 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Trim windows, door and garage door to match existing house. 2) Match siding and lap exposure to existing house. 3) New garage door to match existing house. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 48-15R – 338 S. Fillmore Ave.** – Horizon Homes (Christopher Miles), applicant/owner. New single family residence R4 **Todd Neu made a motion to continue with the following required changes: 1) Study truss design change: turn them 90 degrees. 2) Submit details for the caps at columns – elevation drawings shall depict solder courses at doors/windows. 3) Add windows to garage door. Tom Anagnos seconded motion. Unanimously approved to continue**

**Case No. 49-15R – 445 N. Harrison Ave.** – DCS, Dodson Construction Services (Philip Dodson), applicant. Jim & Gina Jaksetic, owner. Two-story addition and detached garage R4 **Tom Anagnos made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

**Case No. 50-15R – 343 E. Bodley Ave.** – Michael Blaes, AIA, applicant. James & Jill Caruso, owner. Two-story rear addition R3 **Kim Spurgeon made a motion to approve as submitted for final review. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 51-15R – 531 McLain Ln.** – Alan Bergfeld, applicant/owner. Enclose screen porch to 4-season room and convert carport to garage R4 **Kim Spurgeon made a motion to approve with the following required changes: 1) Trim windows with sills, aprons and 3 ½” casing. Todd Neu seconded motion. Unanimously approved**

**Case No. 52-15R – 960 Wood Ave.** – Agape Construction (Tracy Winters), applicant. Larry & Elizabeth Cresswell, owner. First floor addition/second story pop-up addition R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Trim windows that are in siding with sills, aprons and 3 ½” casing. Kim Spurgeon seconded motion Unanimously approved**

**Case No. 53-15R – 603 Hickory Hollow Ln.** – Agape Construction (Tracy Winters), applicant/owner. New single family residence R4 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Front porch to have framed construction as opposed to poured concrete or submit detail on poured concrete finish, so not to be exposed more than 12” in front and 24” on sides. Submit to Building Commissioner’s Office for cursory review. 2) Submit front door and garage door selections for cursory review to the Building Commissioner’s Office. 3) All windows in siding to have sill, aprons and trim. Tom Anagnos seconded motion. Unanimously approved**

**Commercial**  
**New Business**

**Case No. 05-15C – 1018 N. Kirkwood Rd.** – Crown Castle (Jeffrey Barnett), applicant. Benjamin Phillips, owner. Relocate existing communications tower. B4 **Andrew Schwabe made a motion to continue with the following required changes: 1) Submit planting detail for unused portions of parking spaces on the east and west sides. 2) Mount meter base structure directly against the south screening enclosure. 3) Review option of possibly screening conduit duct at tower base. 4) Verify vault is underground.** Todd Neu seconded motion. Unanimously approved to continue

**Case No. 06-15C – 538 Leffingwell Ave.** – Scott Lenz, applicant/owner. New office/warehouse I1 **Tom Anagnos made a motion to approve for final review with the following required changes; 1) Submit pictures and/or samples of masonry materials, shingles, front windows and frames for cursory review to the Building Commissioner’s Office.** Todd Neu seconded motion. Unanimously approved

- c: Bill Bensing, Director of Public Services
- Ryan Spencer, City Planner
- Betty Montaña, 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