



Minutes
Architectural Review Board
City of Kirkwood

Date: June 1, 2015
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: David Meyers Chair, Todd Neu, Vice Chair, Kim Spurgeon, Tom Anagnos, Mark Campbell, Andrew Schwabe and Michael Chiodini

Staff Member Present: Jack Schenck, Building Commissioner

Variance Minutes of May 18, 2015 – Kim Spurgeon made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved.

Minutes of May 18, 2015 – Tom Anagnos made a motion to approve as submitted. Todd Neu seconded motion. Unanimously approved

Signs
New Business

Case No. 18-15S – 200 S. Kirkwood Rd. – Country Financial – Classic Sign Services (Debi Dessieux, applicant. Michele Witte, owner. Three (3) wall signs: 2 @ 19.50" x 108". Total 14.63 sq. ft. each; One (1) @ 20.50" x 40" total 5.69 sq. ft.; One(1) door sign 24" x 3.19" total .53 sq. ft. Total signage 35.48 **Todd Neu made a motion to approve for final review as submitted. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 19-15S – 200 S. Kirkwood. Rd. #140 – Namaste/Sol – Bobbi Vujenc, applicant/owner. Four (4) window signs @ 25" x 20" total 3.47 sq. ft. each. Total signage 13.88 sq. ft. B2 **Mark Campbell made a motion to approve for final review as submitted. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 20-15S – 210 N. Kirkwood Rd. – McArthur's Bakery – Warren Sign Company (Christine Mudd), applicant. Live to Venture Holdings (Scott Rinaberger) applicant. Two (2) wall signs: 4'-7" x 10' total 46.2 sq. ft.; 3' x 6'-6" total 19.5 sq. ft. One (1) double face projecting sign 4' x 3" total 12 sq. ft. each side. Total signage 89.7 sq. ft. B2 **Tom Anagnos made a motion to approve for final review with the following required change: 1) The projecting sign is to be exterior illuminated. Kim Spurgeon seconded motion. Unanimously approved**

Residential
Old Business

Case No. 17-15 – 1002 N. Harrison Ave. – Michael Blaes, AIA, applicant. Everett Builders, owner. Resubmittal of new single family residence previously approved January 20, 2015 R4 **Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Case No. 63-15R – 60 Heatherbrook Ln. – Jonathan Geeting, applicant/owner. Gable roof over existing patio R3 **Tom Anagnos made a motion to continue with the following required changes: 1) Resubmit drawings (in-scale) accurately indicating how the new structure is to be tied to the existing structure; aligning with the gutter-boards. 2) Illustrate a cricket that will be run from the existing residence down to the exterior face of the addition on left side. 3) Install gutter-board and gutter with downspout to right side of roof structure. Mark Campbell seconded motion. Unanimously approved to continue.**

New Business

Case No. 81-15R – 1209 Ruth Dr. – M&M Construction (Mark Maness), applicant. Chris & Christene Moritz, owner. Front porch roof, columns and new front door R3 **Andrew Schwabe made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 82-15R – 329 Midway Ave. – Matthew Ott, applicant/owner. Replace existing porch roof with new roof structure R3 **Tom Anagnos made a motion to continue with the following required changes: 1) Add gable to the front porch addition. 2) Center gable over the door and align columns supporting the gable on either side of the door. 3) The spacing of the columns to the left of the front elevation should be centered with the columns at each corner. 4) The roof shall extend past the beam support with gutter-board and gutter. 5) Properly vent the porch roof. Kim Spurgeon seconded motion. Unanimously approved to continue**

Case No. 83-15R – 422 Wilcox Ave. – Tamara Daus Reinhard, applicant/owner. Remove roof of living, dining, and kitchen of existing split level house construct second story R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review with the following required change: 1) Submit soffit material to the Building Commissioner's Office for cursory review. 2) Study larger clear story windows as an option. Todd Neu seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 84-15R – 1312 Grandview Dr. – Clifford Chitwood, applicant/owner. Screened porch R3 **Todd Neu made a motion to approve for final review with the following required changes: 1) The existing box ends "pork chops" are removed and reworked to allow the new gable end of the screen porch to properly fit existing structure. 2) The gable end of the new screen porch shall mimic the architecture and dimensions of the existing front porch. Tom Anagnos seconded motion Unanimously approved**

Case No. 85-15R – 962 N. Harrison Ave. – Michael Blaes, AIA, applicant. Everett Builders, owner. New single family residence R4 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Extend siding down to no more than 30" above grade using sleepers. 2) Add water board to front all elevations. Mark Campbell seconded motion. Unanimously approved**

Case No. 86-15R – 615 Meadowridge Ln. – Ramon Sarmiento, applicant. Athanasios & Katherine Fakonas, applicant. Second floor addition and renovation for first floor R4 **Andrew Schwabe made a motion to continue with the following required changes: 1) Submit new design for front entry door. Add side lights or other type of surround at door. 2) Reduce the size of the front entry gable and properly align the columns at ends. 3) Look at using a slight arched detail over front door as opposed to circular half-moon look. 4) Raise dog house roof lines (2) on left side elevation so they align with front porch gutter line. 5) Explore other garage door and front door designs that may be more compatible with the style of residence. Submit cut sheets for both. 6) Add more detail to right side elevation by either adding 2 windows or a window and man door to garage. 7) Replace existing windows to match new window style and trim. Kim Spurgeon seconded motion. Unanimously approved to continue.**

Case No. 87-15R – 364 S. Harrison Ave. – NJL Custom Homes, LLC (Nick Liuzza), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review with the following required change: 1) Head trim detail of all of the windows and doors to match. 2) Add trim around front door. Todd Neu seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

- 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