



Minutes  
Architectural Review Board  
City of Kirkwood

Date: June 15, 2015  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

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

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of June 1, 2015 – Mark Campbell made a motion to approve as submitted. Andrew Schwabe seconded motion. Unanimously approved

Variance Minutes of June 1, 2015 – Mark Campbell made a motion to approve as submitted. Andrew Schwabe seconded motion. Unanimously approved

**Signs**  
**New Business**

**Case No. 21-15S – 10515 Manchester Rd. – Kirkwood Florist – Sign-A-Rama (Don Greer), applicant. Eric Kuhlmann, owner. Two (2) wall signs 45" x 107" total 33.4 sq. ft. each. Total signage 66.8 sq. ft. B3 Andrew Schwabe made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 22-15S – 465A S. Kirkwood Rd. – Smoothie King – Quick Signs (Jeremy Goins), applicant. RJC Partnership, owner. Replace existing wall sign 14" x 120" total 11.67 B4 Andrew Schwabe made a motion to approve for final review with the following required change: 1) The returns to be black to match the adjacent signs. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 23-15S – 730 S. Kirkwood Rd. – Clarkson Eyecare – Media Signs, Inc. (John Schiller), applicant. 730 S. Kirkwood Rd., LLC, owner. One (1) double face ground sign 5' x 10' total 50 sq. ft. each side. Total signage 100 sq. ft. B3 Mark Campbell made a motion to approve for final review with the following required change: 1) Color of cabinet shall match the building color. Submit sample to Building Commissioner's Office for cursory review. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 24-15S – 1034 S. Kirkwood Rd. – Raising Cane's – Piros Signs, Inc. (Joe Phillips) applicant. Francis O'Donnell, owner. Two (2) menu boards – 60" x 22" total 9.17 sq. ft.; 60" x 90" total 37.5 sq. ft. Total 46.67 sq. ft. One (1) double face ground sign 60" x 111" total 46.25 sq. ft. each side. Total 92.5 sq. ft. Total signage 139.17 sq. ft. B5 Andrew Schwabe made a motion to approve as submitted or final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 25-15S – 101 N. Kirkwood Rd. – Mattress Direct – Sherwood Sachtleben, applicant. Ann Marie & Bill Brenner, owner. Two (2) wall signs 28.5" x 250" total 49.47 each. Total signage 98.94 sq. ft. B2 Andrew Schwabe made a motion to approve for final review with the following required changes: 1) The returns on the channel letters are to be black. 2) Support channel painted to match the building. Mark Campbell seconded motion. Unanimously approved**

**Case No. 26-15S – 10465 Manchester Rd. – Thomasville** – Landmark Sign Company (Brandon Simon), applicant. EEB Kirk, LLC, owner. Three (3) wall signs – 2@ 46” x 203” total 64.84 sq. ft. each; 38” x 166” total 43.8 sq. ft. Total signage 173.48 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Paint downspout to match the color of the building to blend in on side façade. 2) Paint monument sign to match colors of the building: background face around “Thomasville” lettering to be lighter grey and cabinet and supports to be painted darker grey. 3.) The channel letters to be painted the color of the building. Supports to be painted darker grey of the main building. 4) The channel letters to be painted the color of the building.** Mark Campbell seconded motion. Unanimously approved

**Case No. 27-15 – 712 S. Kirkwood Rd. – JCS** – David Bridges, applicant. 710 S. Kirkwood Holdings, owner. One (1) double face ground sign 6’ x 5’ total 30 sq. ft. each side. Total signage 60 sq. ft. B3 **Mark Campbell made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

### **Residential Old Business**

**Case No. 63-15R – 60 Heatherbrook Ln.** – Jonathan Geeting, applicant/owner. Gable roof over existing patio R3 **Todd Neu made a motion to approve for final review with the following required changes: 1) Cricket construction to be approved per building code. It shall run from the back rear wall to the furthest point out of the existing addition. 2) Add gutter and downspout to the left of the new structure. 3) Maintain roof pitch 5/12 on the new roof structure. 4) Stay below window at peak to account for proper flashing.** 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 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Reduce front overlay gable to a 10/12 slope to become slightly wider to appear to have same overhang as the porch in other direction 3”. 2) Calculate appropriate beam size and trimmed with protective material also return to the house.** Michael Chiodini seconded motion. Unanimously approved

**Case No. 86-15R – 615 Meadowridge Ln.** – Ramon Sarmiento, applicant. Athanasios & Katherine Fakonas, applicant. Second floor addition and renovation of first floor R4 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Raise doghouses soffit on left elevation to match soffit of front entry porch. 2) Return soffit same height of the beam on the left side elevation of the front entry porch and trim to match the gable trim. 3) Front elevation to depict the beam that runs below the gutter board along the front entry porch. 4) Consistency with the lamb chops that show a flat soffit below the upper gables. 5) Lamb chops on garage and front gable reduced smaller than depicted.** Mark Campbell seconded motion. Unanimously approved

### **New Business**

**Case No. 88-15R – 1425 - Dougherty Ferry Rd.** – Sam Jenkins, applicant/owner. Addition R1 **Mark Campbell made a motion to approve for final review with the following required change: 1) Trim windows to match existing.** Kim Spurgeon seconded motion. Unanimously approved

**Case No. 89-15R – 218 E. Washington Ave.** – Monte Herring, applicant/owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review contingent on Landmark Commission approval Todd Neu seconded motion. Unanimously approved**

**Case No. 90-15R – 425 Caroline Ave.** – Benchmark Homes (Jeff Brinkmann), applicant. New single family residence R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Use 3 vertical grills in top sash of windows as opposed to Prairie style windows – to be consistent all around house. 2) Add gable vent on house and garage. 3) Add man door to garage on rear elevation and a window on the back of garage facing side yard setback. 4) Design shed roof over utility room. 5) Slight projection of fireplace about 4” into driveway. 6) The shed roof on the projection fascia board to be same height as shed roof over rear utility room door. 7) Submit shed roofs to Building Commissioner’s Office for cursory review. 8) Add brackets to small roof off rear.** Mark Campbell seconded motion Unanimously approved

**Case No. 91-15R – 658 Westchester Ct.** – Above and Below Contracting LLC (Tim Holloway), applicant/owner. Detached garage and front porch R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Set in front porch from the left corner of house about 8” so the beam dies into the house structure. 2) Posts on top of stone piers to be 8 x 8 as opposed to 6 x 6. 3) Submit garage plans to Building Commissioner’s Office for cursory review which will include windows, eave and overhang details to match existing house, siding, corner trim that matches existing house and cut sheet on proposed garage door. Mark Campbell seconded motion. Unanimously approved**

**Case No. 92-15R – 314 N. Geyer Rd.** – Chris Carpenter, applicant. Guthrel Building Co., owner. New single family residence R4 **Mark Campbell made a motion to approve for final review with the following required changes: 1) Add sills and aprons around all windows all sides. 2) Raise dog house fireplace roof height. 3) Panel style shutters shall be half width of the windows. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 93-15R – 346 Frieda Ave.** – Vanderbilt Homes (Jerry Dalebout), applicant. CDG Investments LLC, owner New single family residence R3 **Todd Neu made a motion to approve for final review with the following required changes: 1) Mutton grill patterns shall be consistent on all 3 elevations. 2) The garage shall match the front elevation. 3) Increase pitch on two story rear elevation where fireplace is to a 10/12 to be consistent with the rest of the second floor rooflines. 4) Increase pitch on bump out on right side rear elevation drawing where the door is indicated. 5) That roof and both pitches will become a 6/12 and the extension will be a 6/12 abutting the two-story addition which shall match the new one-story portion with the fireplace on the rear elevation. 6) Submit a cut sheet to the Building Commissioner’s Office of front and garage door that match the architecture of the house and blend with the same architecture both front door, side lights and garage door for cursory review. 7) Both fireplace chimneys on rear to be set on concrete foundation. 8) Stone on left side of front shall return 2 ft. down left side of the house. 9) Front bump out of two-car garage stone shall return from front down left side to meet the front of the study – it becomes continuous. 10) The left side of the left hand two-car garage the stone shall return down to the front of the drawing room. 11) The right side of the two-car garage the stone shall return 2 ft. essentially becoming a continuous wainscot all the way around from 2 ft. down the left to 2 ft. down the right. 12) Second story of the 2-story stone portion to the right of the front door the stone shall return on both the first and second floor continues all the way up and on the right side shall continue over the top of the garage roof on the right hand side and butt the sided portion to the further back portion of the garage roof. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 94-15R – 725 N. Kirkwood Rd.** – Charlene Rooney, applicant/owner. Renovation and addition R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Window grill patterns shall be consistent. 2) Shutters to be useable (double) bi-fold. Todd Neu seconded motion. Unanimously approved**

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