



Minutes  
Architectural Review Board  
City of Kirkwood

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

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

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of June 15, 2015 – Kim Spurgeon made a motion to approve with the following exception:  
Case 92-15R – 314 N. Geyer Rd. – Panel style shutter shall be half width of the windows. Tom Anagnos seconded motion. Unanimously approved

### Signs

#### New Business

**Case No. 28-15S – 214 N. Clay Ave. #210 – RestovichAllen-** Adler Custom Signworks (Angie Sawall), applicant. Conway Centre LLC, owner. One (1) wall sign 192.3" x 23.375" total 31.22 sq. ft. B2 **No Representation/No Action**

**Case No. 29-15S – 1416 Woodgate Dr. – Westchester Elementary School –** Sign-A-Rama (Don Greer) applicant. Westchester Elementary School, owner. One (1) single face ground sign 5' x 6' total 30 sq. ft. R3 **Todd Neu made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 30-15S – 343 W. Woodbine Ave. – American Family Insurance –** Jefferson Tent & Awning Co. (Andrew Bender), owner. Michael Scott Agency, owner. Re-cover awning and add awning signs 7' x 16" total 9.3 sq. ft.; 6'9" x 4.5" total 2.5 sq. ft.; 5'4" x 4" total 1.7 sq.ft. Total signage 13.5 sq. ft. R4 **Kim Spurgeon made a motion to approve for final review with the following required change: 1) Remove e-mail address from awning valance. Todd Neu seconded motion. Unanimously approved**

**Case No. 31-15S – 10301 Big Bend Blvd. – Oak Hill Cemetery –** Brian May, applicant. Oak Hill Cemetery Properties, LLC, owner. Remove existing lettering on two (2) lighted single sided entrance signs and cover with new: 16'8" x 4' total 66.7 sq. ft. each. Total entrance signage 133.4. Remove existing lettering on two (2) lighted single sided highway signs and cover with new: 20' x 5'3" total 105 sq. ft. each. Total highway signage 210 sq. ft. Replace existing lighted "Welcome" sign: 48" x 36" total 12 sq. ft. Replace existing lighted canopy entrance sign 30' x 18" total 45 sq. ft. Replace existing lighted gable sign 20' x 18" total 30 sq. ft. Total signage 430.40 R4 **Tom Anagnos made a motion to approve for final review with the following required change: 1) Remove e-mail, website address and phone numbers from signs facing interstate. Mark Campbell seconded motion. Unanimously approved**

#### Residential

**Case No. 95-15R – 437 S. Harrison Ave. –** Mahn Custom Homes & Renovations (Mike Mahn), applicant/owner. New 1 ½ story single family residence R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Aprons to be same width as the window casings. 2) Rear fireplace to have an external doghouse structure. 3) Windows on all four sides and doors are consistent with the grill patterns. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 96-15R – 607 Angenette Ave.** – Matthew Jones, applicant/owner. Add second story addition R4 Kim Spurgeon made a motion to continue with the following required changes: 1) Show how existing brick chimney is addressed – show how existing flues and roof flues are to adequately vent gases from the building. 2) Update drawings to adequately reflect correct proposed roof lines versus existing. 3) Front porch gable to be slightly narrowed and increase column size. 4) Change hexagon window to rectangle window. 5) All new windows (in vinyl siding areas) to have sills, aprons and casing a minimum of 3 ½” in diameter. 6) Use lap siding on recessed portion connecting the main house to new garage as opposed to shake shingle siding. 7) Widen the shed roof over garage door with brackets mounted too each side of garage door. 8) Define and detail material over front door where existing brick ends. 9) Define rear porch with railing and post design. 10) Definition of materials around all four side of house. 11) Windows shall have consistent grill patterns as existing. 12) Submit materials and details at back side of open porch. Tom Anagnos seconded motion. Unanimously approved to continue.

**Case No. 97-15R – 1751 Lynkirk Ln.** – Donald Vollmayer, applicant/owner. Screened in porch R1 Kim Spurgeon made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved

**Case No. 98-15R – 431 Julian Pl.** – Craig Mayer, applicant/owner. New single family residence R4 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Raise stone piers to match the height of the wainscot. 2) All windows to have sills and aprons. 3) Exposed concrete is maximum 12” on front elevation and 24” on sides and rear elevations from grade. Board approved 30” of exposed on this case. 4) Bay to have bottom trim/freeze board. Kim Spurgeon seconded motion. Unanimously approved

**Case No. 99-15R – 525 E. Jefferson Ave.** – Bernadette Groner, applicant/owner. Detached garage R3 Todd Neu made a motion to approve for final review with the following required changes: 1) Gable end and gutter board overhangs to match the existing gable ends and gutter boards on existing house including bracket details. 2) Add keystones over the windows. Mark Campbell seconded motion. 3) Submit changes to Building Commissioner’s Office for cursory review. Unanimously approved

**Case No. 100-15R – 645 Simmons Ave.** – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 Kim Spurgeon recused herself from proceedings due to a potential conflict of interest. Tom Anagnos made a motion to approve as submitted for final review. Andrew Schwabe seconded motion. Unanimously approved. Kim Spurgeon rejoined proceedings.

**Case No. 101-15R – 1220 Grandview Ave.** – Joel Lottes, applicant. Brett Johnson, applicant. Add second story and 2-car attached garage R3 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Windows shall have sills, aprons and casings. 2) Each shutter to be half the width of the windows. Shutters need to be adequately sized. 3) Submit handrail design to Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved

**Case No. 102-15R – 426 E. Bodley Ave.** – Renovations by Design (Chris Baker), applicant. Jack & Kim Smith, owner. Front entry addition R3 Kim Spurgeon made a motion to approve for final review. Mark Campbell seconded motion. Unanimously approved

**Case No. 103-15R – 700A Juanita Ave.** – Richard & Pat Shetley, applicant/owner. Shed R4 Mark Campbell made a motion to continue with the following required changes: 1) Submit site plan to accurately locate the shed on the property. 2) Submit elevations of shed to show details to match house. Kim Spurgeon seconded motion. Unanimously approved to continue

**Case No. 104-15 – 537 Villa Gardens Dr.** – Brian Ivy, applicant. Brad & Sarah Dekoter, owner. Second story addition and covered front porch R4 Todd Neu made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved

### **Commercial**

**Case No. 07-15C – 1280 Simmons Ave. – Villa di Maria Montessori School** – Philip Durham, applicant. Laura Ceretti-Michelman, owner. New one-story elementary classroom building, pool house and open pavilion. R4 Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Change utility brick to a standard brick size. 2) Submit CMU to Building Commissioner’s Office for cursory review. 3) Submit mock-up of screen enclosure detail to Building Commissioner’s Office for cursory review. 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