



Minutes
Architectural Review Board
City of Kirkwood

Date: August 17, 2015
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Kim Spurgeon, Tom Anagnos, Andrew Schwabe and Michael Chiodini

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of August 3, 2015 – Kim Spurgeon made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

Residential
Old Business

Case No. 57-15R – 609 Norfolk Dr. – Michael Blaes, AIA, applicant. Everett Builders, LLC, owner. Two-story single family residence with attached garage R3 **Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

Case No. 116-15R – 610 Pearl Ave. – John Wimmer Architect, applicant. Audrey & Matt Scherrer, owner. Addition, screen porch and detached two-car garage R3 **Kim Spurgeon made a motion to approve for final review with the following required change: 1) Reduce the window size above the garage door or install two separated (2) windows. Tom Anagnos seconded motion. Unanimously approved**

Case No. 109-15R – 723 Cranbrook Dr. – Agape Construction (Tracy Winters), applicant. Chris & Jane Michener, owner. Enclose existing screened porch and deck addition R4 **Tom Anagnos made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

New Business

Case No. 119-15R – 1031 Couch Ave. - Mike Thompson applicant. Ryun & Angie Deckert, owner. Second floor rear addition of master suite and laundry and screened deck R3 **Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

Case No. 120-15R – 963 N. Geyer Rd. – Joel Lottes, applicant. Brett Johnson, owner. Second story addition, attached garage, deck and stairs. R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Group upper windows in pairs or a pattern that is less repetitive. 2) Shorten gutter returns on gable ends. 3) Submit to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 121-15R – 1215 Ruth Dr. - MRM Manlin Development Group (Michael Manlin), applicant/owner. New single family residence R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Return stone wainscoting on garage towards the front door and 2 ft. on other elevation. 2) All windows on all four sides to have a minimum of 3 1/2" casing, minimum 5/4" sill and 3 1/2" apron. Gable vents are required to be trimmed similarly to the windows. 3) Use same grill pattern on all windows on all elevations as on the front elevation. 4) Reduce exposed concrete on rear and side elevations to no more than 24" above the grade by bringing the siding down. 5) The 4'x4' master bath window to be replaced with two (2) double-hung windows. 6) Shutters shall be proportionate to window size. Andrew Schwabe seconded motion. Unanimously approved**

Case No. 122-15R – 427 Central Pl. – Robert Srote, applicant. Boulevard Custom Homes, Inc., owner. New single family residence R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Reduce exposed concrete on rear and side elevations to no more than 24” above grade by bringing down siding. 2) Shutters shall be proportionate to window size or remove. 3) All windows on all four sides to have a minimum of 3 1/2 “casing, minimum 5/4” sill and 3 1/2” apron. 4) Add window to garage. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 123-15R – 611 N. Clay Ave. – David Ferguson, applicant. Tim & Jennifer Powers, owner. Second story addition above existing family room and above existing sunroom. R3 **Kim Spurgeon made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

Case No. 124-15R – 1953 Sunny Dr. – Mosby Building Arts, applicant. Tom & Sue O’Meara, owner. Screened 3-season room at rear of house. R3 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add dimension with applied molding and trim to the flat panels under screened-in windows. 2) Provide a decorative type scupper to control roof water runoff. 3) Submit to Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 125-15R – 630 Clemens – Michael E. Blaes, applicant. Everett Builders, LLC, property owner. New single family residence. R4 **Mike Chiodini made a motion to approve as submitted for final review. Andrew Schwabe seconded motion. Unanimously approved**

Case No. 126-15R – 1400 Robin Hood Ct – Benchmark Homes, applicant. Benchmark Homes, owner. New single family residence. R3 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Reduce exposed concrete on side elevations to no more than 24” above grade by bringing down siding. 2) Right side elevation; second floor window to line up with gable vent. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 127-15R – 408 Way Ave. – Agape Construction, applicant. Jack & Susan Steiner, owner. First floor sunroom addition (covered patio below), and 2nd floor master bath addition. R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Two new master bath windows to match existing grill patterns on the main level French doors. Andrew Schwabe seconded motion. Unanimously approved**

Commercial Old Business

Case No. 05-15C – 1018 N. Kirkwood Rd. – Crown Castle (Jeffry Barnett), applicant. Benjamin Phillips, owner. Relocate existing communications tower. B4 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Approved option L3 submittal. 2) Siding to match adjacent structure for Fresh Thyme. 3) Fence to match fence around the generator. 4) While maintaining the required ventilation for the air conditioning unit, look at potentially lowering the screening down to the ground. Mike Chiodini seconded motion. Unanimously approved**

New Business

Case No. 10-15C – 10340 Manchester – Steven Hollander, applicant. Exterior renovations. B3 **Andrew Schwabe made a motion to continue with the following required changes: 1) Submit new design taking additional cues from ARB Guidelines in terms of integrating some of the character of historic portions of Kirkwood. Kim Spurgeon seconded motion.**

- 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