



Minutes
Architectural Review Board
City of Kirkwood

Date: September 8, 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 and Michael Chiodini

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of August 17, 2015 – Kim Spurgeon made a motion to approve as submitted. Mark Campbell seconded motion. Unanimously approved

Signs

New Business

Case No. 35-15S – 124 W. Monroe Ave. – Janie Lou – Jane Vogl, applicant/owner Reface existing double face ground sign 54.5" x 54.5" total 20.6 sq. ft. each side. Total signage 41.2 sq. ft. B2 **Michael Chiodini made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 36-15S – 1050 S. Kirkwood Rd. – Visionworks – Piros Signs, Inc. (Joe Phillips), applicant. Kirkwood Db, LLC, owner. Two (2) wall signs: 32" x 276" total 61.33 sq. ft.; 30" x 263" total 54.79 sq. ft. Total signage 116.12 sq. ft. B5 **Mark Campbell made a motion to approve for final review with the following required changes: 1) Patch all holes where previous sign was removed and paint to match existing. 2) Returns are to be black. Todd Neu seconded motion. Unanimously approved**

Case No. 37-15S – 118/120 N. Kirkwood Rd. – Rusted Chandelier – Patti Porter Designs, applicant. Dan Wind, owner. Recover existing awning frame. Two (2) awning signs 8" x 96" total 5.33 sq. ft. each. Total signage 10.66 sq. ft. B2 **Withdrew Application**

Case No. 38-15S – 100 S. Kirkwood Pl. – Greentree Community Church – Core Architecture (Tyler Stephens), applicant. Greentree Community Church, owner. One (1) double-face ground sign 5' x 10' total 50 sq. ft. each side. Total ground signage 100 sq. ft.; One (1) wall sign .75" x 18.2' total 136.5 sq. ft. Total signage 186.5 sq. ft. B2 **Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Case No. 39-15S – 2005 Dougherty Ferry Rd. – St. Gerard Majella Catholic Church – Father Thomas Molini, applicant. St. Gerard Majella Parish, owner. One (1) electronic ground sign 80.75" x 113.25" total 63.51 sq. ft. R1 **Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Residential

New Business

Case No. 128-15R – 409 W. Woodbine Ave. – Prestige Custom Homes, applicant/owner. New single family residence R4 **Mark Campbell made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 129-15R – 823 Cherry St. – The Kelly Co. of St. Louis, applicant/owner. New single family residence R3 Todd Neu made a motion to approve for final review with the following required changes: 1) Sills and aprons shall be on all windows. 2) Muttons and grills to be continuous in all windows on all elevations. 3) Add brick mold trim to garage door and all windows, doors and front door in the stone façade. 5) Garage door and front door to match the rendering. Kim Spurgeon seconded motion. Unanimously approved

Case No. 130-15R – 207 Peeke Ave. – Kevin Welsh, applicant. Dan & Megan Greco, owner. Two story addition R4 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Remove single shutters from windows. 2) The breakfast bay roof to be a gable with overhangs and gutter boards to match the existing. Mark Campbell seconded motion. Unanimously approved

Case No. 131-15R – 554 Andrews Ave. – Ben Dodd, applicant/owner. Second story addition, renovate first floor R4 Michael Chiodini made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved

Case No. 132-15R – 502 Mistletoe Ln. – Patriot Sunrooms, applicant. David Glick & Stacy West, owner. Sunroom R4 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Approval contingent on Board of Adjustment approval. 2) Solid panel mold to have some relief. 3) Submit to the Building Commissioner's Office for cursory review. Todd Neu seconded motion. Unanimously approved

Case No. 133-15R – 831 Simmons Ave. – Kingbridge Homes (John Suelthaus), applicant/owner. New single family residence R4 Todd Neu made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved

Case No. 134-15R – 704 S. Ballas Rd. – Jerry & Kim Grunzinger, applicant/owner. Covered porch R3 Mark Campbell made a motion to approve for final review with the following required change: 1) Install a lattice panel type solution under porch. 2) Submit to the Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved

Case No. 135-15R – 521 Laven Del Ln. – Thom Schwetye, applicant. Neil & Kris Smith, owner. Addition to rear of house R4 Todd Neu made a motion to approve for final review with the following required changes: 1) Add trim around all windows and doors. 2) Rear gable to match existing house. 3) Provide windows to the East elevation. 4) Eliminate transoms over the new (North Elevation) rear sliding glass doors – as drawn. 5) Gable end overhang shall match the gable end overhang of the existing house. 6) All windows shall have sills and aprons. Kim Spurgeon seconded motion. Unanimously approved

Case No. 136-15R – 208 E. Bodley Ave. – Jason Lehmann & Sara Jensen, applicant. Derek & Sara Jensen, owner. Resubmittal of previously approved, May 4, 2014, rear lanai with fireplace and detached garage R3 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Add a window to rear of garage. 2) Add trim around garage door and window. 3) Contingent up Landmarks approval. Todd Neu seconded motion. Unanimously approved

Case No. 137-15R – 858 N. Woodlawn Ave. – Michael Blaes, Architect, applicant. Everett Builders, LLC, owner. New two-story single family residence R4 Todd Neu made a motion to approve for final review with the following required changes: 1) Add brick mold type trim in all windows and doors in the stone facades. 2) Front door and garage door shall match the submitted renderings. Kim Spurgeon seconded motion. Unanimously approved

Case No. 138-15R – 415 Luther Ct. – Jackson Custom Homes & Remodeling, LLC (Frank Jackson), applicant. Nathan Ball, owner. Resubmittal of previously approved, July 21, 2014, screened in porch. R3 Todd Neu made a motion to approve the amendment of the skylights to Case No. 92-14; The windows need to be modified to match the approval of Case No. 92-14. Michael Chiodini seconded motion.

Case No. 139-15R – 9 Orchard Ln. – Jackson Custom Homes & Remodeling, LLC (Frank Jackson), applicant. Kevin & Rita Schuman, owner. Kitchen remodel & outdoor living space R1 Mark Campbell made a motion to continue with the following required change: 1) Submit a full set of drawings. Michael Chiodini seconded motion. Unanimously approved to continue.

Case No. 140-15R – 447 Iris Ln. – Josh Peterman, applicant. Don Jacobsmeyer, owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Place the fireplace on a foundation and the casement windows to be redesigned to accommodate foundation. 2) All windows shall have sill and aprons. 3) Redesign windows over the master bathtub and switch back stairs to be more in keeping with the traditional style of the house. 4) Remove keystones from the front elevation. 5) Front door and garage door shall match the submitted renderings. Mark Campbell seconded motion. Unanimously approved**

Case No. 141-15R – 612 W. Washington Ave. – Kirkwood-Webster Construction (Robert Griffith), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Todd Neu made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved Kim Spurgeon rejoined proceeding.**

Case No. 142-15R – 900 Briar Green Ct. – Greg & Grace Jones, applicant/owner. Workshop addition to side of garage R3 **Kim Spurgeon recused herself due to a potential conflict of interest. Todd Neu made a motion to approve for final review with the following required changes: 1) The hood exhaust piping and vent cap shall terminate thru the left side gable end instead of going thru roof. Mark Campbell seconded motion. Unanimously approved**

Case No. 143-15R – 550 S. Harrison Ave. – Pearl Construction (Rex Pearl), applicant/owner. New single family residence R4 **Todd Neu made a motion to approve for final review with the following required changes: 1) Approved the flat wood panel columns instead of the stone columns on the front porch. 2) Approved the flat panel below the second story double-window on the front elevation instead of shake shingle. 3) Submit the garage door style to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Commercial
Old Business

Case No. 09-15C – 200 N. Kirkwood Rd. – B. Miller, applicant. Kirkwood Properties, owner. Exterior renovations for a restaurant B3 **Todd Neu made a motion to approve for final review with the following required changes: 1) The screening as depicted in drawing shall also be installed on the East side of the enclosure – shall be 2 hinged panels for access 2) The flue from the smoker shall be enclosed with materials to match the existing building – stucco finish. 3) The proposed canopy can vary in width to achieve the desired coverage as needed-versus what was depicted on drawings. 4) A piece of wood slat material stained to the desired color shall be submitted to the Building Commissioner’s Office for cursory review. Mark Campbell seconded motion. Unanimously approved**

Case No. 10-15C – 10340 Manchester – Steven Hollander/John King, applicant. Thomas Suntrup, owner. Exterior renovations. Continuation of conversation concerning the exterior façade renovation. B3 **Mark Campbell made a motion to continue. Todd Neu seconded motion. Unanimously approved to continue for study of material and design.**

- 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