



Minutes  
Architectural Review Board  
City of Kirkwood

Date: October 5, 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, Andrew Schwabe, and Michael Chiodini

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of September 21, 2015 – Kim Spurgeon made a motion to approve as submitted. Todd Neu seconded motion. Unanimously approved

### Signs

#### New Business

**Case No. 46-15S – 200 S. Kirkwood Rd. #100 – Kirkwood Eye Associates – Neal Landmark Sign Co., applicant. Maxus Properties – Station Plaza, owner. One (1) wall sign 20" x 90" total 12.5 sq. ft. B2 Kim Spurgeon made a motion to approve for final review with the requirement to obtain occupancy permit and occupancy inspection. Todd Neu seconded motion. Unanimously approved**

### Residential

#### New Business

**Case No. 146-15R – 3 Norton Pl. – Zach Peters, applicant/owner. New single family residence R4 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add windows to both side elevations to reduce the amount of siding or install a trim board and shakes at the gable ends. 2) Use a more decorative garage door than presented with a matching front door. 3) Add sills and aprons to windows. (Minimum 3 ½"nom. Trim, 1" minimum sill thickness and apron to extend 3 ½" below sill.) 4) Add a foundation underneath the chimney. 5) Submit garage and front door cut-sheets to the Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 147-15R – 616 Windrush Ct. – Pearl Construction (Rex Pearl), applicant. Mr. & Mrs. Miller, owner. Front porch addition R4 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) submit accurate and scaled drawings and elevations with complete details for clarity of the project. 2) Drawings to depict box beams and beam details. 3) Drawings to show shake finish in the existing dormers. 4) Reduce column size to 10" x 10". 5) Use 1x8 rake boards with shingle mold trim. Tom Anagnos seconded motion. Unanimously approved**

**Case No. 148-15R – 1938 Sunny Dr. – Joe Roeser Home Remodeling (Joe Roeser), applicant. Dr. & Mrs. Dan Martin, owner. Front porch addition R3 Todd Neu made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 149-15R – 226 Wilson Ave.** – Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. New two-story single family residence with attached garage R4 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) No more than 12” of exposed concrete to be expressed on the front elevation and 24” on the side and rear elevations. Explore options to achieve this requirement. Options to achieve this are foundation poured with a form liner to replicate stone and stained to match the stone piers, or actual cultured stone that matches the stone piers applied, or retaining walls and adjusted grades to cover or a combination thereof. 2) Any elevation where the windows drop down to the stone wainscot there need to be 1 ½” wood sill between the top of the stone wainscot and the window unit itself. 3) Submit window detail to the Building Commissioner’s Office for cursory review. 4) The doors (garage and front) that are depicted on the drawings are required to be installed- no differentiating. Todd Neu seconded motion. Unanimously approved

**Case No. 150-15R – 962 N. Harrison Ave.** – Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. New two-story single family residence with attached garage R4 Kim Spurgeon made a motion to approve for final review with the following required change: 1) Revise drawings to reduce amount of exposed concrete – maximum 24” exposure allowed on side and rear elevations. Tom Anagnos seconded motion. Unanimously approved

**Case No. 151-15R – 623 Rosewood Ln.** – Mahn Custom Homes (Kevin Chapman), applicant. Brian & April Kutheis, owner. New single family residence R4 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add sills and aprons to all windows. (Minimum 3 ½”nom. Trim, 1” minimum sill thickness and apron to extend 3 ½” below sill.) 2) Reduce the size of the garage window to appropriate scale of the garage. 3) Add similar window to the east elevation. Todd Neu seconded motion. Unanimously approved

**Case No. 152-15R – 342 W. Madison Ave.** – Anderson Building Co. (Donald Anderson), applicant. Jim & Amy Studt, owner. Room Addition R4 Kim Spurgeon made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved

**Case No. 153-15 – 823 Cherry St.** – The Kelly Co. (Andrew Kelly), applicant/owner. New single family residence R3 Kim Spurgeon made a motion to continue with the following required changes: 1) Adjust size of front facing garage to meet Kirkwood Zoning Code. 2) Replace picture windows on side and rear of house with a pair of double hung windows or two casement windows. 3) Raise dog house in rear so roof line matches the porch. 4) Reduce amount of exposed siding in rear – no more than 24” of exposure on side and rear elevations. Todd Neu seconded motion. Unanimously approved

### **Commercial Old Business**

**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 Kim Spurgeon, abstained, Andrew Schwabe voted against. David Meyers, Todd Neu, Tom Anagnos & Michael Chiodini approved with the following required changes: 1) *[Meyers, David C]* The Service Bay entry to be regular size brick vs. utility size and shall return 4’ on East side of building. The Used Car building can be thin brick with the brick that was presented at the meeting (dark charcoal color). The band that is depicted as an orange band to be recessed ½” and brick to be either a glazed brick or painted brick.*[Meyers, David C]* there should be no metal panels on the service bay to the left of the front entrance 2) No corrugated metal on any façade on any elevation. 3) All sides and elevations to be painted the color as referenced in the approved plan. 4) All Overhead doors to be painted grey per color referenced on approved plan. 5) All new signage shall be applied for and presented to the Architectural Review Board for approval. *[Meyers, David C]* 6) the side of the used car building should have no metal panels it should be brick. (7) The metal panels next to the service bay should not touch the ground as depicted in the rendering. This approval for the re-skin of the existing automobile dealership façade was site specific. The building was already skinned with metal panel and is in close proximity to other automobile dealerships with the same façade. The ARB process reduced the amount with the requirement of the brick in place of corrugated metal and some metal composite panels. Todd Neu seconded motion. Unanimously Approved

## **New Business**

**Case No. 11-15C – 10727 Big Bend Blvd.** – Lawrence Fabric Structures (John Hinckley), applicant. West Jefferson Properties, owner. New awning installation (no graphics) B3 **Todd Neu made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 12-15C – 215 N. Clay Ave.** – All Inclusive Rec (Pete Wiss), applicant. St. Peter Catholic School, owner. New playground equipment installation R5 **Application Removed**

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