



Minutes
Architectural Review Board
City of Kirkwood

Date: November 16, 2015
Place: City Hall Council Chambers
Time: 7:00 P.M.

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

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of November 2, 2015 – Kim Spurgeon made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

Variance Minutes of November 2, 2015 – Kim Spurgeon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Signs

New Business

Case No. 55-15S – 300 N. Kirkwood Rd. – Commerce Bank – Bill Yount Signs (Jim Hobbs), applicant. Commerce Bank, owner. One (1) double-face ground sign 10'4"x5' total 51.6 sq. ft. each side. Total signage 103.2 **Tom Anagnos made a motion to continue with the following required changes: 1) Submit new design that ties the detailing of sign to the building such as a brick base or brick pilasters on each side. Andrew Schwabe seconded motion. Unanimously approved to continue.**

Case No. 56-15S – 10312 Manchester Rd. – Winfield's Gathering Place – Signcrafters (Jim Mohrmann), applicant. Novus Management, owner. One (1) wall sign 1.5x15.4 total 23.1 sq. ft. B3 **No Representation**

Residential

Old Business

Case No. 54-14 – 1735 Janet Pl. – Agape Construction (Daniel Kary), applicant. Mike & Kathy Sanders, owner. New single family residence R3 **Amendment to April 21, 2014 ARB approval. Andrew Schwabe made a motion to continue with the following required changes: 1) Explore alternate options to break up the siding on the west side elevation and the gable ends versus the original approval. Kim Spurgeon seconded motion. Unanimously approved to continue.**

New Business

Case No. 162-15R – 519 N. Harrison Ave. – Mark & Angie Payken applicant/owner. Replace existing front porch R4 **Tom Anagnos made a motion to approve for final review as submitted. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 163-15R – 125 E Jewel Ave. – David Ferguson, applicant. Kathy O’Leary, owner. Front porch addition, replace siding R3 **Tom Anagnos made a motion to continue with the following required changes: 1) Study designs that reduce the amount of modern elements – i.e., the horizontal railing, the casement windows and the flat panels with reveals siding in particular. 2) Study a more colonial look to the house. 3) Submit sample of front door selection. Michael Chiodini seconded motion. Unanimously approved to continue.**

Case No. 164-15R – 639 Simmons Ave. – Benchmark Homes (Jeff Brinkmann), applicant/owner. New single family residence R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Return the stone on the face of garage to turn back into inside corner near the entry door. Roof line to porch might need to be adjusted to work with the detail of the stone. 2) Add windows to right and left side elevations. 3) Submit windows to the Building Commissioner’s Office for cursory review. 4) Amount of exposed concrete to meet the requirements of 12” maximum in front and 24” maximum on side and rear elevations. Tom Anagnos seconded motion. Unanimously approved**

Case No. 165-15R – 736 Dickson St. – MRM Manlin Development Group (Linda Clark), applicant/owner. New single family residence R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add additional window and a decorative element at the gable to the right side elevation. 2) Add decorative element to left side elevation to match the right. 3) Grill patterns on windows need to be consistent. Recommend a standard mullion grid. 4) Combine large rear window into Three (3 grouped) double hung windows with transoms above, changing the round window into a square pattern. 5) Gas fireplace vent to match color of the roof. 6) Amount of exposed concrete to meet the requirements of 12” maximum in front and 24” maximum on side and rear elevations. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 166-15R – 335 Heege Ave. – Michael Blaes, Architect, applicant. Everett Builders, owner. New single family residence R4 **Kim Spurgeon made a motion to approve for final review as submitted. Michael Chiodini seconded motion. Unanimously approved**

Case No. 167-15R – 1969 Rayner Rd. – Chris Unland Construction, applicant. Mary & Nikki Seyer, applicant. New single family residence R1 **Kim Spurgeon made a motion to approve for final review as submitted. Michael Chiodini seconded motion. Unanimously approved**

Case No. 168-15R – 1346 Forest Ave. – Tim & Nancy O’Keeffe, applicant/owner. Second floor addition R1 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Lower plate height on second floor to either 8’ or 9’ height. 2) All windows to have minimum 1” X 4” trim, and sills (minimum 1 ½” thickness) and aprons. 3) Add windows to the north elevation. 4) Submit detailed porch design to more fully indicate, enlarged columns, expressed beam indicated between the columns supporting the roof. Submit detail to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 169-15R – 1932 Sunny Dr. - Dunn Lawn and Land Service, applicant. Pete Spalitto, owner. Covered roof system above existing patio R3 **Michael Chiodini made a motion to continue with the following required changes: 1) Submit option to make roof pitch symmetrical with existing roof lines. Kim Spurgeon seconded motion. Unanimously approved to continue.**

Case No. 170-15R – 532 Scott Ave. – Michael Blaes, AIA, applicant. Everett Builders, LLC, owner. New single family residence with attached garage R3 **Tom Anagnos made a motion to approve for final review as submitted. Michael Chiodini seconded motion. Unanimously approved**

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