



Minutes
Architectural Review Board
City of Kirkwood

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

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

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of November 16, 2015 – Kim Spurgeon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Variance Minutes of November 16, 2015 – Kim Spurgeon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Signs
Old 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 **Michael Chiodini made a motion to approve for final review with the following required change: 1) Provide a transition detail between the brick and metal sign. 2) Submit revised detail to the Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

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 **Michael Chiodini made a motion to approve for final review as submitted. Kim Spurgeon seconded motion. Unanimously approved**

New Business

Case No. 57-15S – 131 W. Monroe Ave. – Kirkwood Professional Center – Sonn Signs (Mark Evans), applicant. Kane Properties, owner. One (1) double-face ground sign 36"x60" total 15 sq., ft. each side. Total ground signage 30 sq. ft.; Replace existing wall sign with panels 50.5"x67.5" total 23.67 sq. ft.; Three wall signs 13.44"x72.55" total 6.8 sq. ft.; 18.43"x87.8" total 11.25 sq. ft.; 12.69"x47.43" total 22.17 sq. ft. Total 22.17 sq. ft. Total signage 75.84 sq. ft. B2 **Andrew Schwabe made a motion to continue with the following required changes: 1) Explore colors to blend with building for the sign framing and supports –to create more of a relationship to the building. 2) Remove phone numbers from all wall signs. Tom Anagnos seconded motion. Unanimously approved to continue.**

Case No. 58-15S – 200 S. Kirkwood Rd. #90 – Kirkwood Station Dental – Signcrafters, Inc. (Jim Mohrmann), applicant. Station Plaza, owner. One (1) wall sign 20"x84" total 11.6 sq. ft. B2 **Removed from agenda. Sign did not meet sign ordinance criteria.**

Residential
Old Business

Case No. 40-15R – 321 Fairway Ln. – Michael Blaes, AIA, applicant. Everett Builders, owner. New single family residence R4 **Amendment to March 16, 2015 ARB approval. Kim Spurgeon made a motion to approve for final review as submitted. Michael Chiodini 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 **Kim Spurgeon made a motion to approve for final review as submitted. Michael Chiodini seconded motion. Unanimously approved**

New Business

Case No. 171-15R – 418 Clark Ave. – Chesterfield Fence & Deck (Dave Williams), applicant. Tom & Marian Drake, owner. Construct screen room on rear house R3 **Tom Anagnos made a motion to continue with the following required changes: 1) Submit additional detailed drawings that illustrate a better context of the proposed screen room with the existing house. 2) Details on connections and flashing of new screen room. 3) Provide additional side elevation details. Andrew Schwabe seconded motion. Unanimously approved**

Case No. 172-15R – 1117 S. Geyer Rd. – Vijay Yalamanchili, applicant/owner. New two-story single family residence R1 **Mark Campbell made a motion to approve for final review with the following required changes: 1) Rear garage man door window to be cased with min. 3 ½” nom. casing. 2) Window on rear elevation incorrectly labeled as “fixed”. Correct that it is operable. 3) Indicate the sill on wainscot whether stone or brick, shall be consistent throughout. 4) Add additional window to garage, on the left side elevation. 5) Add additional windows on the left side elevation, master bedroom as indicated in meeting. 6) All windows shall have sill and aprons per City of Kirkwood standards. Tom Anagnos seconded motion. Unanimously approved**

Case No. 173-15R – 603 Hickory Hollow – Agape Construction (Tracy Winters), applicant/owner. New single family residence with attached two-car garage R4 **Tom Anagnos made a motion to continue with the following required changes: 1) Study moving roof line at the front porch back (inward) to create a different plane from the garage dormer. Study possible gable vs. hip dormer(s). 2) The porch railing to be more in keeping with a Craftsman or Mission style. 3) The amount of exposed concrete leading up to the porch shall be a maximum of 12” on front elevation and 24” on side elevations. 4) Study windows on north elevation to reduce the amount of window types as well as provide same mullion patterns. 5) Submit a cut sheet of garage door to the Building Commissioner’s Office to show it matches the Craftsman style of the front door. Kim Spurgeon seconded motion. Unanimously approved to continue**

Case No. 174-15R – 324 W. Madison Ave. – Kirkwood-Webster Construction (Robert Griffith), applicant. Ray & Jane Buehler, owner. New single family residence R4 **Kim Surgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review as submitted. Michael Chiodini seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 175-15R – 680 W. Washington Ave. – Kirkwood-Webster Construction (Robert Griffith), applicant/ owner. New single family residence R4 **Kim Surgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review as submitted. Michael Chiodini seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 176-15R – 1209 Simmons Ave. MRM Manlin Development Group (Linda Clark), applicant/owner. New single family residence R4 **No Representation**

Case No. 177-15R – 818 Thornberry Ln. – Sandra Drake, applicant/owner. Addition to rear of house R4 **Kim Spurgeon made a motion to continue with the following required changes: 1) Study more appropriate roof slopes on addition and rear of house – shorten family room or raise ridge in front. 2) Windows in siding shall have 3 ½” nom. Casing with sills and aprons per City of Kirkwood standard. 3) Update vents. Mark Campbell seconded motion. Unanimously approved to continue**

Case No. 178-15R – 737 Dougherty Ferry Rd. – NJL Custom Homes (Nick Liuzza), applicant/owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) All windows shall have sills and aprons. 2) Add additional windows as discussed by Nick Liuzza, contractor. 3) The amount of exposed concrete shall be a maximum of 12” on the front elevation and 24” rear and side elevations. Tom Anagnos seconded motion. Unanimously approved**

Case No. 179-15R – 4 Sunset Ln. – Dan Stauder, applicant. Chris Bentler, owner. Replace garage with new 1 ½ story garage and master suite R3 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Push dormer face as far back as possible, towards the house to allow for a small section of roof to pass in front of the dormers. 2) The over-lap of the siding shall match the existing siding, as well; the trim details around the windows shall match the existing windows. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 180-15R – 222 Barter Ave. – Joel Lottes, Architect, applicant. STL Real Estate, owner. New front dormer; enlarge existing rear dormer; connect existing first floor additions; connect garage to house. R4 **Andrew Schwabe made a motion to continue with the following required changes: 1) Study option on front shed roof either by replacing with gable dormers that match the Cape Cod style of the house or look at option that adds over-framing. Todd Neu seconded motion. Unanimously approved to continue.**

**Commercial
New Business**

Case No. 14-15C – 915 N. Kirkwood Rd. – Charlene Rooney, applicant/owner. Add second story to commercial building B3 **Michael Chiodini made a motion to continue with the following required change: 1) A meeting to be scheduled to discuss City of Kirkwood ARB guidelines on the project with Liaison Homes and with the ARB Chairman David Meyers and/or ARB members. Todd Neu seconded motion. Unanimously approved to continue.**

- 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