



Minutes
Architectural Review Board
City of Kirkwood

Date: January 4, 2016
Place: City Hall Council Chambers
Time: 7:00 P.M.

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

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of December 21, 2015 – Mark Campbell made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

Signs

New Business

Case No. 01-16S – 365 S Fillmore Ave – Fillmore Place Apartments - David Miller, applicant. RPG Special Needs, LP, owner. One single-sided ground sign 49" x 24" total 8.16 sq. ft. R5 **Mark Campbell made a motion to approve for final review with the following required change: 1) Mount phone numbers on West column of sign. Remove phone number from front sign face. Phone numbers shall be placed on the west elevation of the ground sign, not east "street" side. 2) Submit to the Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Residential Old Business

Case No. 176-15R – 1209 Simmons Ave. - MRM Manlin Development Group (Linda Clark), applicant/owner. New single family residence R4 **Continued – Applicant withdrew from December 7th meeting. Tom Anagnos made a motion to approve for final review with the following required changes: 1) Raise dog house roof for fireplace so the gutter board lines up with the rear facing bay window gutter board. 2) Submit to the Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 149-15R - 226 Wilson Ave. - Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. Modifications to original approval (October 5, 2015) of exterior window and garage roof slope of new two-story single family residence. R4 **Tom Anagnos made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Case No. 166-15R - 335 Heege Ave. - Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. Modifications to original approval (November 16, 2015) of side and rear elevations of new single family residence. R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Remove grills on front windows except on the entry doors and garage doors. 2) Front door to have side lights as the image shown. 3) Submit to the Building Commissioner's Office for cursory review. Mark Campbell seconded motion. Unanimously approved**

Case No. 57-15R - 609 Norfolk Dr. - Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. Modifications to original approval (August 17, 2015) of stone, siding, and windows of new two-story single family residence. R3 **Mark Campbell made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

New Business

Case No. 01-16R - 526 E. Madison - Walsh Construction (Pat Walsh), applicant. Brett & Lisa Campbell, owner. New single family residence R3 **Tom Anagnos made a motion to continue with the following required changes: 1) A true shingle style house to be used as a template for detailing. 2) Simplify the gables and sill heights slightly to create a more harmonious exterior. 3) All windows to have sills and aprons. 4) Add corner boards 5) Remove keystones from the cantilever trim boards. 6) Drawings must be brought up to a level that details all elements, especially the gables, rake boards and gutter boards, etc.. 7) Side and garage elevations to be minimum 3/16" scale. 8) Add casing around garage door. 9) Study the screened openings to match character and make symmetrical with windows. 10) Submit cut sheets for door, garage door and fireplace cap. Kim Spurgeon seconded motion. Unanimously approved to continue**

Case No. 02-16R - 520 S. Crescent - Michael E. Blaes, AIA, applicant. John & Kib Michener, owner. Detached 3-car frame garage. R3 **Tom Anagnos made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 03-16R - 1125 Ruth Dr. - The Kelly Co., applicant. Sally J. Kelly Trust, owner. New single family residence. R3 **Mark Campbell made a motion to approve for final review with the following required changes: 1) The windows in the masonry exterior shall be trimmed in brick mold. 2) Return the stone on the right elevation. 3) Concrete exposure to be maximum 24" on sides and rear. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 04-16R - 981 Cleveland - Gateway Homebuilders, applicant. Meg Gwyn & Meg Giaminetti, owners. Single story rear addition R-4 **Kim Spurgeon made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

Case No. 05-16R - 601 E. Monroe - Jane Ann Forney, Architect, applicant. John Lee, owner. Single story rear addition R-1 **Kim Spurgeon made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 06-16R - 917 Black Twig Ln. - Travis Construction Group, LLC, applicant. Jason & Celeste Coldwater, owners. Partial second-level addition. R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Rake boards to be consistent, 1x8 or 2x8. 2) Provide box returns on ends to match eaves on dormers. 3) Second floor windows to be consistent with the rest of the design. 4) Reduce the size of the porch columns to a 10" square. 5) Extend roof brow across rear of house to have a continuous gutter board. 6) Submit to the Building Commissioner's Office for cursory review.**

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