



Minutes
Architectural Review Board
City of Kirkwood

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

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

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of February 16, 2016 – Todd Neu made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Landmarks Commission/ARB

Case No. 11-16R – 419 E. Argonne Dr. – Shei Home Building Company, Inc. (Mark Scheipeter), applicant. Nathan & Ashley Harrison, owner. Porte Cochere and two-car garage; detached 3-car garage; two-story addition R3 **Applicant requested to be removed from this agenda and continued to a future meeting.**

Signs
New Business

Case No. 10-16S – 1042 S. Kirkwood Rd. – CVS Pharmacy (Inside Target) – Midwest Light & Sign Inc. (Jessica Buxton), applicant. Target, owner. One (1) wall sign 29 3/16" x 22' 105/8" total 55.66 sq. ft. B5 **No Representation**

Residential
Old Business

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 and September 8, 2015 screened in porch. R3 Applicant requested to be removed from this agenda and continued to April 4th meeting.**

Case No. 10-16R – 613 N. Harrison Ave. – Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. New Single Family Residence. **Modifications to original approval (February 1, 2016) R4 Todd Neu made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 21-16R – 420 Geyer Forest Dr. – Thompson Design Group, LLC (Mike Thompson), applicant. Vyas & Sarah Suresh, owner. Addition of two bedrooms and enlarge game room and master suite R3 **Continued from February 16, 2016 meeting. Todd Neu made a motion to approve for final review with the following required change: 1) Add 1X4 trim board at brick and siding junction. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 22-16R – 444 Par Ln. – Kyle Pershing, applicant/owner. Two story single family residence with attached garage R4 **Continued from February 16, 2016 meeting. Kim Spurgeon made a motion to approve for final review with the recommendation to reconsider exterior siding choice. Todd Neu seconded motion. Unanimously approved**

Case No. 25-16R – 437 Way Ave. – Chad & Julie Frizzell, applicant/owner. Add a two story addition to an existing 1 ½ story structure. R4 **Continued from February 16, 2016 meeting. Todd Neu made a motion to continue with the following required changes: 1) Study front elevation to break up expansive roof by possibly adding dormers. 2) Study side elevations by framing more relation to the top floor by matching some of the window shapes and sizes. 3) Move rectangle ridge vent up into top of gable and make smaller. 4) Study other siding options. 5) Submit cursory review of the elevations to the Building Commissioner’s Office. 6) Go back to the original proposal rather than the redesign that was rotated. Andrew Schwabe seconded motion.**

New Business

Case No. 19-16R – 501 Art Ln. – Prestige Custom Homes (JR Mayer, Jr.) owner/applicant. New single family residence R4 **Requested to be moved to March 7th, 2016 meeting. Mark Campbell made a motion to approve for final review with the following required change: 1) Add a ¾ pilaster to the wall side of front porch. Andrew Schwabe seconded motion. Unanimously approved**

Case No. 20-16R – 507 Art Ln. – Prestige Custom Homes (JR Mayer, Jr.) owner/applicant. New single family residence R4 **Requested to be moved to March 7th, 2016 meeting. Tom Anagnos made a motion to approve for final review with the following required changes: 1) Install square columns in lieu of round columns. 2) Add a ¾ pilaster to the wall side of the front porch. Todd Neu seconded motion. Unanimously approved**

Case No. 28-16R – 4 Garden Ln. – Delimir Dolic, applicant. Jeff Riley, owner. Front porch R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Change rails to 36” versus 42”. 2) Picture frame lattice with 2” trim. Frame to match column location. 3) Trim beam out. Andrew Schwabe seconded motion. Unanimously approved**

Case No. 29-16R – 441 Alice Ave. – Agape Construction (Charles D. Nigh), applicant. Paul & Beth Quindry, owner. Addition R3 **Mark Campbell made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 30-16R – 441 W. Argonne Dr. – Michael L. & Marilyn K. Hagan, applicant/owner. Renovation of portion of existing structure and family room, office, garage addition R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review with the following required changes: 1) Reduce gutter boards to 1x8 to cover tail end of rafters. 2) Paint or coat exposed concrete on the new addition to match existing exposed concrete. 3) Size attic vents to match existing attic vents. Mark Campbell seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 31-16R – 428 Crest Ave. – Jeff Day, applicant/owner. New single family residence R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Return stone on jam of garage door and detail. 2) Specify use of a bondo on control joints on large areas of MDO board. 3) Widen shutters on the pair of windows so they can operate. 4) Add fenestration and decorative details to the left and right elevations to give more character. Left elevation – cantilever dog house fireplace add two (2) transom windows in two bedrooms upstairs. Right elevation – add a pair of transom windows in the master bedroom. 5) Exposed siding to be a minimum of 24” rear and side. 6) Submit to the Building Commissioner’s Office for cursory review. Tom Anagnos seconded motion. Unanimously approved**

Case No. 32-16R – 304 Sugar Creek Rd. – Tom & Rebecca McHugh, applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Mark Campbell made a motion to approve for final review with the following required changes: 1) Submit to the Building Commissioner’s Office for cursory review on single garage door versus double and removal of dormer. Tom Anagnos seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings**

Case No. 33-16R – 615 W. Jewel Ave. – Tim & Patty Clegg, applicant/owner. New single family residence R4 **Michael Chiodini made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Case No. 34-16R – 558 Andrews Ave. – Burgan Construction (Brad Burgan), applicant/owner. New single family residence R4 **Andrew Schwabe made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Case No. 35-16R – 640 McKinley Ave. – David Spalding, applicant. Devcoh LLC, owner. New single family residence with two-car garage R4 **Mark Campbell made a motion to approve for final review with the following required change: 1) Add trim around gable vents. Michael Chiodini seconded motion. Unanimously approved**

Case No. 36-15R – 215 Reedway Ln. – Michael E. Blaes, Architect, applicant. Everett Builders, LLC, owner. New two-story single family residence with an attached garage R4 **Kim Spurgeon made a motion to approve for final review with the following required change: 1) Add 1 ¾” brick mold to the garage and front door. Todd Neu seconded motion. Unanimously approved**

Case No. 37-16R – 533 E. Argonne Dr. – Michael E. Blaes, Architect, applicant. Tim & Kim Willi, owner. Rear stucco addition R3 **Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

Case No. 38-16R – 690 W. Washington Ave. – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Todd Neu made a motion to approved as submitted for final review. Mark Campbell seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 39-16R – 911 Evans Ave. – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Todd Neu made a motion to approved as submitted for final review. Mark Campbell seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Commercial
New Business

Case No. 03-16C – 131 W. Argonne Dr. – Billy G’s – Next Level Metal LLC (Rick Martz), applicant. Billy G’s, owner. Exterior modifications B2 **Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

- C: Bill Bensing, Director of Public Services
- Ryan Spencer, City Planner
- Betty Montaño, 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