



Minutes  
Architectural Review Board  
City of Kirkwood

Date: March 21, 2016  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

Board Members Present: Pat Jones, Acting Chair, Michael Chiodini, Kim Spurgeon, Mark Campbell, Tom Anagnos

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes March 7, 2016 – Kim Spurgeon made a motion to approve with the following changes: Case No. 25-16R – 437 Way Ave. – Change description to “Add a two story addition to an existing 1 ½ story structure”. The board made a suggestion to go back to the original proposal rather than the redesign that was rotated. Case No. 31-16R – 428 Crest Ave - #2 – Change to “Specify use of a bondo material on control joints on large areas of MDO board. #4 – Change to “add two (2) transom windows in two bedrooms upstairs. Right elevation- add pair of transom windows in the master bedroom. Tom Anagnos seconded motion. Unanimously approved with changes.

#### 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 **Removed from agenda.**

#### Signs New Business

**Case No. 10-16S – 1042 S. Kirkwood Rd. – CVS Pharmacy (Target location) –** 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 **Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

#### Residential New Business

**Case No. 40-16R – 1819 Kings Cliff Rd. –** Roeser Construction (Joe Roeser), applicant. David & Susan Maher, owner Addition R3 **Michael Chiodini made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 41-16R – 431 Ashwood Ln. –** Champion Window of St. Louis (Jeff Beckmann), applicant. Darla Templeton, owner. Sunroom Addition R3 **Kim Spurgeon made a motion to continue with the following required changes: 1) Submit elevation drawings with details to show context; how sunroom addition ties into existing structure. Mark Campbell seconded motion. Unanimously approved**

**Case No. 42-16R – 420 E. Madison Ave. –** Lewis Homes (Mike Lewis), applicant/owner. New single family residence R3 **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 change: 1) Submit exterior window color and sample of same color windows used in other structures to the Building Commissioner’s Office for cursory review. Mark Campbell seconded motion. Unanimously approved. Kim Spurgeon rejoined proceedings.**

**Case No. 43-16R – 600 Angenette Ave.** – Drucon Remodeling Co., LLC (Dale Drury) applicant. Angie Fuss, owner. Front porch addition R4 **Tom Anagnos made a motion to continue with the following required changes: 1) Remove center post. 2) Design a symmetrical roof, with the same angle as existing roof. Design the new porch roof to be placed under existing rake board that continues from the center point to a post on right and left sides. Remove the existing porch overhang above door. 3) Roof to be either trusses or 2x rafters with ties. The front roof elevation shall have a decorative feature at the trusses or rafters. Mark Campbell seconded motion Unanimously approved to continue.**

**Commercial**  
**New Business**

**Case No. 04-16C – 11142 Big Bend Blvd. – Phillips 66** – Kevin Aydt, applicant/owner. Expansion of carwash and gasoline canopy B3 **Tom Anagnos made a motion to approve for final review with following required changes: 1) Change the dark metal panels on the carwash building to block to match the adjacent block and lower so the red metal façade continues over the top of the wall feature until it joins with the large metal center piece. 2) Signage will be a separate submittal. 3) Submit canopy lighting specs to the Building Commissioner’s Office for cursory review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 05-16C – 201 S. Kirkwood Rd.** – Tyler Stephens, applicant. Savoy Properties (John Pennington), owner. New 3 ½ story 12 unit condo over concrete garage B2 **Tom Anagnos made a motion to approve with the following change: 1) Submit color and material sample of Trespa panels to the Building Commissioner’s Office for cursory review. 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