



Minutes
Architectural Review Board
City of Kirkwood

Date: April 18, 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, Mark Campbell

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Variance Minutes April 4, 2016 – Mark Campbell made a motion to approve as submitted. Kim Spurgeon seconded motion. Unanimously approved

Approval of Minutes April 4, 2016 – Kim Spurgeon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Signs

New Business

Case No. 13-16S – 10820 Manchester Rd. – CVS Pharmacy – Piros Signs, Inc. (Joe Phillips), applicant. Manche Real Estate partnership, owner. **North Elevation** – Two (2) wall signs – 36”x301” total 75.25 sq. ft.; 18”x211.75” total 26.47 sq. ft. **South Elevation** – Two (2) wall signs – 30”x250.81” total 52.25 sq. ft.; 6”x82.69” total 3.45 sq. ft. **East Elevation** – Two (2) wall signs – 36”x301” total 75.25 sq. ft.; 18”x211.75” total 26.47 sq. ft. **West Elevation** – Two (2) wall signs – 18”x151.38” total 18.92 sq. ft.; 18”x211.75” total 26.47 sq. ft. Total signage 304.53 sq. ft. B3 **Michael Chiodini made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 14-16S – 105 E. Argonne Dr. – John Jackson Neighborhood Real Estate – Landmark Sign (Brandon Simon) applicant. John Jackson, owner. One (1) wall sign 22”x190” total 29.02 sq. ft. B2 **Todd Neu made a motion to continue with the following required changes: 1) Provide additional information regarding size of building, accurate dimensions from top of awning to top of parapet, exterior paint color, signage detail and photographs of adjacent building and signage. Kim Spurgeon seconded motion. Unanimously approved to continue.**

Case No. 15-16S – 449 S. Kirkwood Rd. – Kumon Math Reading Success – Arrow Signs (Valerie Winchester), applicant. RJC Partnership, owner. One (1) wall sign 10.8’x3.41’ total 36.83 sq. ft. B2 **Michael Chiodini made a motion to approve for final review with the following required change: 1) Raceway to match color of building. Mark Campbell seconded motion. Unanimously approved**

Residential
Old Business

Case No. 35-16R – 640 McKinley Ave. – David Spalding, applicant. Devcoh LLC, owner. New single family residence with two-car garage R4 **Submitted revised plans to previously approved (March 7th) plans. Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Recommend that the hip roof be redesigned to a shed roof style on the rear elevation. 2) Replace each picture style window on both right and left elevations with two (2) double hung windows with trim. 3) All grill patterns shall be consistent. Michael Chiodini seconded motion. Unanimously approved**

Case No. 25-16R – 437 Way Ave. – Chad & Julie Frizzell, applicant/owner. Remove half-story and convert to second story addition R4 **Continued from February 16, 2016 meeting. Todd Neu made a motion to continue with the following required changes: 1) Provide accurate drawings and details in scale to accurately depict the relation of the addition and the house. Cross sectional details would be greatly helpful in determining the adequate design. 2) Submit elevation drawings of existing residences in relationship to the subject property. Mark Campbell seconded motion. Unanimously approved to continue**

New Business

Case No. 48-16R – 1122 N. Geyer Rd. – Michael Brauch, applicant/owner. Kitchen addition and deck to rear R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Replace picture windows on rear and north elevations with three (3) double hung windows. 2) Addition windows to have min. 3 ½” trim with sill and aprons. Todd Neu seconded motion. Unanimously approved**

Case No. 49-16R – 1506 Dougherty Ferry Rd. – Leigha & Lawrence Stream, applicant/owner. Master bedroom & breakfast room addition R1 **Todd Neu made a motion approve for final review with the following required change: 1) Trim to match existing windows. New windows shall have the required 5/4” sill, 3 ½” trim and apron. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 50-16R – 1969 Dougherty Ferry Rd. – Father Thomas Molini, applicant. Archdiocese of St. Louis, owner. Three seasons room R1 **Kim Spurgeon made a motion to approve for final review with the following required change: 1) Add 1x10 trim/fascia board to terminate siding. 2) Add framed lattice work around base. Todd Neu seconded motion. Unanimously approved**

Case No. 51-16R – 415 Wilson Ave. – Prestige Custom Homes (JR Mayer, JR.), applicant/owner. New single family residence R4 **Kim Spurgeon made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

Case No. 52-16R – 1118 Missouri Ave. – Prestige Custom Homes (JR Mayer, JR.), applicant/owner. New single family residence R3 **Todd Neu made a motion to approve for final review with the following required change: 1) Redesign two bay windows to a box bay style. 2) Submit change to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 53-16R – 400 Fairwood Ln. – Michael E. Blaes, Architect, applicant. Janet Solecki & Flint Boettcher, owner. Two story addition R3 **Kim Spurgeon made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 54-16R – 714 Lavinia Pl. – Micah Vaninger, applicant. CAV Properties, owner. New single family residence with attached garage R3 **Kim Spurgeon made a motion to approve with the following required change: 1) Windows shall have the required 5/4" sill, 3 ½" trim and apron. Mark Campbell seconded motion. Unanimously approved**

Case No. 55-16R – 138 Girard Pl. – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Michael Chiodini made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Commercial
New Business

Case No. 07-16C –113 N. Kirkwood Rd. – Dan Miller, applicant. Anthony & Mary Balota, owner. New awning no graphics B2 **Todd Neu made a motion to approve for final review with the following required change: 1) Paint masonry block to match brick. Mark Campbell seconded motion. Unanimously approved**

Discussion: Favorite Building Awards (Architect of the year)

- C: Bill Bensing, Director of Public Services
- Ryan Spencer, City Planner
- Betty Montaña, City Clerk
- Tim Griffin, Mayor
- Nancy Luetzow, Liaison
- Donna Poe, SBD
- Elizabeth von Behren, Public Information Officer
- Amy Lowry, Landmarks Liaison
- Patti Dodel, Administrative Secretary