



Minutes  
Architectural Review Board  
City of Kirkwood

Date: May 2, 2016  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Michael Chiodini, Kim Spurgeon, Tom Anagnos, Kim Spurgeon, and Andrew Schwabe

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes April 18, 2016 – Kim Spurgeon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

### Signs

#### New Business

**Case No. 16-16S – 132 E. Monroe Ave.– MU Extension –** MU Extension (Dwayne James), applicant. Cozad Property Management Company, owner. One (1) double face ground sign 3’4” x 5’ total 16.65 each side. Total ground signage 33.3 sq. ft. B2 **Michael Chiodini made a motion to approve with the following required change: 1) Remove phone number and website from sign. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 17-16S – 200 N. Kirkwood Rd. – Club Taco –** Signcrafters, Inc. (Bruce Ritter), applicant. Steve Meskill, owner. One (1) wall sign 4’5” x 7’11” total 34.9 sq. ft. B2 **Michael Chiodini made a motion to continue with the following required changes: 1) Submit all requested improvements together with the signage, including the upright poles, future awnings, future railings, and any other changes to the façade that is anticipated on either side. 2) Submit cut sheet of window style and its method of operation. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 18-16S – 301 N. Kirkwood Rd. – Royal Banks –** Warren Sign Company (Sue Winter), applicant. Royal Banks (Bethany Davis), owner. Replace three (3) existing wall signs 1’9”x16’ total 30.12 sq. ft. each. Total signage 90.36 sq. ft. B2 **Andrews Schwabe made a motion to continue with the following required changes: 1) Replace the existing panels effected on each elevation with either new glazing panels or glazed-in style Alucobond panels for the new signage to be adhered in the same fashion as the previous signage. Michael Chiodini seconded motion. Unanimously approved to continue**

**Case No. 19-16S – 338 S. Kirkwood Rd. #105 – Farmers Insurance Mitch Murch Agency –** Specialty Awning (Rob Miller), applicant. Kirkwood Cinema LLC, owner. Recover existing awning and add two (2) awning signs 64 3/8” x 12 1/4” total 5.4 sq. ft. 63.4” x 4” total 1.76 sq. ft. Total signage 7.2 sq. ft. B2 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) A permit will not be issued until an occupancy permit is applied; an inspection is completed and approved. 2) Contingent on Landmarks approved. Michael Chiodini seconded motion. Unanimously approved.**

**Case No. 20-16S – 142 W. Monroe Ave. – Sweet Peace Yoga** – Liz Roodman, applicant. Gary & Gail Andrews, owner. Graphic change only to double face ground sign 28.5" x 45" total 8.89 sq. ft. each side. Total signage 17.78 sq. ft. B2 **Michael Chiodini made a motion to approve as submitted for final review contingent on Landmarks approval. Kim Spurgeon seconded motion. Unanimously approved**

**Residential**  
**New Business**

**Case No. 56-16R – 223 Timbercrest Rd.** – Lakeside Exteriors Inc., applicant. Wayne & Ruthann, owner. Screen porch and storage R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Install wood trim casing around garage door opening – 3 ½" trim (minimum) – to match trim on front elevation. 2) The small amount of siding between the overhead door and screen to be replaced to give appearance of a wrapped column. 3) Wrap all columns. 4) Gable end to be treated same as front gable – horizontal trim piece with board and baton above. 5) Match trim out appearance of side and front gable. 6) Turn corner trim to side of garage door. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 57-16R – 1508 Sommet Pl.** – Philip Durham, applicant. Marilyn Moreland and Gary Lee, owner. Extend existing upper level screen porch and install a swim spa at the lower level patio R3 **Kim Spurgeon made a motion to approve as submitted for final review. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 58-16R – 1338 Craig Dr.** – Design Build Construction (Adam Day), applicant. Marcus & Jennifer Smith, owner. Attached pavilion R3 **Kim Spurgeon made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 59-16R – 120 W. Glenwood Ln.** – Jonathan & Melisa McPheeters, applicant/owner. Add master bath over existing sunroom R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Windows shall have sill and aprons per City of Kirkwood requirements. 2) Install wood trim casing around door to meet requirements. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 60-16R – 919 Evans Ave.** – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add a ½ column (pilaster) on left side of entry. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 61-16R – 629 Meadowridge Ln.** – Steve Travis, applicant. Kyle & Sara King, owner. Addition and renovation R4 **Kim Spurgeon made a motion to continue with the following required changes: 1) Remove gable over single garage door. 2) Study either extend your second floor with two gables about 2 feet in front of the other one or have second floor rise up with single window with a steeper slope than presently shown – 8/12 to 12/12. Or add a third dormer. New dormer to be trimmed with existing dormers trim and details. 3) Porch columns to be either 8" or 10" square. 4) Eliminate shutters 5) If redoing siding, install trim casing around windows and door. Andrew Schwabe seconded motion. Unanimously approved to continue**

**Case No. 62-16R – 420 W. Monroe Ave.** – Kirkwood-Webster Construction (Robert Griffith), applicant/owner. New single family residence R4 **Andrew Schwabe made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

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