



Minutes
Architectural Review Board
City of Kirkwood

Date: May 16, 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, and Andrew Schwabe

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes May 2, 2016 – Kim Spurgeon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Approval of Variance Minutes May 2, 2016 – Kim Spurgeon made a motion to approve as submitted. Todd Neu seconded motion. Unanimously approved

Sign Review
Old Business

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 **Continued from May 2nd meeting.** **Kim Spurgeon made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

Case No. 12-16C – 200 N. Kirkwood Rd. – Club Taco – Lawrence Fabric Structures (John Hinckley) applicant. Kirkwood Properties, LLC (Steve Meskill), owner. New awning with seasonal side panels B2 **Kim Spurgeon made a motion to approve for final review with the following required changes:**

- 1) Submit revised drawing of the lower slope portion in center of awning to be a wider than proposed. The section is to extend from outside of brick pilaster to outside of brick pilaster.**
- 2) Indicate new location of metal column posts supporting the awning and the base details.**
- 3) Submit to the Building Commissioner’s Office for cursory review the layout of the lighting with exact post locations, the decorative finials (column tops) to be used, and the connection points on the building.**
- 4) The awning window is approved on the south side of the building in lieu of the slider window previously submitted. The installation is subject to Health Department approval. Michael Chiodini 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 **Continued from May 2nd meeting. Michael Chiodini made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Residential Review

Old Business

Case No. 120-15R – 963 N. Geyer Rd. – Joel Lottes, applicant. Brett Johnson, owner. Second story addition, attached garage, deck and stairs. R4 **Amendment to previous approval (August 17, 2015) David Meyers made a motion to continue with the following required changes: 1) Submit revised plans on issues regarding windows and window trim, siding, vents, siding versus brick installation, moving the windows versus not moving windows, adding trim versus not adding trim, brick above garage door to fix siding, etc. Applicants architect shall review the boards' comments and explore alternate methods to correct the issues. Submit alternative elevation details changes for the board to review. Todd Neu seconded motion Unanimously approved to continue**

Case No. 46-16R – 643 Pearl Ave. – Frank Axelrod, applicant/owner. Detached garage R3 **Continued from April 4th meeting. Andrew Schwabe made a motion to approve for final review with the following required change: 1) Submit cut sheet of garage door to replicate the existing garage doors to the Building Commissioner's Office for cursory review. Todd Neu seconded motion. Unanimously approved**

Case No. 61-16R – 629 Meadowridge Ln. – Steve Travis, applicant. Kyle & Sara King, owner. Addition and renovation R4 **Continued from May 2nd meeting. Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Change the egressable windows in the second floor elevation- front (bedrooms) to be 36" wide by 60" tall. The laundry room window to be 36" wide by 48" tall. 2) Show beam supporting porch roof on elevation plan. 3) Porch columns to have base and cap trim. 4) Change the garage roof slope from the 3/12 to be a 4/12 slope. 5) Submit a cut sheet on garage door showing lites in the garage door to the Building Commissioner's Office for cursory review. 6) Raise the height of dog house structure of fireplace to be same plate height as a bay window 7) Add window to left side elevation of garage to break up siding. Andrew Schwabe seconded motion. Unanimously approved**

New Business

Case No. 63-16R – 2005 Rayner Rd. – Kristopher & Jennifer Williams, applicant/owner. Addition R1 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Raise slope of garage roof, possibly dropping the plate line on the left side and raising the opposite plate line on the right side. 2) Consider putting clear story windows on north side of garage. Mark Campbell seconded motion. Unanimously approved**

Case No. 64-16R – 11 Lemp Rd. – Jason & Jennifer Oppermann, applicant/owner. Attached garage addition R1 **Todd Neu made a motion to continue preliminary review with the following required changes: 1) Submit architectural detailed drawings that should be in keeping with the existing house. Kim Spurgeon seconded motion. Unanimously approved to continue**

Case No. 65-16R – 555 Bryan Ave. – Scott Dunavant, applicant/owner. New single family residence R3 **Kim Spurgeon made a motion to approve the elevations as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

Case No. 66-16R – 721 S. Geyer Rd. – REDS LLC, (Denis St. John) applicant/owner. Second story addition and attached garage R4 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Lower garage plate height making it more proportionate to bay over garage doors. 2) Increase size of eyebrows over garage door and on right side making them more proportionate with the opening below. 3) Submit spot elevations of the grade at the garage doors and the entry stairs based on the final finish grade shown on the elevations. 4) All windows in siding shall have sills and aprons. Match the existing gable trim of the house. 5) Add a window to rear elevation of garage to break up the siding. 6) Install lattice with picture framing under porch. 6) Show elevation of mudroom door and of stairs coming out of the garage on west elevation. 7) Submit changes to the Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 67-16R – 1026 Sylvan Pl. – Delimir Dolic, applicant. Bruce Colbeck, owner. Enclose sunroom R4
Removed from agenda due to zoning issues.

Case No. 68-16R – 960 Quanal Ct. – Straight Up Solar (Charles Melton Jr.) applicant. Casey Altieri, owner. Rooftop, grid tied solar system R4 **Michael Chiodini made a motion to approve for final review with the following required changes: 1) Replace roof with a dark asphalt shingle roof recommending an ice and water shield underneath. 2) All panels and every piece of frame and grid on panels are to be black. Kim Spurgeon seconded motion. Unanimously approved**

Commercial Review
New Business

Case No. 08-16C – 11333 Big Bend Blvd. – St. Louis Community College – Gary McGuinness, applicant. St. Louis Community College, owner. Shed R3 **Michael Chiodini made a motion to approve for final review with the following required changes: 1) Shed color to match building color or existing shed on property. Mark Campbell seconded motion. Unanimously approved**

Case No. 09-16C – 10725 Manchester Rd. – Lou Fusz Toyota – Stephen Hollander, applicant. Lou Fusz Toyota, owner. New car wash addition B3 **Michael Chiodini made a motion to approve as submitted for final review. Todd Neu seconded motion. Unanimously approved**

Case No. 10-16C – 1280 Simmons Ave. – Villa di Maria Montessori School - Laura Ceretti-Michelman, applicant. Villa di Maria Montessori School, owner. One story panel and masonry buildings for elementary educational use, education building, pool house and outdoor pavilion R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Use 4" x 16" instead of 8" x 16" with a running bond and weather joint. 2) The bays to have a minimum 2.5/12 slope roof; covered with ice and water shield and shingles roof to match. Mark Campbell seconded motion. Unanimously approved**

Case No. 11-16C – 10700 Manchester Rd. – Kirkwood Plaza – Echelon Constructors (Ryan Barr), applicant. Cypress Management, owner. New construction for retail and restaurant B3 **Mark Campbell made a motion to continue with the following required changes: 1) Dark canopies, dark door, scuppers to be dark anodized. 2) Submit larger scale drawings. 3) Provide cross sections and details of the different elements. 4) Red brick through the back. 5) Coping in rear straight. Remove crenellations. 6.) Provide four sided element on Taylor side; finishing of tower with bracketing. Finish all four sides of tower elements. 7) Show signage for context. 8) Raise front radius center higher. 9) Make canopy narrower and raise slightly. 10) Show where light sconces are going to be located. 11) Show details on how columns hit sidewalk. 12) Show trash enclosure, equipment and meter enclosures. Michael Chiodini seconded motion. Unanimously approved to continue**

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