



Minutes  
Architectural Review Board  
City of Kirkwood

Date: June 6, 2016  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Michael Chiodini, Kim Spurgeon, Mark Campbell, Andrew Schwabe, and Don Anderson

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes May 16, 2016 – Kim Spurgeon made a motion to approve with the following changes: Case No. 12-16C – 200 N. Kirkwood Rd. – Club Taco - #1 – Replace “column to outside of adjoining column” with “brick pilaster to outside of brick pilaster.” Case No. 61-16R – 629 Meadowridge Ln. - #5 – Replace “lighting” with “lites”. Case No. 66-16R – Replace #4 with “All windows in siding shall have sills and aprons. Match the existing gable trim of the house.” Case No. 11-16C – 10700 Manchester Rd. – Kirkwood Plaza - #5 add “Remove crumblings.” #6 add “Finish all four sides of tower.” #7 – Replace “narrow up canopy” with Make canopy narrower.” Tom Anagnos seconded motion. Unanimously approved

Election of Officers: Kim Spurgeon made a motion that David Meyers is to remain Chairman and Mark Campbell will replace Todd Neu as Vice Chairman. Tom Anagnos seconded motion. Unanimously approved

**Residential Review**  
**Old Business**

**Case No. 64-16R – 11 Lemp Rd.** – Jason & Jennifer Oppermann, applicant/owner. Attached garage addition R1 **Continued from May 16<sup>th</sup> meeting. Tom Anagnos made a motion to approve for final review with the following required changes: 1) Turn brick corner two (2) feet from front to the side. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 57-15R – 609 Norfolk Dr.** – Michael Blaes, AIA, applicant. Everett Builders, LLC, owner. Two-story single family residence with attached garage R3 **Amendment to previously approved amendment (January 4, 2016).** Kim Spurgeon made a motion to approve amendment for final review with the following required changes: 1) Take stone the entire height of the first floor around the garage door as long as it has a brick mold. 2) Full height stone shall turn corner on left side and return to front door plane. 3) The front door as constructed is approved. 4) The wider horizontal siding is approved. 5) The omission of gable vents is approved. 6) The 6x6 porch columns are not approved – 8x8 columns would be acceptable. 7) The lack of box beam or trim piece at the entry gable and at the rear porch is not approved. 8) The new garage door is not approved unless lites are added. Andrew Schwabe seconded motion. Unanimously approved

**Case No. 150-15R – 962 N. Harrison Ave.** – Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. New two-story single family residence with attached garage R4 **Amendment to previous approval (October 5, 2015)** Kim Spurgeon made a motion to approve amendment with the following required changes: 1) The picture window in the front bay is not approved. 2) The front door and garage doors are approved. 3) The additional band boards in the gables are approved. 4) The added rear 12 ft. transom is approved. 5) The wider exposure on the horizontal siding is approved. 6) The gable entry is not approved. Original approval of curved cedar trim and cedar brackets on columns are approved, although each cedar member shall be a minimum 8” dimension. 7) Add box beam and trim on bottom of the gable on the rear covered porch. 8) Columns on rear covered porch need to be a minimum of 8x8 dimensions. 9) Express gables on the sides of the house to create clear definition between dormer and gable. 10) Change of shake siding to vertical siding on side of dormer is approved. Tom Anagnos seconded motion. Unanimously approved

**Case No. 149-15R – 226 Wilson Ave.** – Michael E. Blaes, AIA, applicant. Everett Builders, LLC, owner. New two-story single family residence with attached garage R4 **Amendment to previously approved amendment (January 4, 2016)**. Kim Spurgeon made a motion to approve amendment for final review with the following required changes: 1) All window changes are approved. 2) The front door revision is approved. 3) The 8x8 columns on front porch are approved. 4) The shake finish and the curved gable space above the front entry are not approved. 5) The removal of the guardrails around the porch are approved. 6) Added transom window is approved. Tom Anagnos seconded motion. Unanimously approved

### **New Business**

**Case No. 69-16R – 226 E. Jefferson Ave.** – Bob Gray (Certified Builders), applicant. Tim & Andrea Puschaver, owner. Kitchen dining/hearth room addition. R3 **Andrew Schawbe** made a motion to continue with the following required changes: 1) Submit a revised design showing precise and technical relationship between existing elevations and proposed. Show the bays created by the porch columns and articulate the proposed addition to simulate this repetitive bay pattern. 2) Replace lattice with infill panel below water board. 3) Change gable on west elevation to a hip roof. 4) Combine fireplace with pizza oven into a single flue to look like one combined fireplace structure. Mark Campbell seconded motion. Unanimously approved to continue.

**Case No. 70-16R – 12867 Big Bend Rd.** – Rick & Sandy Diehl, applicant/owner. Detached garage. R3 **Mark Campbell** made a motion to approve for final review with the following required changes: 1) Eaves to match existing house. 2) Submit cut sheet on garage door and man door to the Building Commissioner’s Office for cursory review. 3) Add windows to each side and trim with sills and aprons. 4) Add trim around garage door and man door. 5) Gable trim to match the existing house. Submit plans to Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved

**Case No. 71-16R – 121 N Van Buren Ave.** – Don Anderson (Anderson Building Co.), applicant. Justin & Maggie Bradley, owner. Master suite, family room, office and garage addition. R4 **Don Anderson** recused himself do to a possible conflict of interest. **Tom Anagnos** made a motion to continue this preliminary review with the following required changes: 1) Submit revised plans showing proposed addition to be recessed from existing house about 4” so as to not require flush joining of new and existing stucco (right side only). 2) Re-roof entire roof in order to keep in same plane with a slightly different soffit condition. 2) Study windows in rear bay to be centered in bay and align with windows below. 3) Correct drawings. Kim Spurgeon seconded motion. Unanimously approved to continue. Don Anderson rejoined proceedings.

**Case No. 72-16R – 964 Meadowridge Dr. –** S.W. Scheipeter Construction, applicant. Jonathan & Hollie Regalo, owner. Master bedroom addition and exterior renovations R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Remove shutters on paired windows. 2) All windows in new and existing (as all siding is to be replaced) to have a minimum 3 ½” casing, sill and apron. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 73-16R – 833 N Geyer Rd. –** Charlie Nigh (Agape Construction), applicant. Frank & Debbie Friock, owner. Wood front deck and stair to concrete pad landing R4 **Tom Anagnos made a motion to approve option 2 as submitted. Mark Campbell seconded motion. Unanimously approved**

**Case No. 74-16R – 641 Norfolk Dr. –** Thomas & JoAnn Utterback, applicant/owner. Convert/re-construct existing garage/breezeway into family room R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Align window height in new addition with window height in existing house. 2) Mullions, muntins and trim around windows to match existing house. 3) The door to be compatible with the style of architecture to the front door. 4) Trim on gables, rake boards and over-hangs match what is currently on existing house. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 75-16R - 607 Angenette Ave. –** Matthew & Jamie Jones applicant/owner. Arbor, master bedroom suite, and front porch R4 **Andrew Schwabe made a motion to continue with the following required changes: 1) Front piers to be square rather than tapered. 2) Increase columns to 8x8 or proportionate to column base. 3) Change front porch to concrete or set frame decking back from face of stone pier. 4) Front timbers over entry either squared off to match a square entry or rounded to match a curved entry. 5) The brackets need to be curved brackets with a header across the top. 6) Columns on rear porch to match those on the front porch. 7) The dormer visible on front elevation to have a hip roof instead of gabled. Mark Campbell seconded motion. Unanimously approved to continue**

**Case No. 76-16R - 606 N Taylor Ave. –** John S. Odom, Architect, applicant. Blair & Dustin Ward, owner. Addition & renovation R3 **Mark Campbell made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 77-16R - 926 Edna Ave –** Tracy Floodman, applicant/owner. Detached garage R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) All doors and windows to have a minimum 3 ½” casing. 2) Windows to have sills and aprons. 3) Add either a window similar to proportions of house and/or a person door to side elevations. 4) Add Lites in garage door. 5) The pitch of the roof should match dormers on front of house. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 78-16R - 655 Lewiston Ave.-** Michael E. Blaes, Architect, applicant. Everett Builders, LLC, owner. New 2-story single family residence with attached garage R4 **Andrew Schwabe made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 79-16R - 832 N. Geyer Rd. –** David Necker (Edwin Remodeling), applicant. Neil & Elizabeth McCloskey, owner. Two-story room addition R4 **Tom Anagnos made a motion to continue with the following required changes: 1) Siding not allowed to cover brick. 2) Submit accurately drawn elevations of all four sides. Elevations to indicate rake boards, gutter board conditions, types of windows, corner boards, materials, over-hangs to match and detailing on existing house. 3) If using siding, use trim boards, sills and aprons. 4) Trim out gable front. Andrew Schwabe seconded motion. Unanimously approved to continue**

**Case No. 80-16R – 1223 Woodgate Dr. -** Andrew Kelly (The Kelly Co.), applicant. Sally J. Kelly Trust, owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Lower roof on fireplace doghouse to align with garage gutter. 2) Exposed concrete foundation not to exceed 24” on side and rear elevations, 12” front elevation. Mark Campbell seconded motion. Unanimously approved**

**Case No. 81-16R – 836 N. Clay Ave. –** Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Center front bathroom window over gable entry porch. 2) Slightly move master closet transom window to align with the window below. Mark Campbell seconded motion. Unanimously approved**

**Case No. 82-16R – 489 S. Clay Ave. -** Artful Home LLC (Kris McCurdy), applicant. JORJT, LLC, owner. New two-story single family residence R4 **Michael Chiodini made a motion to approve for final review with the following required changes: 1) Add sills and aprons to all windows. 2) Add window to side of garage. Mark Campbell seconded motion. Unanimously approved**

**Case No. 83-16R – 243 Orrick Ln. –** Bradley/Collins LLC (Bradley Peterson), applicant. Todd & Meghan Campbell, owner. Room addition R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Extend fireplace to lower level and add foundation. 2) All windows shall have trim, sills and aprons. 3) Exposed concrete foundation not to exceed 24” on side and rear elevations, 12” front elevation. Kim Spurgeon seconded motion. Unanimously approved**

**Case No. 84-16R – 1394 W. Adams Ave. –** Steve & Parker McMillan, applicant/owner. New single family residence R1 **Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

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