



Minutes
Architectural Review Board
City of Kirkwood

Date: June 20, 2016
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Pat Jones, Acting Chair, Michael Chiodini, Kim Spurgeon, Ton Anagnos, Andrew Schwabe, and Don Anderson

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes June 6, 2016 – Kim Spurgeon made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

Residential Review
Old Business

Case No. 69-16R – 226 E. Jefferson Ave. – Bob Gray (Certified Builders), applicant. Tim & Andrea Puschaver, owner. Kitchen dining/hearth room addition. R3 **Continued from June 6th meeting Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Split bank of windows on North elevation into two (2) separate windows to match rhythm of columns on porch. 2) The crawl space panels to be lattice with a 2” frame. 3) Keep the hip roof as opposed to gable roof. 4) The Floor Area Ratio exceeds the maximum allowable coverage. The addition shall be reduced by 89 square feet to comply. Please submit revised floor plan to Amy Lowry, Zoning Dept., for approval before permit can be issued. Tom Anagnos seconded motion. Unanimously approved**

Case No. 75-16R - 607 Angenette Ave. – Matthew & Jamie Jones applicant/owner. Arbor, master bedroom suite, and front porch R4 **Continued from June 6th meeting Tom Anagnos made a motion to approve for final review with the following required changes: 1) If changing front porch to a deck, submit change to the Building Commissioner’s Office for cursory review. 2) Increase “Y” at entry element so it springs from curved element of the truss. 3) Panel to be large hardy board panel system. 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 **Continued from June 6th meeting Don Anderson recused himself due to a potential conflict of interest. Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Recessing 4” not required as previously requested. 2) Second floor bathroom to have single or double window centered in gable. Andrew Schwabe seconded motion. Unanimously approved Don Anderson rejoined proceedings.**

Case No. 79-16R - 832 N. Geyer Rd. – David Necker (Edwin Remodeling), applicant. Neil & Elizabeth McCloskey, owner. Two-story room addition R4 **Continued from June 6th meeting Tom Anagnos made a motion to approve for final review with the following required changes: 1) Overhangs, rake boards and detailing of new addition to match existing. 2) Study windows and interest on front street facing elevation of addition to relieve amount of siding. Recommend it picks up the proportions of those currently used on front porch. 3) Submit changes to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

New Business

Case No. 85-16R – 341 Couch Ave. – Cable Properties, LLC (Zakauddin Rumi Mahmood), applicant/owner. New single family residence R3 **Tom Anagnos made a motion to continue with the following required changes: 1) Submit new drawing showing correct grade around the building and the floor level to meet code requirements. 2) Exposed concrete to meet guidelines of 12” on front and 24” side and rear. 3) All windows to be wrapped with trim, sills and apron. Kim Spurgeon seconded motion. Unanimously approved to continue**

Case No. 86-16R – 325 Midway Ave. – Mathew Ott, applicant/owner. Addition R3 **Kim Surgeon made a motion to continue with the following required change: 1) Submit revised drawing with accurate details indicating overhangs, windows, rake boards, etc. to match the existing. Tom Anagnos seconded motion. Unanimously approved to continue**

Case No. 87-16R – 402 Joe Ave. – Joe Page, applicant. Boulevard Custom Homes, owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following change: 1) Shutters shall be proportionate to window or remove. Michael Chiodini seconded motion. Unanimously approved**

Case No. 88-16R – 855 Lockett Rd. – Scharf Land Development Co. (John Scharf), applicant/owner. New single family residence R3 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Return cedar shake on front porch back to garage side wall right of door. 2) Suggested to replace the two (2) doors with a pair of French doors or full height glazed single doors. 3) The window in the stair on right elevation to be a double hung window to match with rest of house. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 89-16R – 669 Hawbrook Ave. – Lewis Homes (Mike Lewis), applicant. Bob & Jeanie Grone, owner. Detached garage R3 **Kim Spurgeon recused herself due to a potential conflict of interest. Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Garage doors approved to not add glass or lites. 2) Arched beam over porch to be continued on sides of porch as well. Michael Chiodini seconded motion. Unanimously approved**

Re-review of Previous Approval

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) Tom Anagnos made a motion to continue with the following required changes: 1) Submit photos of existing house documenting as built condition. 2) Submit dimensions from floor to top of window head. 3) Submit color rendering or elevation. 4) Study how trim turns the corner and submit drawing. Kim Spurgeon seconded motion.**

Unanimously approved to continue

Commercial Review
Old Business

Case No. 11-16C – 10700 Manchester Rd. – Kirkwood Plaza – Echelon Constructors (Ryan Barr), applicant. Cypress Management, owner. New construction for retail and restaurant B3 **Continued from May 16th meeting Andrew Schwabe made a motion to approve for final review with the following required changes:** 1) Store front on either side of Mercy, the design to be incorporated so it reads as one individual store front. To accomplish this suggestion the entry element shall read as individual store front. The last bank of glass store front to the right shall be replaced with solid panels. These panels and the panels above the storefront glass shall be a different color than the proposed panels. 2) This third material/color shall replace the paneling to the left side of the Mercy entrance (the Robotics side). 3) Incorporate horizontal banding on side and rear elevations with brick of the new color material. Submit color example with construction documentation. 4) On the AT&T look at opportunity to drop the cornice between Organix and AT&T. 5) The three (3) band of panels above the door of New Day to be uniform. Michael Chiodini seconded motion. Unanimously approved

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