



Minutes
Architectural Review Board
City of Kirkwood

Date: July 18, 2016

Place: City Hall Council Chambers

Time: 7:00 P.M.

Board Members Present: Mark Campbell, Acting Chair, Kim Spurgeon, Tom Anagnos, Don Anderson, Curt Rafferty

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes July 5, 2016 – Kim Spurgeon made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

Sign Review

New Business

Case No. 22-16S – 214 N. Clay Ave. #210 – Restovich Associates – Stone’s Signs (Ronald Stone), Applicant. Gibbon Properties, LLC, owner. Replace portion of existing wall sign 23.66” x 188.93” total 31.04 sq. ft. B2 **Kim Spurgeon made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved**

Case No. 23-16S – 10936 Manchester Rd. – Gershman Mortgage – The Designery (Shannon Brown) applicant. Bradford Center LLC, owner. One (1) wall sign 24”x210” total 35 Sq. ft. B3 **Tom Anagnos made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 24-16S – 481 S. Kirkwood Rd. – Qdoba Mexican Eats – Piros Signs, Inc. (Joe Phillips), applicant. RJC Partnership, owner. Two (2) wall signs 34”x198” total 46.75 each. Total signage 93.50 sq. ft. B4 **Tom Anagnos made a motion to approve for final review with the following change: 1) Center signs over windows on both elevations. Curt Rafferty seconded motion. Unanimously approved**

Residential Review

Old Business

Case No. 25-16R – 437 Way Ave. – Chad & Julie Frizzell, applicant/owner. Remove half-story and convert to second story addition R4 **Continued from April 18, 2016 meeting. Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

New Business

Case No. 103-16R – 548 Bryan Ave. – Scott Volding, applicant. Sherri Juergensen, owner. Three season sunroom R3 **Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

Case No. 104-16R – 939 Lanyard Ln. – Molner Investments, LLC (David Molner), applicant/owner. New single family residence R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Shutters are to be proportionate with windows in size or remove. 2) Add foundation under chimney. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 105-16R – 720 S. Ballas Rd. – Brad Peterson, applicant. Karen Whiteside, owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Provide additional windows or faux windows to both side elevations. 2) Consider a window or gable vent on garage entry side elevation. Tom Anagnos seconded motion. Unanimously approved**

Case No. 106-16R – 824 Cleveland Ave. – Cassandra Cook, applicant. Christopher M. Nowakowski, owner. Detached garage R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Garage roof overhangs to match in size and detail to existing structure overhangs. 2) Add window similar to South elevation similar to North elevation. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 107-16R – 906 Wood Ave. – Matthew & Leigh Stoner, applicant/owner. Front porch cover and enclose rear deck R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Raise front porch to align with gutter board. 2) Provide wrapped beam on front section. 3) Submit revised drawing, including gable infill design to Building Commissioner's Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 108-16R – 1133 Missouri Ave. – Justen & Samantha Beasley, applicant/owner. New single family residence R3 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Raise fireplace doghouse roof to align with gutter board of porch. 2) Shorten front gable over entry and return back to main roof. 3) Provide grills in all transom windows or remove grills. 4) Remove grill from side light at front door. Curt Rafferty seconded motion. Unanimously approved**

Case No. 109-16R – 239 Altus Pl. – Jackson Custom Homes & Remodeling (Frank Jackson) applicant. John & Donna McCarthy, owner. Outdoor living space addition R3 **Kim Spurgeon made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved**

Case No. 110-16R – 329 Wilson Ave. – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add pilaster on left side of porch roof at front door to appear roof is supported. 2) Exposed foundation to meet guidelines of maximum exposure of concrete is 24" on rear and side and 12" on front. 3) Submit details on front and rear porch façade (covering of concrete) to the Building Commissioner's Office for cursory review. Curt Rafferty seconded motion. Unanimously approved**

Case No. 111-16R – 839 Simmons Ave. - Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review with the following required changes: 1) Bay window has large area of MDO panels above windows which need to be trimmed out. 2) Submit changes to the Building Commissioner’s Office for cursory review. Curt Rafferty seconded motion. Unanimously approved**

Case No. 112-16R – 444 Bogey Ln. - Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Tom Anagnos made a motion to approve for final review with the following required changes: 1) Bay window has large area of MDO panels above windows which need to be trimmed out. 2) Submit changes to the Building Commissioner’s Office for cursory review. Curt Rafferty seconded motion. Unanimously approved. Kim Spurgeon rejoined proceedings.**

Case No. 113-16R – 212 W. Rose Hill Ave. – Benchmark Homes (Jeff Brinkmann), applicant/owner. New single family residence R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add windows to the left and right side elevations. Possibly transom style windows. 2) Add glass lites to garage door. 3) Add pilaster to left side of front porch. 4) Submit changes to the Building Commissioner’s Office for cursory review.**

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