



Minutes
Architectural Review Board
City of Kirkwood

Date: August 1, 2016
Place: City Hall Council Chambers
Time: 7:00 P.M.

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

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes July 18, 2016 – Kim Spurgeon made a motion to approve with the following change: Case No. 105-16R – 720 S. Ballas Rd. - Consider a window or gable vent on garage entry side elevation. Mark Campbell seconded motion. Unanimously approved

Residential Review
New Business

Case No. 114-16R – 935 Poinsetta Ln. – Patriot Sunrooms (Jack Montgomery), applicant. Jean Lewis, owner. Sunroom to rear of house R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) The section where the sunroom joins the house shall be a solid white panel. 2) The new lattice shall exactly match the existing lattice or all shall be replaced. All lattice shall be picture framed from support posts to support posts. Mark Campbell seconded motion. Unanimously approved**

Case No. 115-16R – 500 Willow Ln. – James Lammering, applicant/owner. Covered front porch and covered back deck R4 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Construction documents to duplicate the left photograph of submittal documents minus the lamb chops on rake board. 2) The eve condition shall match the existing house. 3) Rear porch to have cedar shakes in gable end. 4) Install picture framed lattice between support posts under new porch deck. Curt Rafferty seconded motion. Unanimously approved**

Case No. 116-16R – 29 Lemp Rd. – Charles Wilken, applicant/owner. Remodel and addition R1 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Increase height of new entry porch roof 6". 2) Add trim board to gable on rear covered porch that terminates to each side in the gable. 3) Existing shutters are allowed to be painted and remounted but if shutters are going to be replaced they must be proportionate to the window. 4) Paint fireplace vent to match siding. Curt Rafferty seconded motion. Unanimously approved**

Case No. 117-16R – 414 S. Harrison Ave. – Kingbridge Homes LLC (John Suelthaus), applicant/owner. New single family residence R4 **Mark Campbell made a motion to approve for final review with the following required changes: 1) Trim the windows in stone with brick mold. 2) Submit to the Building Commissioner’s Office for cursory review on how stone turns corner at garage. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 118-16R – 1215 Dubray Ct. – Megan Burghoff, applicant/owner. Addition to reconnect main house to family room, entry foyer and unenclosed porch/carport R3 **Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Case No. 119-16R – 526 W. Washington Ave. – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R4 **Kim Spurgeon recused herself due to a potential conflict of interest. Mark Campbell made a motion to approve with the follow required change: 1) Enlarge the front bathroom window width to 30”. Don Anderson seconded motion. Unanimously approved Kim Spurgeon rejoined proceedings.**

Case No. 120-16R – 1733 W. Woodbine Ave. – NJL Custom Homes (Nick Liuzza), applicant. Tom Sanders & Barb Phifer, owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Use 1x10 trim board on front and right side elevations to terminate the siding in gable and in triangular section. 2) Submit to the Building Commissioner’s Office for cursory review the relationship of the tapered craftsmen columns and stone piers. 3) The window over the bathtub to be a pair of double or single hung windows. 4) All elevations to have window sills and aprons. 5) Add trim board to rear cantilever at bottom to terminate siding. 6) Exposed foundation to meet guidelines of maximum exposure of concrete is 24” on rear and side and 12” on front. Don Anderson seconded motion. Unanimously approved**

Case No. 121-16R – 419 E. Argonne Dr. – Schei Home Building Co., Inc. (Mark Scheipeter), applicant. Nathan & Ashley Harrison, owner. Construction of exterior stairs at habitable space at detached garage and to second floor of existing out building and roof peak modification R3 **Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

Commercial Review
New Business

Case No. 14-16C – 111 Prospect Ct. #100 – Sasha Nicholas – Cynthia Nouri, applicant. West Jefferson Properties (Steve Meskill) owner. New awning with graphics – Logo 14”x14” total 1.3 sq. ft.; name 8”x72” total 4 sq. ft. Total signage 5.3 sq. ft. I1 **Mark Campbell made a motion to approve as submitted for final review. Kim Spurgeon 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