



Minutes
Architectural Review Board
City of Kirkwood

Date: September 6, 2016
Place: Main Level Conference Room
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Kim Spurgeon, Don Anderson, and Pat Jones

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes August 15, 2016 – Kim Spurgeon made a motion to approve as submitted. Don Anderson seconded motion. Unanimously approved

Approval of Variance Minutes August 15, 2016 – Pat Jones made a motion to approve as submitted. Kim Spurgeon seconded motion. Unanimously approved

Sign Review

New Business

Case No. 30-16S – 205 N. Kirkwood Rd. – Maxwell’s Interiors & Gifts – A-1Sign (Gary Washausen) applicant. Maxwell’s Interiors & Gifts, owner. One (1) wall sign 3’x4’ total 12 sq. ft. One door sign 18”x12” total 1.5 sq. ft. Total signage 13.5 sq. ft. B2 **Kim Spurgeon made a motion to approve as submitted for final review. Pat Jones seconded motion. Unanimously approved**

Case No. 31-16S – 1205 S. Kirkwood Rd. – Spirit Halloween – Michelle Sitton, applicant. Kimco Realty Corp., owner. One (1) wall sign 8’x16 total 128 sq. ft. B5 **Pat Jones made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

Residential Review

Old Business

Case No. 36-15R – 215 Reedway Ln. – Michael E. Blaes, Architect, applicant. Everett Builders, LLC, owner. New two-story single family residence with an attached garage R4 **Modifications to original approval (March 7, 2016) Kim Spurgeon made a motion to approve as submitted for final review. Pat Jones seconded motion. Unanimously approved**

Case No. 80-16R – 1223 Woodgate Dr. - Andrew Kelly (The Kelly Co.), applicant. Sally J. Kelly Trust, owner. New single family residence R3 **Modifications to original approval (June 6, 2016) Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Raise**

dog house roof to match porch addition. 2) Add two (2) transom windows on rear elevation in master bedroom closets. Pat Jones seconded motion. Unanimously approved

Case No. 124-16R – 630 Norfolk Dr. – Platinum Homes & Properties, LLC (Rich Mayfield Sr.), applicant/owner. New detached garage, second floor addition, front porch R3 **Continued from August 15th meeting.** Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Add a half column (pilaster) to right side of front porch. 2) Siding to be lap siding style and to match garage siding. 3) All windows shall have casing, sill and aprons. 4) Grill patterns shall be consistent with existing windows and on garage. Don Anderson seconded motion. Unanimously approved

New Business

Case No. 129-16R – 811 Kinyon Ct. – Barry Kelley, applicant. Doug Brown, owner. Enclose garage R3 Pat Jones made a motion to continue with the following required changes: 1) Submit cut sheet of garage door, shall be consistent with design of residence- flat panel style door. 2) Photographs of front of house and elevations of garage design including matching overhang of house. Kim Spurgeon seconded motion. Unanimously approved to continue

Case No. 130-16R – 214 Orrick Ln. – Agape Construction Co. (Charles Nigh), applicant. Kim Eilerts, owner. Front porch roof and columns on existing brick/concrete stoop R3 **Kim Spurgeon made a motion to approve as submitted for final review.** Pat Jones seconded motion. Unanimously approved

Case No. 131-16R – 441 Way Ave. – Joe Davidson, applicant. John & Angela Biebel, owner. New master bath addition above existing enclosed porch R4 **Don Anderson made a motion to approve as submitted for final review.** Pat Jones seconded motion. Unanimously approved

Case No. 132-16R – 1724 W. Woodbine Ave. – Bradley Peterson, applicant. Mahn Custom Homes, owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following required changes:** 1) Express porch beam and slightly raise roof. 2) Window and door grill patterns shall be consistent on all four sides of residence. 3) Recess garage wall 4” from bulk of house. 4) Add additional windows to the West elevation – master bath and garage. 5) Add gable vents to the sides of the house and a trim board at gable, from eave to eave, to break up the siding. 6) Exposed foundation to meet guidelines of maximum exposure of concrete is 24” on rear and sides and 12” on front. 7) Please submit a revised site plan that correct the following situations: The site plan must indicate the following items as required by the City of Kirkwood ordinance concerning “Finished First Floor Height (or FFFH). A) The existing grades at the center of the existing foundations and existing first floor heights for each house on either side of the proposed residence for 200 hundred feet. B) The existing grade at the center of the proposed foundation and the proposed FFFH. Revise the site plan to include the existing front yard setbacks of all the houses to the west for 350 feet from the western property line to determine the correct setback for the proposed residence. Pat Jones seconded motion. Unanimously approved

Case No. 133-16R - #3 Hillcrest Pl. – Bartels & Missey, Inc., applicant. Kevin & Nicole Thalacker, owner. Detached garage R4 **Pat Jones made a motion to approve for final review with the following required**

changes: 1) Add glass lites in the top panel of the garage door. 2) Add window to the left side elevation. 3) Trim the doors and windows with 3 ½" trim board. 4) Windows to have sill and aprons. 5) Case gable vent. Don Anderson seconded motion. Unanimously approved

Case No. 134-16R – 408 W. Washington Ave. – Matt Edwards, applicant/owner. New single family residence R4 **Pat Jones made a motion to approve for final review with the following required change: 1) Remove keystones from window trim. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 135-16R – 921 Lanyard Ln. – Off Duty LLC, (Brent Vancil), applicant. Tom & Peggy White, owner. Kitchen and bathroom addition in rear R4 **Pat Jones made a motion to approve with the following required changes 1) Submit to the Building Commissioner's Office for cursory review more detailed drawings. 2) Recess addition 4" on both elevations from existing construction. 3) Provide accurate elevation drawings indicating slope on the existing addition. 4) Submit trim details on windows and doors to match existing window and door trim in siding of existing residence. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 136-16R – 400 E. Argonne Dr. – Lewis Homes (Mike Lewis), applicant. Kevin & Tracey Klebe, owner. Sunroom, pool storage and bath addition R3 **Kim Spurgeon recused herself due to a potential conflict of interest. There were not enough members present to take an affirmative vote. The case was reviewed and will be voted on at the next meeting September 19, 2016. The applicant does not need to be present. Pat Jones made a motion to conditionally approve. Don Anderson seconded motion. Unanimously conditionally 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