



WHERE COMMUNITY AND SPIRIT MEET®

Minutes
Architectural Review Board
City of Kirkwood

Date: October 17, 2016
Place: City Hall Council Chambers
Time: 7:00 P.M.

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

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes October 3, 2016 – Kim Spurgeon made a motion to approve as submitted. Don Anderson seconded motion. Unanimously approved

Sign Review
New Business

Case 38-16S – 1242 S. Kirkwood Rd. – Paul Waltz, applicant O’Charley’s, occupant. One (1) wall sign 3’x4.25’ total 12.75 sq. ft. B5 **Tom Anagnos made a motion to continue with the following required changes: 1) Signage shall be raised letters on a raceway. 2) Raceway color to match color of building. Kim Spurgeon seconded motion. Unanimously approved to continue**

Residential Review
Old Business

Case No. 129-16R – 811 Kinyon Ct. – Barry Kelley, applicant. Doug Brown, owner. Enclose garage R3 **Continued from September 3, 2016 meeting Don Anderson made a motion to approve for final review with the following required change: 1) Submit cut sheet of garage door to the Building Commissioner’s Office for cursory review. Michael Chiodini seconded motion. Unanimously approved**

Case No. 142-16R – 722 Chippendale Ct. – Raintight Decks (Jon Bish), applicant. Cathy Reber, owner. Covered porch to rear of house R4 **Continued from the October 3, 2016 meeting Tom Anagnos made a motion to continue with the required change: 1) Consider a single slope roof without two different slopes. Don Anderson seconded motion. Unanimously approved to continue**

Case No. 143-16R – 707 Pearl Ave. – Lewis Homes (Mike Lewis), applicant/owner. New single family residence R3 – **Continued from the October 3, 2016 meeting Don Anderson made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved**

Residential
New Business

Case No.146-16R – 412 Hawbrook Ct. – Jamey Fox, applicant/owner. 1-story addition and covered/screened in porch. R3 Kim Spurgeon made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved

Case No.147-16R – 1300 Grandview Dr. – Michael Bixby, applicant. Knollwood Investments, owner. Remove & replace addition and garage R3 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Install minimum 3 ½” trim around all windows and garage doors. 2) Windows shall have sills and aprons. Curt Rafferty seconded motion. Unanimously approved

Case No.148-16R – 315 N. Geyer Rd. – Robb Dillender, applicant/owner. Detached garage R4 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Install glass lites in the garage door. 2) Overhangs, rake boards and eaves to match existing house. 3) Windows to have similar proportions to existing windows in residence. 4) Trim and detailing around garage door and windows to match existing house. 5) Submit cut sheet of garage door to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved

Case No.149-16R – 472 Longfellow Ave. – Genesis Development Co. LLC, applicant/owner. New single family residence. R-4 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Grills need to be consistent on all four sides. 2) Break up siding on left side elevation. Suggest adding windows. 3) Replace rear elevation picture window with a double hung window. 4) Add a window to the right or rear elevation of the garage. 5) Submit changes to the Building Commissioner’s Office for cursory review. Tom Anagnos seconded motion. Unanimously approved

Case No.150-16R – 524 Central Pl. – Michael E. Blaes, AIA, applicant. Sarah Norman, owner. Detached 2-car garage R4 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add lites to garage door. 2) Overhangs, rake boards and detailing to match existing house. 3) Add window to garage elevation facing the street. Don Anderson seconded motion. Unanimously approved

Case No.151-16R – 434 N. Harrison Ave. – Michael E. Blaes, AIA, applicant. Timothy & Kristen Figge, owner. Two story addition with attached garage R3 Michael Chiodini made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved

Case No.152-16R – 201 N. Taylor Ave. – Schaub & Srote Architects, applicant. Al & Marsha Rheinnecker, owner. New single family residence R5 Kim Spurgeon made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved

Case No.153-16R –426 Parkwoods Ave.- Lewis Homes, applicant George and Paula Anderson, owners. 2-story addition. R-3 Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Add sill, aprons and trim on all new windows. 2) Add glass lites to garage door. 3) Add trim board where shake shingles meets horizontal siding. 4) Wainscoting in brick to have row lock cap. Don Anderson seconded motion. Unanimously approved

Case No. 154-16R – 10 Garden Ln. – Michael Lehr, applicant. Leon Williams, owner. 2-story addition R4 Tom Anagnos made a motion to continue with the following required changes: 1) Upgrade drawing to include trim, mullions and mutins on windows. 2) Study additional windows or other type of relief on both side elevations to break up large amount of siding. 3) Study flat roof over garage with railings to avoid front, low slope gable. 4) Study different windows on front elevation that will match character of existing house. 5) Decorative garage door to have glass lites in door. Don Anderson seconded motion. Unanimously approved to continue

Commercial
New Business

Case No. 15-16C – 1242 S. Kirkwood Rd. – Paul Waltz, applicant O’Charley’s, occupant. Construct a new To-go Airlock structure **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) New awning slope to match existing roof line slope of “bump-out” structure. 2) Window and door aluminum framing system to match existing aluminum windows and door in size, style and color. Don Anderson seconded motion. Unanimously approved**

Modification to ARB Approval

Case No. 80-16R – 1223 Woodgate Dr. - Andrew Kelly (The Kelly Co.), applicant. Sally J. Kelly Trust, owner. New single family residence R3 **Modification to original approval June 6, 2016 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Raise doghouse to match gutter line. 2) Add ½ column pilaster on side of door right side entry. Curt Rafferty 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
Jonathan Raiche, City Planner
Amy Lowry, Landmarks Liaison