



WHERE COMMUNITY AND SPIRIT MEET®

Minutes
Architectural Review Board
City of Kirkwood

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

Board Members Present: Pat Jones, Acting Chair, Kim Spurgeon, Tom Anagnos, Don Anderson

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes October 17, 2016 – Kim Spurgeon made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

Sign Review
New Business

Case 39-16S – 333 S. Kirkwood Rd. #203 – Dr. Michele Koo – Dale Sign Service (Brian Grass), applicant. Novus Properties, owner. One (1) wall sign 32"x144" total 32 sq. ft. B2 **Tom Anagnos made a motion to approve for final review with the following change: 1) The raceway is to be painted same color as brick. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 40-16S – 320 S. Kirkwood Rd. #104 – Nouveau – Nouveau (Carol Anderson), applicant. Cahokia Properties, owner. Three window signs – 5"x50.5" total 1.75 sq.ft.; 36"x19.5" total 4.875 sq.ft.; 20"x28" total 3.888 sq. ft. Total signage 10.513 sq. ft. B2 **Tom Anagnos made a motion to approve as submitted for final review. Kim Spurgoen seconded motion. Unanimously approved**

Residential Review
Old Business

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 17, 2016 meeting Tom Anagnos made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved**

Case No. 154-16R – 10 Garden Ln. – Michael Lehr, applicant. Leon Williams, owner. 2-story addition R4 **Continued from October 17, 2016 meeting Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Sills, aprons, and grills to be consistent on all windows all four sides of house. Tom Anagnos seconded motion. Unanimously approved**

New Business

Case No. 155-16R – 736 Craig Dr. – Prestige Custom Homes (JR Mayer, Jr.) applicant/owner. New single family residence R4 **Tom Anagnos made a motion to approve for final review with the following change: 1) The window in the stairwell is to be either a double hung window or appear to be a double hung window to match the rest of the house. Don Anderson seconded motion. Unanimously approved**

Case No. 156-16R – 621 Simmons Ave. – Chesterfield Fence & Deck (Dave Williams), applicant. Greta Todd, owner. Deck and sunroom addition R4 **Kim Spurgeon made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved**

Case No. 157-16R – 512 Andrews Ave. – Helmut Weber Construction, applicant/owner. New single family residence R4 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add pilaster at right side of porch where it meets the garage wall. 2) Turn the stone and continue down the side of the garage until it meets the pilaster. 3) Add window lites to the garage door. 4) All windows to have trim, sills and aprons. 5) Grills shall be consistent on all sides. 6) Change bathroom picture window into a window similar in appearance to the double hung or single hung windows. 7) Change slider kitchen window to a double hung or a casement. 8) Submit elevations for breaking up siding to the Building Commissioner’s office for cursory review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 158-16R – 651 N. Clay Ave. – Patriot Sunrooms (Jack Montgomery), applicant. Mike & Kelly Kinch, owner. Canopy over existing patio R3 **Kim Spurgeon made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved**

Case No. 159-16R – 5 Crag Knob Rd. – Kelly Devine, applicant/owner. Install solar array on roof R1 **Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

Case No. 160-16R – 431 Seekamp Ave. – Chesterfield Fence & Deck (Danny Kettelkamp), applicant. Mike May, owner. Deck and roof R4 **Tom Anagnos made a motion to approve for final review with the following required change: 1) Close gable end with siding or trim board. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 161-16R – 1736 Virginia Ln. – Agape Construction Co. (Charles Nigh), applicant. Don and Dolores Schaumburg, owner. Open covered front porch on existing concrete slab. R3 **Kim Spurgeon made a motion to approve for final review with the following required change: 1) Porch beam width to match width of column. Don Anderson seconded motion. Unanimously approved**

Case No. 162-16R – 617 N. Harrison Ave. – Evergreen Homes (Daniel Stauder), applicant/owner. New single family residence R4 **Don Anderson made a motion to approve for final review with the following required changes: 1) Add window and/or man door to South side of garage. 2) Side walls to be 8’ high framed walls. 3) Garage man door to be embossed panel style, not a flush door. 4) All windows to have sills and aprons. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 163-16R – 1322 Charmwood Dr. – Aleto Construction Group (Michael L. Aleto) applicant. Ronald & April Day, owner. Addition R1 **Tom Anagnos made a motion to continue with the following required changes: 1) Provide accurate and to scale drawings, primarily concentrating on the front porch, with details and materials to be used. Kim Spurgeon seconded motion. Unanimously approved to continue**

Case No. 164-16R – 1809 Thursby Ave. – NJL Custom Homes (John Yalovelli), applicant. Marsh J. Langley, owner. New single family residence R3 **Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Raise dog house roof to line up with the gutter line of porch. 2) Add additional windows to side elevations. 3) Grill to be consistent on all windows. 4) Change columns closest to the garage side to 1 ½ column instead of two that is tight to the wall. Pat Jones seconded motion. Unanimously approved**

Case No. 165-16R – 115 Gilbert St. – Kristen Jockenhoefler, applicant/owner. Front porch addition R3 **Tom Anagnos made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved**

Case No. 166-16R – 427 S. Van Buren Ave. – Off-Duty (Brent Vancil) applicant. Tom White, owner. Detached garage R4 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Siding to be same profile as house. 2) Reduce overhangs to 6” to be similar to the detailing of the house. 3) Add corner boards to match house. 4) Detailing trim on doors and windows to match the house. Kim Spurgeon seconded motion. Unanimously approved

Case No. 167-16R – 616 Woodard Dr. Kingbridge Homes (John Suelthaus) applicant/owner. New single family residence R4 Tom Anagnos made a motion to approve for final review with the following required changes: 1) Add pilaster where the porch die into the garage door. 2) Move bedroom #2 window to the other corner of room to reduce the amount of siding. Kim Spurgeon seconded motion. Unanimously approved

Case No. 168-16R – 669 Hawbrook Ave. – Lewis Homes (Mike Lewis), applicant. Bob Grone, owner. Kitchen & family room 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 November 21, 2016. The applicant does not need to be present. Tom Anagnos made a motion to conditionally approve as submitted. Don Anderson seconded motion. Unanimously conditionally approved as submitted.

Case No. 169-16R – 600 Essex Ct. – Kirkwood-Webster Construction (Rob Griffith) applicant/owner. New single family residence 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 November 21, 2016. The applicant does not need to be present. Tom Anagnos made a motion to conditionally approve with the required change that trim shall be consistent on all windows. Don Anderson seconded motion. Unanimously conditionally approved as submitted.

Case No. 170-16R – 542 N. Harrison Ave. – Kirkwood-Webster Construction (Rob Griffith) applicant/owner. New single family residence 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 November 21, 2016. The applicant does not need to be present. Tom Anagnos made a motion to conditionally approve as submitted. Don Anderson seconded motion. Unanimously conditionally approved as submitted Kim Spurgeon rejoined proceedings.

C: Bill Bensing, Director of Public Services
Betty Montaña, 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