Minutes
Architectural Review Board
City of Kirkwood

Date: May 1, 2017
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Mark Campbell, Tom Anagnos, Kim Spurgeon, and Don Anderson

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes April 17, 2017 – Kim Spurgeon made a motion to approve with the following changes: Case No. 56-17 – 405 N. Geyer Rd. - #1 Change the word “lights” to “lites”. #6 - Change from “to grade” to 30” below grade” Tom Anagnos seconded motion. Unanimously approved

Sign Review – New Business

Case No. 17-17S – 1001 S. Kirkwood Rd #140 & #150- SSM Health, Zoning B-5 – Warren Sign Company, applicant. 1001 Kirkwood, LLC, owner. Window sign (E-1) 43 1/4” x 27 7/16” = 8.24 sq. ft., Window sign (E-4) varies = 3.24 sq. ft., Window sign (E-5) 49 1/8” x 21 1/16” = 7.48 sq. ft., Wall sign (E-6) 188 3/8” x 39 1/2” = 51.7 sq. ft. Total signage 70.66 sq. ft. Tom Anagnos made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved

Residential Review - Old Business

Case No. 137-16R – 1026 Sylvan Pl. – Zoning R-4 – Jeanene Harris & Bruce Colbeck, applicant/owner. Revised room addition (variance was denied), previously approved with recommendations. Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved

Case No. 56-17R – 405 N. Geyer Rd. – Zoning R-4 – Mark Manlin with Dyquem 913, LLC, applicant/owner. New single family residence Kim Spurgeon made a motion to approve for final review with the following required changes: 1) All window trim to be consistent on all elevations. 2) Add window to left side garage. 3) Gable vents to be trimmed similar to windows. Mark Campbell seconded motion. Unanimously approved

Case No. 60-17R – 1304 W. Adams Ave. – Zoning R-1 – GFS Services, applicant. Brian Landry, owner. New stone siding and new front porch Mark Campbell made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved

Residential Review - New Business

Case No. 66-17R – 622 Hickory Hollow Ln. – Zoning R-4 – Patriot Sunrooms, applicant. Terry Purcelli, owner. Sunroom addition Requested to be removed from agenda.
Case No. 67-17R – 1031 Barry Ct. - Zoning R-4 – Jim Kersten, applicant/owner. Detached garage: Tom Anagnos made a motion to approve for final review with the following required changes: 1) Roof style to be a hip roof to match existing house. 2) Trim doors and windows to match existing house. 3) Overhangs, gutter boards, and rake board to match existing house. 4) Add a window to one of the two sides without a window. 5) Siding to match color and lap exposure. 6) Submit changes to the Building Commissioner’s Office for a cursory review. Mark Campbell seconded motion. Unanimously approved.

Case No. 68-17R – 1380 Lark Ave. - Zoning R-3 – Nicholas Kryah, applicant/owner. Garage addition: Kim Spurgeon made a motion to approve for final review with the following required changes: 1) All finishes, trim and details to match existing. 2) Beams go all the way through and overhangs on door side to be 30”. 3) Submit changes to the Building Commissioner’s Office for cursory review. Mark Campbell seconded motion. Unanimously approved.


Case No. 70-17R – 113 Morningside Dr. - Zoning R-4 – David Kraemer, applicant/owner. Addition: Tom Anagnos made a motion to approve for final review with the following required changes: 1) Front elevation; modify bay window to be a flush window divided into three (3) sections with mullions and mutons to match upper half of double hung windows. 2) Rear elevation group double hung windows and add mullions and mutons to top portion of window to match the other windows. 3) Divide picture window into two (2) portions or provide double hung and add mullions and mutons to match rest of windows. 4) Remove window on West elevation as requested by the owner and infill to match existing exterior. Kim Spurgeon seconded motion. Unanimously approved.

Case No. 71-17R – 136 Timbercrest Rd. - Zoning R-4 – Michael and Elizabeth Patton, applicant/owner. 2nd floor addition: Don Anderson made a motion to approve for final review with the following required changes: 1) All overhangs match. 2) Front porch to be a shed style roof. 3) Space columns evenly. 4) East elevation needs more fenestration – windows or door. 5) Change proposed front hip roof to a gable roof style. 6) Eliminate porch roof extension to the right side. 7) Windows shall have sills, aprons and trim. 8) Submit changes to the Building Commissioner’s Office for cursory review. Kim Spurgeon seconded motion. Unanimously approved.


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
Jonathan Raiche, City Planner
Amy Lowry, Landmarks Liaison