Minutes
Architectural Review Board
City of Kirkwood

Date: July 3, 2017
Place: Council Chambers
Time: 7:00 P.M.

Approval of Minutes: Kim Spurgeon made a motion to change Case No. 24-17S item 1 to read 1) Re-design of the monument sign (remove the wood design background) Don Anderson seconded motion. Unanimously approved

Sign Review - Old Business

Case No. 24-17S – 951 S. Kirkwood Rd. – Honey Pit Smokehouse, Zoning B-3 – Tom Madden & Sons Construction, applicant. Lin Mei Shiuh, owner. One (1) double sided existing cabinet ground sign 48”x96” = 32 sq. ft. each side (Total 64 sq. ft.), One (1) south wall sign 48”x72” = 24 sq. ft., One (1) east wall sign 36”x43.8” = 10.95” sq. ft. Total signage = 98.95 sq. ft. – Michael Chiodini made a motion to continue with the following recommendations 1) Re-design of the monument sign (Remove the wood design background) 2) Enhance design of the logo on the east and south façade (not a full box sign) 3) Relocate address numbers from monument spine to the monument sign. Mark Campbell seconded motion. Unanimously approved - Don Anderson made a motion to approve as submitted for final review. Matt Bivens seconded motion. Unanimously approved

Sign Review - New Business

Case No. 25-17S – 10855 Manchester Rd. – NTB Tire & Service Centers, Zoning B-3 – Piros Signs, applicant. MSWCP Clayton, LLC, owner. One (1) wall sign, Front 38.50” x 135” total 36.09 sq. ft. Ground sign 60” x 75” total 30.00 sq. ft. Total signage 66.09 sq. ft. Kim Spurgeon made a motion to continue due to no representative present. Don Anderson seconded motion. Unanimously approved

Residential Review - New Business

Case No. 94-17R – 1329 Grandview Dr. – Zoning R-3 – Prestige Custom Homes, applicant/owner. New single family residence – Kim Spurgeon made a motion to approve as submitted for final review with the following required changes: 1) All windows to have sills and aprons 2) Change the rear elevation picture window into a pair of 24” single or double hung windows. Don Hussman seconded motion. Unanimously approved

Case No. 95-17R – 724 Craig Dr. – Zoning R-4 – Prestige Custom Homes, applicant/owner. New single family residence - Don Anderson made a motion to approve as submitted for final review with the following required changes: 1) Add a ½ pilaster on front porch at wall. 2) Change slider type window to a double hung or casement window in rear elevation. Matt Bivens seconded motion. Unanimously approved

Case No. 96-17R – 1730 W. Woodbine Ave. – Zoning R-3 – John S. Odom, applicant. KBH Investments, owner. New single family residence – Kim Spurgeon made a motion to approve as submitted for final review with the following required changes: 1) Add window to both side elevations 2) Add gable vent and trim out as required for windows 3) Add trim board to side elevations at gable to break-up siding 4) Recommend adding a man door or window at rear elevation of garage (not required)
Case No. 97-17R – 16 Windsor Ln. – Zoning R-1 – Dogwood Homes, LLC, applicant. Kristen and James Huang, owner. Rear addition – Kim Spurgeon made a motion to approve as submitted for final review with the following required changes and cursory review approval: 1) Recess the addition 2) Provide a steeper pitch roof on addition 3) Re-design deck and stairs (if blocking window make them fixed/not operable). Don Anderson seconded motion. Unanimously approved.

Case No. 98-17R – 714 Simmons Ave. – Zoning R-4 – Wittenauer Custom Homes, applicant. Stephanie Hughes, owner. Addition and interior rehab – Don Anderson made a motion to approve for final review with the following required changes: 1) Look at decreasing the roof pitch in the back. Kim Spurgeon seconded motion. Unanimously approved.

Case No. 99-17R – 645 N. Harrison Ave. – Zoning R-4 – MRM Manlin Development Group, applicant/owner. New single family residence – (Kim Spurgeon recused herself due to possible conflict) Don Hussman made a motion to approve as submitted for final review with the required changes: 1) Stone to be returned on side 2) Step back roof over main entry 3) Remove circle gable vent on front 4) Remove shutters from window over garage 5) Remove two keystone features on front elevation 6) Replace picture window with double or single hung window. Matt Bivens seconded motion. Unanimously approved.

Case No. 100-17R – 856 N. Woodlawn Ave. – Zoning R-4 – Pearl Construction applicant/owner. New single family residence – Don Anderson made a motion to approve as submitted for final review with the following required changes and cursory review approval: 1) Window sizes to be consistent on floor and plan elevations 2) Raise the doghouse roof (fireplace enclosure) to align with the gutter boards. 3) Add trim between gables. Kim Spurgeon seconded motion. Unanimously approved.

Commercial Review – Old Business


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

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