



Minutes  
Architectural Review Board  
City of Kirkwood

Date: October 19, 2015  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Andrew Schwabe, Michael Chiodini and Pat Jones

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of October 5, 2015 – Andrew Schwabe made a motion to approve with the following change: Case No. 10-15C – 10340 Manchester Rd. – 1) The Service Bay entry to be regular size brick vs. utility size and shall return 4' on East side of the building. Michael Chiodini seconded motion. Unanimously approved.

Variance Minutes of October 5, 2015 – Andrew Schwabe made a motion to approve as submitted. Michael Chiodini seconded motion. Unanimously approved

### Signs

#### New Business

**Case No. 47-15S – 10840 Manchester Rd. – Midwest Regional Bank –** Piros Signs, Inc. (Joe Phillips), applicant. Manchester Real Estate Partnership, owner. One (1) wall sign 60"x60" total 25 sq. ft.; Two (2) wall signs 36"x336" total 84 sq. ft. each. Total 168.00 sq. ft.; Total wall signage 193 sq. ft. One (1) double face monument sign 60"x130" total 54.16 each side. Total ground signage 108.34 sq. ft.; Two (2) double face directional signs 24"x24": total 4 sq. ft. each side. Total 16 sq. ft.; One (1) single face directional sign 24"x24" total 4 sq. ft. each side. Total 8 sq. ft. Total directional signage 24 sq. ft. Total signage 325.34 B3 **Michael Chiodini made a motion to approve for final review with the following required change: 1) All directional sign cabinets to be terracotta color to match monument sign. Pat Jones seconded motion. Unanimously approved**

**Case No. 48-15S – 214 N. Clay Ave. #205 – Range Logistics –** Dale Sign (Dennis Caldwell), applicant. Conway Centre LLC, owner. Wall sign 19.6" x 101.6" total 13.83 sq. ft. B2 **Pat Jones made a motion to approve for final review with the following required change: 1) Contingent upon applying for commercial occupancy inspection and occupancy permit. 2) Raceway color to match brick color. 3) Lettering shall have black side returns. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 49-15S – 112 N. Kirkwood Rd. – Chocolate Chocolate Chocolate Company –** Lawrence Fabric Structures (John Hinckley), applicant. St. Louis Properties (Dan Abel), owner. Recover existing awning and add awning sign 24'x1'.5" total 36 sq. ft. B2 **Pat Jones made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 50-15S – 443 S. Kirkwood Rd. – Block Advisors –** Baker Sign Group (Beau Baker), applicant. RJC Partnership LLC, owner. One (1) wall sign 25 1/8"x128 1/8" total wall signage 22.87 sq. ft.; Two (2) window signs 32"x209" total 46 sq. ft.; 5"x25" total 2 sq. ft. Total window signage 48 sq. ft. Total signage 70.87 sq. ft. B2 **Andrew Schwabe made a motion to approve for final review with the following required change: 1) Remove phone number from signage. Michael Chiodini seconded motion. Unanimously approved**

**Residential**  
**Old Business**

**Case No. 153-15R – 823 Cherry St.** – The Kelly Co. (Andrew Kelly), applicant/owner. New single family residence R3 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Install gable vents on left and right side elevations to match the front gable vent. 2) Picture windows on side elevations to simulate double hung windows and reduced in size. 3) Raise the dog house roof on the left side elevation approximately 12"-14" to match the height of the adjacent bay roof. 4) Extend the overhang on doghouse to match the bay window overhang of the roof. 5) Exposed concrete to be a maximum of 24" on side elevations. 6) Submit cut sheet of front door and garage to the Building Commissioner's Office for cursory review. Pat Jones seconded motion. Unanimously approved**

**New Business**

**Case No. 154-15R – 250 Barter Ave.** – Patriot Sunroom & Home Solutions (Jack Montgomery), applicant. Dan & Debbie Dillon, owner. Patio cover to the rear of home. R4 **Michael Chiodini made a motion to approve as submitted for final review. Pat Jones seconded motion. Unanimously approved**

**Case No. 155-15R – 419 Way Ave.** – Patty & Mark Loudenslager, applicant/owner. Replace two-story sun porch R4 **Andrew Schwabe made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 156-15R – 700 W. Essex Ave.** – Scott Krejci, applicant. Margo Buehrer, owner. Two-story addition, new front porch and bay window. R3 **Pat Jones made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 157-15R – 1315 Woodgate Dr.** – The Kelly Company (Andrew Kelly), applicant/owner. New single family residence R3 **Michael Chiodini made a motion to approve for final review with the following required changes: 1) Picture windows on left to be faux double hung windows. 2) Raise the dog house roof approx. 6" to align with the beam over entry. 3) Exposed concrete to be a maximum of 24" on side elevations. 4) Garage door and front door to match. Submit cut sheet to Building Commissioner's Office for cursory review. 5) Return stone 24" onto the left and right elevations. Pat Jones seconded motion. Unanimously approved**

**Case No. 158-15R – 18 Garden Ln.** – Chad Kavanaugh, applicant/owner. Detached garage with covered walk to rear entry of existing home. Reconstruct side porch and add space above the porch. R4 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Style of entry door and garage door to match. 2) Remove shutters from garage windows that face the side elevation or make proportionate in size. 3) Submit to the Building Commissioner's Office for cursory review the additional elevations required to review the attachment of the covered walkway roof line and the side elevation of mud room. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 159-15R – 315 Altus Pl.** – Chris Franks, applicant. Franks Trust Agreement, owner. Extend wrap around porch, move existing dormer, expand main entry and addition. R3 **Michael Chiodini made a motion to approve as submitted for final review. Pat Jones seconded motion. Unanimously approved**

**Commercial**  
**New Business**

**Case No. 13-15C – 338 S. Kirkwood Rd. – MOD Pizza** – Monica Pomroy, applicant. Tucker Real Estate LLC, owner. Exterior renovations for a restaurant. B2 **Pat Jones made a motion to approve for final review with the following required changes: 1) Install the type of lights as drawn on the plans submitted. 2) Stain the concrete to match the cast stone or EFIS. 3) Concrete wall must have a textured finish. 4) Column bases need to have some mass to them. 5) Extend the area between the V groves up to form a foundation for the column. Michael Chiodini seconded motion. Unanimously approved**

c: Bill Bensing, Director of Public Services  
Ryan Spencer, City Planner  
Betty Montañó, City Clerk  
Art McDonnell, Mayor  
Nancy Luetzow, Liaison  
Donna Poe, SBD  
Elizabeth von Behren, Public Information Officer  
Amy Lowry, Landmarks Liaison  
Patti Dodel, Administrative Secretary