



Minutes  
Architectural Review Board  
City of Kirkwood

Date: December 21, 2015  
Place: City Hall Council Chambers  
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Michael Chiodini, Mark Campbell, Tom Anagnos and Andrew Schwabe

Staff Member Present: Jack Schenck, Building Commissioner

Minutes of December 7, 2015 – Tom Anagnos made a motion to approve as submitted. Andrew Schwabe seconded motion. Unanimously approved

Variance Minutes of December 7, 2015 – Mark Campbell made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

### Signs

#### Old Business

**Case No. 57-15S – 131 W. Monroe Ave. – Kirkwood Professional Center –** Sonn Signs (Mark Evans), applicant. Kane Properties, owner. One (1) double-face ground sign 36"x60" total 15 sq. ft. each side. Total ground signage 30 sq. ft.; Replace existing wall sign with panels 50.5"x67.5" total 23.67 sq. ft.; Three wall signs 13.44"x72.55" total 6.8 sq. ft.; 18.43"x87.8" total 11.25 sq. ft.; 12.69"x47.43" total 22.17 sq. ft. Total 22.17 sq. ft. Total signage 75.84 sq. ft. **B2 Continued from December 7, 2015 meeting Mark Campbell made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

#### New Business

**Case No. 59-15S – 366 S. Kirkwood Rd. – Great Southern Bank –** Piros Signs, Inc. (Joe Phillips), applicant. Fifth Third Bank, owner. Reface existing double face sign 66"x85" total 38.95 sq. ft. each side. Total ground signage 77.9 sq. ft. Three wall signs (3) 45"x90" total 28.13 sq. ft.; two (2) @ 58"x57.5" total 23.16 sq. ft. each sign. Total 46.32 sq. ft. Total wall signage 120.77 sq. ft. Total signage 152.35 sq. ft. **B2 Mark Campbell made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved**

### Residential

#### Old Business

**Case No. 16-15R – 1012 N. Harrison Ave. –** Michael Blaes, AIA, applicant. Everett Builders, owner. New single family residence R4 **Amendment to January 20, 2015 ARB Approval Tom Anagnos made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 17-15R – 1002 N. Harrison Ave. –** Michael Blaes, AIA, applicant. Everett Builders, owner. New single family residence R4 **Amendment to January 20, 2015 ARB Approval Michael Chiodini made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 19-15R – 1265 Wilton Ln.** – The Kelly Company (Andrew Kelly), applicant. Sally Kelly, owner. Remodel and addition. **Amendment to September 21, 2015 ARB approval Andrew Schwabe made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 125-15R – 630 Clemens** – Michael E. Blaes, applicant. Everett Builders, LLC, property owner. New single family residence. R4 **Amendment to August 17, 2015 ARB Approval Tom Anagnos made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 171-15R – 418 Clark Ave.** – Chesterfield Fence & Deck (Dave Williams), applicant. Tom & Marian Drake, owner. Construct screen room on rear house R3 **Continued from December 7, 2015 meeting Michael Chiodini made a motion to approve for final review with the following required changes: 1) Install horizontal rail at the height of the top of guard rail to visually “break-up” the large screen panel size. Submit to the Building Commissioner’s Office for cursory review. 2) Submit confirmation of slope and revise front slope. Mark Campbell seconded motion. Unanimously approved**

**Case No. 173-15R – 603 Hickory Hollow** – Agape Construction (Tracy Winters), applicant/owner. New single family residence with attached two-car garage R4 **Continued from December 7, 2015 meeting Tom Anagnos made a motion to approve as submitted for final review. Andrew Schwabe seconded motion. Unanimously approved**

**Case No. 176-15R – 1209 Simmons Ave.** MRM Manlin Development Group (Linda Clark), applicant/owner. New single family residence R4 **Removed from agenda for design change**

**Case No. 177-15R – 818 Thornberry Ln.** – Sandra Drake, applicant/owner. Addition to rear of house R4 **Continued from December 7, 2015 meeting Mark Campbell made a motion to approve as submitted with the following required change: 1) Provide a cricket from new roof to garage roof section to create a valley with pitch for drainage. Tom Anagnos seconded motion. Unanimously approved**

### **New Business**

**Case No. 181-15R – 428 Nelda Ave.** – John King, applicant/owner. Addition of master bedroom suite R3 **Tom Anagnos made a motion to approve for final review with the following required change: 1) Replace single picture window with two double-hung windows on left elevation. Mark Campbell seconded motion. Unanimously approved**

**Case No. 182-15R – 112 W. Mermod Pl.** – Dan Rolwes, applicant/owner. Front porch addition R3 **Andrew Schwabe made a motion to approve as submitted for final review. David Meyers seconded motion. Unanimously approved**

**Case No. 183-15R – 627 Evans Ave.** – James Geringer, applicant/owner. Move existing garage opening to east side. Old opening to have carriage doors installed with deck above and stairs to grade. R4 **Tom Anagnos made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

**Case No. 184-15R – 614 Simmons Ave.** – Kevin Chapman, applicant. Mahn Custom Homes, owner. New single family residence R4 **Tom Anagnos made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 185-15R – 815 W. Rose Hill Ave.** – Scott Krejci, applicant. Scott & Beverly Muskopf, owner. Detached garage with ½ story finished second floor R3 **Tom Anagnos made a motion to approve for final review with the following required changes: 1) Raise window to match height of other windows or install taller window on right side elevation. 2) Submit garage door to Building Commissioner’s Office for cursory review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 186-15R – 4 Garden Ln.** – Delimir Dolio, applicant. Jeff Riley, owner. Front porch R4 **Removed from agenda**

**Case No. 187-15R – 1904 Grassy Ridge Rd.** – Emily & Dan McNulty, applicant/owner. Garage addition and master suite addition R1 **Andrew Schwabe made a motion to approve for final review with the following required changes: 1) Raise horizontal dividing bar on single pane windows, front elevation to look like double hung windows or install double hung windows. 2) Concrete foundation shall have a maximum 24” exposure on rear and side elevations. Submit details on treatment and materials to cover exposed foundation to the Building Commissioner’s Office for cursory review. Tom Anagnos seconded motion. Unanimously approved**

**Case No. 188-15R – 431 S. Harrison Ave.** – Rob Geary, applicant/owner. Bedroom & bathroom addition R4 **Tom Anagnos made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved**

**Case No. 189-15R – 311 E. Adams Ave.** – Tom & Nancy Gordon, applicant/owner. Detached two-car garage R3 **Tom Anagnos made a motion to approve as submitted for final review. 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