Minutes
Architectural Review Board
City of Kirkwood

Date: March 5, 2018
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Mark Campbell, Michael Chiodini, Don Anderson, Curt Rafferty, Dick Gordon, and Rob Forney

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes: February 20, 2018–Mike Chiodini made a motion to approve as submitted. Rob Forney seconded motion. Unanimously approved

Sign Review - New Business


Case No. 07-18S –10260 Manchester Rd – Ron Kline, Zoning B-3 – Brendan Gregg with Fast Signs, applicant, 10260 Manchester, LLC, owner. Install new wall sign for Ron Kline. One (1) wall sign 6’ x 4’ = 24 sq. ft. Total signage = 24 sq. ft. – Curt Rafferty made a motion to approve as submitted for final review. Dick Gordon Seconded motion. Unanimously approved

Residential Review - New Business

Case No. 28-18R – 660 E. Monroe Ave. – Zoning R-3 – Jane Ann Forney, applicant. Patrick & Kelly Judge, owner. Addition to existing house – Michael Chiodini made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved

Case No. 29-18R – 1109 Grandview Dr. – Zoning R-3 – Kurt Hoffman, applicant/owner. Fill-in existing garage/driveway and carport in backyard - Don Anderson made a motion to approve to be continued with the following changes: 1) Roof shingles to the match existing 2) Siding and storage enclosure to be trimmed out 3) Add top/bottom trim to columns 4) Exposed concrete in rear to be less than 2’ or add stucco 5) Provide a vehicle barrier system per the 2009 International Building Code (sec.406.2.4) and guardrail system. Michael Chiodini seconded motion. Unanimously approved

Case No. 30-18R – 1003 Dovergate Dr. – Zoning R-3 – Stephen McGavley c/Roeser Home Remodeling, applicant/owner. Addition of second floor to existing one story home – Dick Gordon made a motion to approve as submitted with the following changes: 1) Either remove shutters or provide proportionately sized to the windows. 2) Use triangle vent detail at front gable on the east and west elevations. Don Anderson seconded motion. Unanimously approved

Case No. 32-18R – 1747 Woodbine Ave. – Zoning R-3 – Joe Page, applicant. Bob Wilmering Boulevard Custom Homes, owner. New single family residence – Michael Chiodini made a motion to approve as submitted with the following changes: 1) Submit for cursory review/approval details for the window trim on house (in theme with the Tudor style) 2) submit lattice detail work for the deck, 3) provide trim on the deck post; cap/base trim 4) install trim detail to match other windows on the basement casement windows. Don Anderson seconded motion. Unanimously approved


Case No. 34-18R – 410 Meyer Ave. – Zoning R-3 – Charles Wilken, applicant/owner. New single family residence – Dick Gordon made a motion to approve as submitted with the following changes for cursory review/approval: 1) Add trim (top and bottom) to the rear posts to match front columns 2) Add windows to the right elevation 3) raise roof of the fireplace doghouse to align with the porch roof/fascia height. Michael Chiodini seconded motion. Unanimously approved

Case No. 35-18R – 526 Angenette Ave. – Zoning R-4 – Joel Lottes, applicant. Charles and Heather Baine, owners. 2-story rear addition – Rob Forney made a motion to approve as submitted with the following changes: 1) Submit for cursory review/approval roof slope at dormer to be 2 ½ on 12. Dick Gordon seconded motion. Unanimously approved

Case No. 36-18R – 718 Elmtree Ln. – Zoning R-3 – Wesley Gale, applicant/owner. 2-story rear addition – Don Anderson made a motion to approve as submitted the following changes: 1) Submit for cursory review/approval all windows and siding to match existing and install lattice to enclose base of side porch. Curt Rafferty seconded motion. Unanimously approved

Commercial Review – New Business

Case No. 04-18C – 12665 Big Bend Blvd. – Zoning R-3 – Jake Saxton, Pinnacle Contracting, applicant. Matt Lakefield, owner. New exterior bar structure w/ restrooms, storage & wait station – Don Anderson made a motion to approve to be continued with the following change: 1) study the use of materials similar to existing buildings or more complimenting to existing style. Michael Chiodini seconded motion. Unanimously approved

Case No. 05-18C – 1125 S Kirkwood Rd. - ALDI – Zoning B- 5 – Woolpert, applicant. Kirkwood Crossing 803, LLC, owner. Construction of 1949 sq. ft. addition to existing building. – Michael Chiodini made a motion to approve as submitted with the following changes: Submit for cursory review/approval 1) Clear view of how the different materials relate to each other on the front entry element. 2) Study using a different material instead of the Spandrel glass on the top row of glass 3) Study using a different material than the two different color membranes on the roof of the entry element 4) Need to show the control joint lines better in the dark siding Curt Rafferty 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