Minutes
Architectural Review Board
City of Kirkwood

Date: January 17, 2017
Place: Main Level Conference Room
Time: 7:00 P.M.

Board Members Present: Pat Jones, Acting Chair, Tom Anagnos, Kim Spurgeon, Michael Chiodini, Don Anderson and Curt Rafferty

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes December 19, 2016 – Kim Spurgeon made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved

Sign Review - New Business

Case No. 01-17S – 405 S. Geyer – Anic Crossing Apartments - Zoning R-5 – Pfitzinger Graphics, applicant. Anic Properties, owner. One (1) two-sided ground sign 24” x 48” total 8 sq. ft. each side. Total signage 16 sq. ft. Kim Spurgeon made a motion to approve as submitted for final review. Tom Anagnos seconded motion. Unanimously approved


Case No. 03-17S – 10700 Manchester – Kirkwood Plaza – Zoning B-3 – Piros Signs, Inc, applicant. Chestlin LLC, Owner. One (1) two-sided ground sign 48” x 72” total 24 sq. ft. each side. Total signage 48 sq. ft. Tom Anagnos made a motion to continue with the following required changes: 1) submit a revised design; i.e. colors to match building, top decorative feature to match roof element of building. 2) Indicate size, material and details for a masonry base. Curt Rafferty seconded motion. Unanimously approved to continue

Residential Review - New Business

Case No. 01-17R – 334 E. Adams – Zoning R-3 – Rocky Ridge Capital Asset Management (Roger Bettlach), applicant/owner. New single family residence Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Exposed foundation to meet guidelines of maximum exposure of concrete is 24” on rear and sides and 12” in front. Either bring siding down and/or using form liners on the porch. 2) Provide brackets under box bay (stair) – East elevation. Tom Anagnos seconded motion. Unanimously approved

Case No. 02-17R – 645 N. Taylor – Zoning R-3 – Brian Ivy, applicant, Franklin Sears, owner. Rear addition Michael Chiodini made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved

Case No. 03-17R – 606 Rosewood – Zoning R-4 – Mike Mahn, applicant/owner. New single family residence Kim Spurgeon made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved

Case No. 04-17R – 436 S. Van Buren – Zoning R-4 – Matt Edwards, applicant/owner. Garage and recreational room addition (1½ story) Tom Anagnos made a motion to approve for final review with the following required changes: 1) Trim around windows, lap siding, and general details shall match existing house details. Kim Spurgeon seconded motion. Unanimously approved
Case No. 05-17R – 335 Lee – Zoning R-4 – Garrett Fravell, applicant. Brandon Holzhueter, owner. New single family residence Tom Anagnos made a motion to approve for final review with the following required changes: 1) Front door and garage door to be as submitted at meeting as opposed to the drawings. 2) Grills to be consistent on all four sides or no grills. 3) Add trim boards to corners where shifting from vertical or horizontal siding. 4) Add vertical siding to the gables on the side and rear of house. 5) Divide large picture windows so proportions closely match double hung windows. 6) Add sills and aprons to windows on all four sides, per City of Kirkwood details. 7) Change octagon window to a square or rectangle window. Don Anderson seconded motion. Unanimously approved

Case No. 06-17R – 4 Windsor Ln – Zoning R-1 – Heartlands Building Co (Dick O’Brien), applicant. Daniel and Alaina Macia, owner. Pool house (roof over part of pool deck) Kim Spurgeon made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved

Case No. 07-17R – 1728 Virginia – Zoning R-3 – NJL Custom Homes (John Yacovelli), applicant. Kevin Hermann, owner. New single family residence Michael Chiodini made a motion to approve for final review with the following required changes: 1) Add side light at front entry door. 2) Exposed foundation to meet guidelines of maximum exposure of concrete is 24” on rear and sides and 12” in front. 3) Add man door to right side of garage. Tom Anagnos seconded motion. Unanimously approved

Case No. 08-17R – 1111 Craig Dr – Zoning R-3 – Tom & Beth Anagnos, applicant/owner. New single family residence Tom Anagnos recused himself due to a potential conflict of interest. Kim Spurgeon made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved

Case No. 09-17R – 444 Alice Ave – Zoning R-3 – Ryan & Rachel Roe, applicant/owner. New single family residence Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Exposed foundation to meet guidelines of maximum exposure of concrete is 24” on rear and sides and 12” in front. 2) The garage door to be the cut sheet submitted at meeting as opposed to the one submitted in elevation drawing. 3) All casement windows and French door to have equal light grill pattern. 4) Add window to front first floor bedroom. 5) Add window to garage side. Curt Rafferty seconded motion. Unanimously approved


Case No. 11-17R – 325 W Adams – Zoning R-4 – Patrick Knobloch applicant/owner. 2-Story rear addition Tom Anagnos made a motion to approve for final review with the following required changes: 1) Study flat roof dormer as a shed roof (with over-built framing extending up to existing roof ridge, or close, to provide proper slope. 2) Change facing material on dormer from fiber cement panels to wood siding that is on sides of the gables. 3) Change the fiber cement between the window on rear gable either to cedar siding or to match the fiber cement siding. 4) Study garage to add interest to the wall surfaces and parapet. Submit to the Building Commissioner’s Office for a cursory review. 5) Trim around the windows to match the existing details. 6) Grill patterns to be consistent with existing grills. Don Anderson seconded motion. Unanimously approved

Commercial Review

Old Business


New Business

Case No. 01-17C – 645 Leffingwell – Zoning I-1 – Mosby Building Arts, applicant. Scott Mosby, owner. Add store front windows in existing garage door opening 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 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