Minutes
Architectural Review Board
City of Kirkwood

Date: February 6, 2017
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Mark Campbell - Chair, Tom Anagnos, Kim Spurgeon, Michael Chiodini and Curt Rafferty

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes January 17, 2017 –Kim Spurgeon made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

Sign Review - New Business

**Case No. 04-17S – 467 S. Kirkwood Rd – Subway, Zoning B-4** – Michael Wiesehan with A-1 Sign Co., applicant. RJC Partnership, LLC., owner. One (1) new wall sign, 20.4” x 72” Total signage 10.2 sq. ft. – Michael Chiodini made a motion to approve for final review with the following requirement: 1) Raceway to be painted to match the brick. Tom Anagnos seconded motion. Unanimously approved

**Case No. 05-17S – 10820 Manchester Rd. – CVS, Zoning B-3** – John Polsinelli, applicant. Cory Redmond, owner. Three (3) window signs on the North wall, (1) 22.95” x 11.40” = 1.82 sq. ft. (2) 21” x 9.5” = 1.39 sq. ft. (3) 22.95” x 11.40” = 1.82 sq. ft. for a total of 5.03 sq. ft. and four (4) window signs on the West wall, (1) 22.95” x 11.40” = 1.82 sq. ft. (2) 21” x 9.51” = 1.39 sq. ft. (3) 22.95” x 11.40” = 1.82 sq. ft. (4) 21” x 9.51” = 1.39 sq. ft. for a total of 6.42 sq. ft. **Total signage 11.45 sq. ft. – Kim Spurgeon made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved.**

**Case No. 06-17S – 1225 S. Kirkwood Rd. – Burlington, Zoning B-5** – Landmark Sign Company, applicant. Blair Sign Programs – Burlington, owner. Two (2) wall tag line signs, (1) 13” x 323” = 29 sq. ft. (2) 13” x 145” = 13 sq. ft. **Total signage 42 Sq. Ft. – Tom Anagnos made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved.**

**Case No. 07-17S – 12180 Old Big Bend – Millikan-Wright, Zoning B-1** – Steven McClay with McClay Sign, applicant. Christopher Wright, owner. One(1) wall sign, 12” x 183” **Total signage 15.25 sq. ft. – Continued case due to no representative at the meeting.**
Residential Review - New Business

Case No. 12-17R – 403 George Ave. – Zoning R-4 – RRJ, LLC, applicant/owner. New single family residence – Tom Anagnos made a motion to approve for final review with the following required changes: 1) Front and rear attic louver vents to be trimmed out similar to the windows. Kim Spurgeon seconded motion. Unanimously approved.


Case No. 14-17R – 116 Wilson Ave. – Zoning R-4 – Daniel and Angela Akerman, applicant/owner. Two-story rear yard addition – Michael Chiodini made a motion to approve for final review with the following required change: 1) Install siding on both sides of home (new and existing). Curt Rafferty seconded motion. Unanimously approved.

Case No. 15-17R – 414 Crest Ave. – Zoning R-4 – Keith and Leslie Loving, applicant/owner. Addition – Tom Anagnos made a motion to continue with the following required change: 1) Study roof slopes and submit drawings which depicts a final decision on design for a greater sloped roof or flat roof with railing. Michael Chiodini seconded motion. Unanimously approved.

Case No. 16-17R – 4 Ponca Trail – Zoning R-3 – Mike and Rebecca Kappel, applicant/owner. Dormer on back of home – Tom Anagnos made a motion to continue with the following required change: 1) Submit accurate scaled drawings which include the details of the overhangs, how the dormer meets the existing roof and how it is aligned with the exterior wall. Include the materials and detailing to match the existing home details. Kim Spurgeon seconded motion. Unanimously approved.

Case No. 17-17R – 611 Arminda Ave. – Zoning R-3 – John S. Odom, applicant, Kevin Hermann, owner. New single family residence – Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Shutters to be appropriately sized to fit the windows (shall completely cover window when they are closed). No shutters to be installed on double windows 2) Picture window to be divided into two double or single hung windows. 3) Trim out the end gable vents to match the window trim (sill and apron) 4) Provide trim board on entry gable needs to have means of terminating at siding. Tom Anagnos seconded motion. Unanimously approved.


Case No. 19-17R – 724 Coulter Ave. – Zoning R-3 – David Pape, applicant, Mr. and Mrs. Sean Jones, 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. 20-17R – 533 Central Pl. – Zoning R-4 – Devcoh, LLC – David Spalding, applicant/owner. Second story addition and attached two-car garage – Kim Spurgeon made a motion to approve for final review with the following required changes: 1) The rear and left elevations are in need of more fenestrations. Please submit amended plan to show how to achieve this. 2) Either install grills in all windows (including existing) or all windows shall not have any grills 3) Change the bathroom picture window to be a pair of single or double hung windows. Trim with casings, sills and aprons per requirement. Submit for cursory review 4) All gable vents (4) to be consistent (rectangle or triangle) and move up towards ridge. Curt Rafferty seconded motion. Unanimously approved.
Case No. 21-17R – 430 Way Ave. – Zoning R-4 – David and Deborah Aholt, applicant/owner. 2nd story addition over garage – Tom Anagnos made a motion to continue with the following changes: 1) Resubmit drawings with a slightly lowered roof line and possible dormers 2) Slopes and overhangs come closer to the existing roof 3) Trim board be added to the bottom of the cantilevered second floor portion 4) If shutters are used that they be sized to be ½ of window. Kim Spurgeon seconded motion. Unanimously approved

Case No. 22-17R- 209 Horseshoe Dr.- Zoning R-3 – Scott Lenz, applicant/owner. Detached garage and pergola – Tom Anagnos made a motion to approve as submitted for final review with the following requirement: 1) submit decision for exposed concrete for cursory review. Mark Campbell 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