Minutes
Architectural Review Board
City of Kirkwood

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

Board Members Present: David Meyers, Chair, Mark Campbell, Tom Anagnos, Kim Spurgeon, Michael Chiodini, Curt Rafferty, Don Anderson

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes: February 21, 2017 – Kim Spurgeon made a motion to approve as submitted. Don Anderson seconded motion. Unanimously approved

Sign Review - Old Business

Case No. 08-17S – 105 E. Argonne – John Jackson – Zoning B-2 – John Jackson, applicant. 105 E. Argonne Partners, LLC, owner. One (1) wall sign, Company logo 24” x 36” total 6 sq. ft., Company name 84” x 48” total 28 sq. ft. Total signage 34 sq. ft. Tom Anagnos made a motion to approve for final review with the following required change: 1) Remove website and phone number. Kim Spurgeon seconded motion. Unanimously approved

Sign Review - New Business

Case No. 09-17S – 463 S. Kirkwood Rd – Quest Diagnostics, Zoning B-4 – Ziglin Signs, applicant. RJC Partnership, LLC, owner. One (1) wall sign, 20” x 163.12” Total signage 22.6 sq. ft. Mark Campbell made a motion to approve for final review with the following required changes: 1) Bronze returns on raceway to match building. 2) The raceway is to be color matching the brick on building. Michael Chiodini seconded motion. Unanimously approved

Case No. 10-17S – 465 S. Kirkwood Rd – West Community Credit Union, Zoning B-4 – Dale Sign, applicant. RJC Partnership, LLC, owner. One (1) wall sign, 28.54” x 179” Total signage 35.47 sq. ft. Mark Campbell made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved

Case No. 11-17S – 221 S. Kirkwood Rd – Two Blind Guys, Zoning B-2 – Landmark Sign, applicant. Debbie Kinsinger, owner. One (1) wall sign, 18” x 60” Total signage 7.5 sq. ft. Mark Campbell made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved

Case No. 12-17S – 10332 Manchester Rd – The Fryer’s Daughter, Zoning B-3 – Ziglin Signs, applicant. One(1) wall sign, 32” x 212.5” Total signage 47.22 sq. ft. Kim Spurgeon made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved

Case No. 13-17S – 219 S. Kirkwood Rd – Arch Engraving, Zoning B-2 – Bill Collier, applicant. Blami LLC, owner. One (1) wall sign 16” x 16” total 1.7 sq. ft., window sign six (6) text rows total 9.6 sq. ft., door sign three (3) logos total 2.9 sq. ft. Total signage 14.2 sq. ft. Tom Anagnos made a motion to approve the window and door
signage for final review with the following required change: 1) Remove phone number from door. Wall
sign continued with the following required change: 1) Study alternate size of sign; elongate sign to match
adjacent signs. Kim Spurgeon seconded motion. Unanimously approved/Continued

Residential Review - Old Business

Case No. 73-16R – 833 N Geyer Rd. – Zoning R-4 Charlie Nigh (Agape Construction), applicant. Frank & Debbie
Friock, owner. Wood front deck and stair to concrete pad landing  Tom Anagnos made a motion to approve for
final review with the following required changes: 1) Deck to be built the size on drawing or if different size
submit for cursory review to the Building Commissioner’s Office. 2) Band board and railings shall be white
in color – either painted lumber or PVC system. Kim Spurgeon seconded motion. Unanimously approved

Residential Review - New Business

Case No. 28-17R – 1132 Missouri Ave. – Zoning R-3 – Benchmark Homes, applicant/owner. New single family
residence Mark Campbell made a motion to approve for final review with the following required changes:
1) Add windows to rear and side elevations. 2) Submit to the Building Commissioner’s Office for cursory
review. Kim Spurgeon seconded motion. Unanimously approved

Case No. 29-17R – 6 Orcahrd Way – Zoning R-1 – John Yacovelli with NJL Homes, applicant. Kathleen Kennedy,
owner. New single family residence  Kim Spurgeon made a motion to approve as submitted for final review.
Tom Anagnos seconded motion. Unanimously approved

Case No. 30-17R – 1831 Boaz – Zoning R-3 – John Yacovelli with NJL Homes, applicant/owner. New single family
residence Tom Anagnos made a motion to continue with the following change: 1) Submit accurate elevations indicating the grade and how it effects the building. Mark Campbell seconded motion. Unanimously approved to continue.

Case No. 31-17R – 633 N. Harrison Ave. – Zoning R-4 – Prestige Custom Homes, applicant/owner. New single family
residence Kim Spurgeon made a motion to approve for final review with the following required changes: 1)
Grills to be consistent on all four sides. 2) Gable vents to be trimmed similar to the windows. 3) Detail to be applied that simulates a pilaster engaging the garage that would catch the arch over the front porch. 4) Submit to the Building Commissioner’s Office for cursory review. Mark Campbell seconded motion. Unanimously approved

Case No. 32-17 – 730 Craig – Zoning R-4 – Prestige Custom Homes, applicant/owner. New single family
residence Kim Spurgeon made a motion to approve for final review with the following required changes: 1)
Increase the size of the chimney shall have foundation. 6) Replace picture window with two double or single hung windows. 3) One or two windows to be added to rear of sunroom. 4) Trim vents to match windows. Don Anderson seconded motion. Unanimously approved

Case No. 33-17R – 1519 Ann Ave – Zoning R-3- Mizzell Remodeling, applicant. Geralyn Kreienkamp, owner. Rear
addition Michael Chiodini made a motion to approve for final review with the following required changes:
1) Entire house is to be resided. 2) All details to match existing house. Mark Campbell seconded motion. Unanimously approved

Case No. 34-17R – 303 George Ave. – Zoning R-4 – Schei Home Building, applicant. Ryan and Sarah Hirsch,
owner. New single family residence. Kim Spurgeon made a motion to approve for final review with the
following required changes: 1) Add glass lites to front facing garage door. 2) The second floor front
elevations windows to be a projecting bay approximately 12”. 3) Exposed foundation to meet guidelines of
maximum exposure of concrete is 24” on rear and sides and 12” in front. 4) Replace picture window and slider window with double hung windows. 5) Chimney shall have foundation. 6) Increase the size of the porch columns and make the stone bases appropriate in size. The bases should be 2” larger on each side of column. 7) Submit foundation wall to the Building Commissioner’s Office for cursory review. Mark Campbell seconded motion. Unanimously approved

Case No. 35-17R – 653 Craigwoods Dr. – Zoning R-3 – Brian Ivy, applicant. Rachael Dodson, owner. Side addition
Curt Rafferty made a motion to approve for final review with the following required changes: 1) The siding
shall be vertical style to match existing (approved was the alternate submitted at meeting. 2) Submit roof plan to the Building Commissioner’s Office for cursory review indicating roof type, slopes and water runoff. Kim Spurgeon seconded motion. Unanimously approved
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