Minutes
Architectural Review Board
City of Kirkwood

Date:       April 3, 2017
Place:      City Hall Council Chambers
Time:       7:00 P.M.

Board Members Present: David Meyers-Chairman, Tom Anagnos, Kim Spurgeon, Michael Chiodini and Curt Rafferty

Staff Member Present: Russell Todd, Building Commissioner

Approval of Minutes March 20, 2017 –Kim Spurgeon made a motion to approve as submitted. Tom Anagnos seconded motion. Unanimously approved

Residential Review - Old Business

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. Tom Anagnos made a motion to approve for final review with the following non-binding changes: 1) Study a lower level entry on the front elevation as opposed to the staircase. 2) Submit the fireplace bump-out (revision) on the elevations to the building department for cursory approval. Kim Spurgeon seconded motion. Unanimously approved

Case No. 41-17R – 610 E. Argonne Dr. – Zoning R-3 – Drew and Alicia Frailey, applicant/owner. New single family residence – Continued – Zoning Issues. Kim Spurgeon made a motion to approve for final review with the following required changes: 1) Add matching stone pier at front porch. (two columns closest to garage doors) 2) Stone on garage return back to the front entry door 3) Add trim piece to the bottom of the gable over the front entry to terminate the shake siding 4) Glass lights to be in garage doors – submit cut sheet 5) All windows around house to have a consistent grill pattern 6) Picture windows to be replaced with (2) double or single hung windows 7) All windows and doors have a minimum 3 ½ inch casing or trim, sills and aprons – except at masonry where Brick molding is to be used 8) Gable vents shall be trimmed out the same as the windows 9) Columns in rear to be increased in size 10) Eliminate or return the 2nd floor stone to match the dormers. Tom Anagnos seconded motion. Unanimously approved

Case No. 42-17R – 211 E. Jefferson Ave. – Zoning R-3 – Bill Cook, applicant. Amine Noueir, owner. Detached two-car garage Tom Anagnos made a motion to continue with the following required changes: 1) Use horizontal siding to be similar to the existing residence. 2) Trim windows to match existing residence. 3) Separate the pair of windows on side elevation. The windows shall be proportionate to the windows on existing house. Kim Spurgeon seconded motion. Unanimously approved to continue. Kim Spurgeon made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved

Residential Review - New Business

Case No. 48-17R – 402 E. Jefferson Ave. – Zoning R-3 – Design & Restoration, applicant. Jolen Investment, owner. Addition of dormers and a detached garage. Kim Spurgeon made a motion to approve for final review with the following changes: 1) Garage - add a window in one of the elevations 2) Any proposed slider type windows to be replaced with comparable casement windows. Curt Rafferty seconded motion. Unanimously approved


Case No. 51-17R – 995 Box Elder Dr. – Zoning R-3 – Jack Warden applicant/owner. Front, rear porch and a detached garage. Michael Chiodini made a motion to approve the front and rear porch as submitted for final review and rejected the detached garage material with the recommendation to raise the window to the height of the man door. Curt Rafferty seconded motion. Unanimously approved.

Case No. 52-17R – 630 Dougherty Ferry Rd. – Zoning R-4 – All Current Electric, applicant. Chandra Shekar, owner. Solar panel system. Tom Anagnos made a motion to continue the case to the April 17, 2017 meeting due to no representative present. Curt Rafferty seconded motion. Unanimously approved.


Case No. 55-17R – 481 S. Van Buren Ave. – Zoning R-4 – Wittenauer Custom Homes, applicant. David and Lindsey Chadwick. Addition. Kim Spurgeon made a motion to approve for final review with the following changes: 1) New shutters to be proportionate in size to the corresponding windows. Any double and triple group windows shall not have shutters. Tom Anagnos seconded motion. Unanimously approved.

Commercial Review – New Business

Case No. 02-17C – 1220 S. Kirkwood Rd. – Zoning B-5 – Leland Jones, applicant. Texas Roadhouse, owner. 700 sq. ft. addition. Curt Rafferty made a motion to continue the case to the April 17, 2017 meeting due to no representative present. Michael Chiodini seconded motion. Unanimously approved.

Case No. 03-17C – 11125 Manchester Rd. – Zoning B-3 – Custom Alternatives, Inc, applicant. WCS South Hanley I, LLC. Owner. Exterior modifications. Michael Chiodini made a motion to approve for final review with the following change: 1) Eliminate the address numbers from the side of the building. Kim Spurgeon 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