Minutes
Architectural Review Board
City of Kirkwood

Date: June 19, 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 and Don Anderson

Staff Member Present: Russell Todd, Deputy Building Commissioner

Approval of Minutes June 5, 2017 –Don Anderson made a motion to approve as submitted. Kim Spurgeon seconded motion. Unanimously approved

Mark Campbell voted in as Chairman and Michael Chiodini as Vice-chairman

Sign Review - New Business

Case No. 23-17S – 1052 S. Kirkwood Rd – Enterprise Bank & Trust, Zoning B-5 – Gary Washauen with A-1 Sign, applicant. Enterprise Bank & Trust, owner. One (1) north wall sign 47”x240”=78.3 sq. ft., One (1) south wall sign 33”x168”=38.5 sq. ft., One (1) west wall sign 41”x216”= 61.5 sq. ft., One (1) east wall sign 41”x216”= 61.5 sq. ft., Two (2) single faced directional signs 24”x36”= 6 sq. ft. each (Total 12sq.ft.) Two (2) double faced directional signs 24”x36”=12 sq. ft each (Total 24sq. ft.) Total signage = 275.8 sq. ft. – Mark Campbell made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved

Case No. 24-17S – 951 S. Kirkwood Rd. – Honey Pit Smokehouse, Zoning B-3 – Tom Madden & Sons Construction, applicant. Lin Mei Shih, owner. One (1) double sided existing cabinet ground sign 48”x96”= 32 sq. ft. each side (Total 64 sq. ft.), One (1) south wall sign 48”x72”=24 sq. ft., One (1) east wall sign 36”x43.8” = 10.95 sq. ft. Total signage = 98.95 sq. ft. – Michael Chiodini made a motion to continue with the following recommendations 1) Re-design of the monument sign (remove the wood design background) 2) Enhance design of the logo on the east and south façade (not a full box sign) 3) Relocate address numbers from monument spine to the monument sign. Mark Campbell seconded motion. Unanimously approved

Residential Review - Old Business

Case No. 66-17R – 622 Hickory Hollow Ln. – Zoning R-4 – Patriot Sunrooms, applicant. Terry Purcelli, owner. Sunroom addition (asked to be removed from the May 1, 2017 meeting) Mark Campbell made a motion to continue with the following required changes: 1) Windows to match existing windows on house. 2) Provide roof slope information and siding materials. 3) Submit HVAC details. Michael Chiodini seconded motion. Unanimously approved to continue – Kim Spurgeon made a motion to approve as submitted for final review. Mark Campbell seconded motion. Unanimously approved

Residential Review - New Business

Case No. 81-17R – 527 N. Crescent Dr. – Zoning R-3 – NJL Custom Homes, applicant/owner. New single family residence. – Kim Spurgeon made a motion to approve as submitted for final review with the following required change: 1) Remove the decorative chimney pipe. Michael Chiodini seconded motion. Unanimously approved

Case No. 82-17R – 1538 Friar Ln. – Zoning R-3 – Roeser Home Remodeling, applicant. Bruce and Mary Beth Hamper, owner. Detached garage – Don Anderson made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved


Case No. 84-17R – 909 Lanyard Ln. – Zoning R-4 – Ken Burns, Applicant. Mr. and Mrs. Rower, owner. Rear addition. – Michael Chiodini made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved
Case No. 85-17R – 1728 W. Woodbine Ave. – Zoning R-3 – John S. Odom, applicant. KBH Investments One, LLC owner. New single family residence. – Kim Spurgeon made a motion to approved as submitted for final review with the following required changes: 1) Second story porch to be moved back to the building line 2) Rear door and stairs to have a 3’ landing. Mark Campbell seconded motion. Unanimously approved.


Case No. 88-17R – 520 Taylor Young Dr. – Zoning R-1 – Bruce Dell, applicant/owner. New single family residence – Michael Chiodini made a motion to approve as submitted for final review. Kim Spurgeon seconded motion. Unanimously approved.

Case No. 89-17R – 1728 Janet Pl. – Zoning R-3 – Don Jacobsmeier, applicant. Chad Day, owner. Addition to existing with new roof structure over existing – Kim Spurgeon made a motion to approve as submitted for final review with the following required changes: 1) Maximum of 24” of concrete exposed on side elevations. 2) Pilaster (½ post) to be added to the front porch (west Side). Michael Chiodini seconded motion. Unanimously approved.


Case No. 91-17R – 1760 Thursby Ave. – Zoning R-3 – Joel Lottes, applicant. Staci and Tony Marshall, owner. 2nd floor addition and attached 2-car garage – Kim Spurgeon made a motion to approve as submitted for final review with the following required changes: 1) Garage to have over hang to match residence 2) Break-up front picture window into two different elements. Mark Campbell seconded motion. Unanimously approved.

Case No. 92-17R – 425 W. Essex Ave. – Zoning R-4 – Kingbridge Homes LLC, applicant/owner. New single family residence – Mark Campbell made a motion to approve as submitted with the following required change: 1) Addition of sill on 2nd floor center window. Kim Spurgeon seconded motion. Unanimously approved.

Case No. 93-17R – 328 Nelda Ave. – Zoning R-3 – Renaissance Living LLC, applicant/owner. New single family residence – Kim Spurgeon made a motion to approved as submitted with the following required changes: 1) Stone on the front elevated be returned approx. 24” on the side elevations 2) windows on the front elevation in the stone shall have a stone lintel and 2” brick mold on sides on windows 3) add two (2) transom type windows to office area 4) A man door and window to be added to the sides of the garage. Don Anderson seconded motion. Unanimously approved.

Commercial Review – New Business

Case No. 08-17C – 951 S. Kirkwood Rd. – Honey Pit BBQ - Zoning B-3 - Shane Mihaljevic, applicant. Mei Lin, owner. Exterior renovations, additions, and mechanical rooftop screening – Mark Campbell made a motion to approve as submitted for final review with the following required changes: 1) Cursory review of the color finish of the corrugated metal roof, screening and the additional prow component on front. Michael Chiodini seconded motion. Unanimously approved.


C: Bill Bensing, Director of Public Services
Tim Griffin, Mayor
Donna Poe, SBD
Jonathan Raiche, City Planner
Betty Montaño, City Clerk
Paul Ward, Liaison
Elizabeth von Behren, Public Information Officer
Amy Lowry, Landmarks Liaison