Minutes
Architectural Review Board
City of Kirkwood

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

Board Members Present: Mark Campbell, Michael Chiodini, Don Anderson, Curt Rafferty, Matt Bivens, and Dick Gordon

Staff Member Present: Russell Todd, Deputy Building Commissioner

Approval of Minutes July 17, 2017 – Don Anderson made a motion to approve as submitted. Curt Rafferty seconded motion. Unanimously approved

Sign Review - New Business

Case No. 28-17S – 1045 N. Harrison Ave – Volt Systems, Zoning B-3 – Fastsigns, applicant. Brian Travers, owner. One (1) new wall sign, 11.5” x 69” total 5.5 sq. ft. Total signage 5.5 sq. ft. Matt Bivens made a motion to approve as submitted for final review. Curt Rafferty seconded motion. Unanimously approved

Case No. 29-17S – 121 N. Kirkwood Rd – A – Fun in the Sun, Zoning B-2 – Nancy McGee, applicant/owner. Replace one (1) projecting sign 24”x36” total 6 sq. ft. Replace (2) window decals 36”x36” total 9 sq ft each. Total signage 24 sq ft. Curt Rafferty made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved

Residential Review - Old Business

Case No. 101-17R – 1954 S. Signal Hills Dr. – Zoning R-1 – Chris Marks with West County Renovation, applicant. Robert Jung, owner. New sunroom and deck – (No Representation) Don Anderson made a motion to approve for final review with the following required change: Create a structure to ground the fireplace, submit to Building Commissioner’s office for cursory review/approval. Matt Bivens seconded motion. Unanimously approved

Residential Review - New Business

Case No. 107-17R – 603 Arminda Ave. – Zoning R-3 – John S. Odom, applicant. KBH Investments One, LLC; owner. New single family residence Don Anderson made a motion to approve for final review with the following required changes: 1) Foundation to be covered to match building and comply with exposed concrete code requirements 2) Install lattice under deck, lattice to be picture framed 3) Door trimmed out to match windows 4) Sills and aprons throughout. Curt Rafferty seconded motion. Unanimously approved

Case No. 109-17R – 410 E. Madison Ave. – Zoning R-3 – Mark and Megan Shepard, applicant/owner. Addition onto master suite and screened porch  Mark Campbell made a motion to approve for final review with the following required changes: 1) Railing to be submitted for cursory review/approval  2) Lattice may be required depending on grade exposure. Matt Bivens seconded motion. Unanimously approved

Case No. 110-17R – 934 Quanal Ct. – Zoning R-4 – Denise Eisele with Jeff Day, applicant. Mahn Custom Homes, owner. ½ story addition and interior renovation  Curt Rafferty made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved

Case No. 111-17R – 515 E. Argonne Dr. – Zoning, R-3 – Bruce Korn, applicant/owner. Detached garage, bathroom addition, roof canopy and deck  Don Anderson made a motion to for final review with the following required change: 1) Add window in garage (north or west elevation) matching house window size. Dick Gordon seconded motion. Unanimously approved

Case No. 112-17R – 640 Beethoven Dr. – Zoning R-3 – Roeser Home Remodeling, applicant. Rob Curcuru, owner. Rear addition and kitchen remodel  Michael Chiodini made a motion to approve for final review with the following required change: 1) Add scupper/gutter system at the back of the house and verify the cricket pitch – submit to the Building Commissioner’s Office for cursory review/approval. Dick Gordon seconded motion. Unanimously approved

Case No. 113-17R – 1166 N. Geyer Rd. – Zoning R-4 – Kevin Ruck, applicant/owner. New single family residence  Michael Chiodini made a motion to approve for final review with the following required changes: 1) Double hung windows to have larger shutters or no shutters 2) Remove the brick element and/or replace with stone on the headers and pilasters 3) Add window to left elevation of house and garage 4) Continue the band board to the back elevation 5) Sills and aprons on windows throughout 6) Muntins on front to be continued throughout as well as the soldier course 7) Raise the doghouse 8) Submit cut sheet of garage doors with lights to the Building Commissioner’s Office. Don Anderson seconded motion. Unanimously approved


Case No. 115-17R – 635 N. Clay Ave. – Zoning R-3 – Lewis Homes, applicant/owner. New single family residence  Don Anderson made a motion to approve for final review with the following required changes: 1) Increase size of dormers 2) Gable vents to have detail at the bottom 3) Submit an alternative to the rear plexiglass to the Building Commissioner’s Office for cursory review/approval. Michael Chiodini seconded. Unanimously approved

Case No. 116-17R – 350 Chicago St. – Zoning R-4 – Schei Home Building, applicant. Helene Gregor/Kim Brand, owner. New single family residence  Mark Campbell made a motion to approve for final review with the following required changes: 1) Split the picture window into double-hung 2) Add pilasters and widen front porch columns. Curt Rafferty seconded motion. Unanimously approved

Commercial Review – New Business

Case No. 10-17C – 100 N. Kirkwood Rd. – Ken Connor Park, Zoning B-2 – City of Kirkwood, applicant/owner. Add fireplace, seat walls, and paving  Michael Chiodini made a motion to continue with the following recommendation: 1) Re-work element and seating blocks with more detail. Curt Rafferty seconded motion. Unanimously approved

Case No. 11-17C – 645 E. Elliott Ave – Roton Products, Zoning I-1 – David Dial, applicant. Roton Products, owner. New exterior docks (2) and bathroom addition  Curt Rafferty made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved
Re-submittal of previously approved - Amendment

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) Don Anderson made a motion to continue with the following recommendation: 1) Add sills and aprons throughout 2) Study of the rear roof, railings, location of rear roof over french doors and front roof detail (more decorative). Michael Chiodini seconded motion. Unanimously approved

C: Bill Bensing, Director of Public Services  
Betty Montañó, 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