Minutes
Architectural Review Board
City of Kirkwood

Date: October 2, 2017
Place: City Hall Council Chambers
Time: 7:00 P.M.

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

Landmark Commission Members Present: Walter Smith, Lynn Andel, Jessica Worley, Judith Brauer, and Robert Rubright

Staff Member Present: Jack Schenck, Building Commissioner

Approval of Minutes: September 18, 2017 Michael Chiodini made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved

Landmarks Review – New Business

Case No. 117-17R – 48 Ponca Trail – Zoning R-3 – Robert Lawless, Stonebridge Custom Homes, applicant. Ponca West, LLC, owner. New single family residence - Michael Chiodini made a motion to continue with the following recommendations and approval from Landmarks Commission: 1) Trim, sills and aprons shall be consistent on all windows on all elevations. 2) Continue design, character and elements from the front to the sides and rear elevations to angulate as neighboring structures. 3) Add trim work to the top and bottom of the deck columns on rear deck/porch 4) Review adding more windows on both side elevations 5) Re-work the exterior chimney with stone. Don Anderson seconded motion. Unanimously approved

Sign Review - New Business

Case No. 34-17S – 500 W. Essex Ave – Kirkwood Deil & Convenience, Zoning B-1 – Jamil Rezqallah with Design & Print, applicant. Mohammed Bahhur, owner. Replacing previously approved double sided pole sign 120” x 60”= 50 sq. ft. each side, one (1) wall sign 192” x 55” = 73 sq. ft., window signage 494” x 24” = 82 sq. ft. Total signage = 255 sq. ft. – Michael Chiodini made a motion to approve with the following required changes to be submitted to the Building Commissioner for cursory review/approval: 1) Change the color and font of the signage to be harmonious with the building and site. Curt Rafferty seconded motion. Unanimously approved


Case No. 36-17S – 10322 Manchester Rd – Magnolia Dental, Zoning B-3 – Julie Jones with St. Louis Signworks, applicant. Novus, owner. Install (1) wall sign 176” x 22.2” = Total signage = 27.1 sq. ft. – Curt Rafferty made a motion to approve as submitted for final review. Don Anderson seconded motion. Unanimously approved
Case No. 37-17S – 11042 Manchester Rd – Diversified Health & Wellness, Zoning B-3 – Marsha Bradford, applicant. Rosanne Horan, Owner. Install (1) wall sign 36” x 60” = Total signage = 15 sq. ft. – Michael Chiodini made a motion to approve as submitted for final review. Dick Gordon seconded motion. Unanimously approved

Residential Review - New Business

Case No. 146-17R – 1126 Folger Ave. – Zoning R-4 – Ellington Homes, applicant/owner. New single family residence – Don Anderson made a motion to approve as submitted for final review with the following changes: 1) Center front (center) column between window and door and add ½ column against garage wall 2) Enlarge the front 2nd story window over front entry to a 5-0 x 2-6 3) Foundation exposure to comply with requirements: maximum of 12” on front elevation and 24” on side and rear elevations. 4) Side attic vents to match front (triangle) vent 5) Add elements to both side elevations to break-up siding and submit to the Building Commissioner for cursory review/approval. Curt Rafferty seconded motion. Unanimously approved

Case No. 147-17R – 531 E. Essex Ave. – Zoning R-3 – Grant Smith, applicant/owner. Detached garage - Continued until further notice


Case No. 149-17R – 656 Lewiston Dr – Zoning R-4 – Timothy Martin, applicant. Graystone Homes, owner. New single family residence – Don Anderson made a motion to approve as submitted for final review with the following required changes to be submitted to the Building Commissioner for cursory review/approval: 1) Decrease the taper on the front columns 2) Add elements to both side elevations to break-up the siding, i.e. windows, doors, architectural elements, etc. 3) Decrease number of materials to a maximum of 3 types of materials. 4) Return masonry material on side elevations - minimum 24”. Dick Gordon seconded motion. Unanimously approved

Case No. 150-17R – 725 Lynkirk Ln. – Zoning R-1 – Michael Blaes, applicant. William Kling, owner. New screen porch and modified bedroom – Dick Gordon made a motion to approve as submitted for final review with the following required change: 1) Add architectural trim detail to the cap and base of the single 6x6 post. Don Anderson seconded motion. Unanimously approved

Case No. 151-17R – 1761 Janet Pl. – Zoning R-3 – Scharf Land Development, applicant/owner. New single family residence – Don Anderson made a motion to approved as submitted for final review with the following required changes: 1) Trim top and bottom 6x6 back post to match front 2) Install lattice under back porch, lattice shall be picture framed 3) Fireplace on side elevation: either provide a foundation under chimney, step in the fireplace, or construct a dog house surround. 4) Submit cut sheet of front louver in dormer to the Building Commissioner for cursory review/approval. Curt Rafferty seconded motion. Unanimously approved

Commercial Review – New Business

Case No. 13-17C – 301 S. Kirkwood Rd. – Zoning B-2 – Tim Barker, applicant. Mike Gray, owner. Install Exterior awnings. - Michael Chiodini made a motion to approve as submitted for final review with the following required change: 1) Add additional wall pack light under canopy at ATM. Curt Rafferty 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
AmyLowry, Landmarks Liaison