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| --- | --- | --- |
| **Members Present** |  | **Members Absent** |
| Michael Chiodini, Vice-Chairman |  | Mark Campbell, Chairman |
| Dick Gordon |  |  |
| Don Anderson |  |  |
| Chris Burton |  |  |
| Adam Edelbrock |  |  |
|  |  |  |
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1. **Call of Meeting to Order and Approval of Minutes**

Vice-Chair Michael Chiodini called the work session to order at 6:31 pm.

Mr. Chiodini stated for the record that Section 610.015 of the Missouri Sunshine Law provides that members of the Architectural Review Board who are not physically in the City Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Architectural Review Board have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

Mr. Chiodini asked if there were any comments for the February 7, 2022 meeting minutes.

**Don Anderson made a motion to approve the February 7, 2022 minutes. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**

None

1. **Residential Review - Old Business**

None

1. **Residential Review - New Business**
   1. 17-22R – 1612 Lindgate Dr – R3

Agape Construction, applicant

Covered Front Porch Addition

* The depth of the porch is dictated by the front yard setback
* The mass between the front porch and the garage was questioned
* The symmetry of the existing windows
* The railing over the main porch section
* The pitch of the roof over the segment between the main porch and the garage
  1. 18-22R – 402 S Taylor Ave – R4

FM Design Build, applicant

New Single Family Residence

* The details are extremely important on a modern house
* The eave condition and alignments
* Grouping windows would bring horizontality
* The guttering is shown on the roof plan but not on the drawing
* The neighborhood has some modern homes in it by the same architect
* The eaves on the garage structure give it a more traditional look
* The alignment of the bottom right window on the left elevation
* The window placement and expanses without windows
  1. 19-22R – 509 Arminda Ave – R3

Lewis Homes, applicant

New Single Family Residence

* Fake windows on the left elevation are problematic
* A lintel could be added over the garage and extend to the left
* The massing and placement of the garage door is odd but would be difficult to address
* False windows on the left elevation were considered as a possibility, with a preference for white rather than black
  1. 20-22R – 644 Hawbrook Ave – R3

Michael E Blaes, AIA, applicant

New Detached Covered Porch

* The four stools will need slab behind them to prevent tipping
  1. 21-22R – 621 Chelsea Ave – R4

Scharf Land Development, applicant

New Single Family Residence

* The roof over the garage
* The color of the siding
* The corner of bedroom four could be filled out
* The doghouse roof on the right elevation looks high
* The roof plan does not match the elevation
  1. 23-22R – 1144 Folger Ave – R4

Jodie Wilken, applicant

New Single Family Residence

* The grade of the site is tough
* Foundation exposure
* The brick chimney is viewed favorably
* Wood lattice needs to be framed
* The pitch of the garage does not match the house. The south pitch should match the house. The two other pitches cannot be raised.

1. **Commercial Review - Old Business**

None

1. **Commercial Review - New Business**
   1. 03-22S – 1005, 1011, 1017, 1023 Geyer Grove – R5

Consort Homes, applicant

New 4-Unit Townhome Condo Construction

* Windows on the side elevations have been required on previous phases
* The side elevation faces Big Bend Road
* The dormers on the street side have been required before

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:56 pm.

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|  |  |
|  | Mark Campbell, Chairman |
|  |  |
|  | Michael Chiodini, Vice-chairman |

Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City’s website at [www.kirkwoodmo.org](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, Architectural Review Board.