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| **Members Present** |  | **Members Absent** |
| Mark Campbell, Chairman |  | Chris Burton |
| Michael Chiodini, Vice-Chairman |  |  |
| Dick Gordon |  |  |
| Don Anderson |  |  |
| Adam Edelbrock |  |  |

1. **Call of Meeting to Order and Approval of Minutes**

Chairman Mark Campbell called the meeting to order at 7:01 pm.

Mr. Campbell 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. Campbell asked if there were any comments for the February 22, 2022 meeting minutes.

**Michael Chiodini made a motion to approve the February 22, 2022 minutes. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**
   1. 02-22S – 10463 Manchester Rd Ste F – B4 Dale Sign Services, applicant. Wall signage for Hello Juice

Austin Smith, representing Hello Juice, addressed the Board. Mark Campbell asked whether the raceway color will match the wall behind and Dick Gordon inquired why the word smoothie was not in the signage. Austin Smith said they chose to leave out the word smoothie and confirmed the raceway would match.

**Adam Edelbrock made a motion to approve Case 02-22S as submitted. Seconded by Michael Chiodini. Motion approved unanimously.**

* 1. 03-22S – 350 N. Kirkwood Rd – B2 V Three Studios, applicant. Wall signage for Commerce Bank – **Continued**

1. **Residential Review - Old Business**

None

1. **Residential Review - New Business**
   1. 22-22R – 230 E. Clinton Pl – R3 Rombach Development, LLC, applicant. New single family residence

William Rombach with Rombach Development addressed the Board and indicated the new single family residence will be a traditional spec house with vinyl siding. The following items were discussed:

* As noted on the plans the rear deck will have lattice and the foundation coverage will be addressed
* The column between the front door and window should be centered
* The front and back columns should match – applicant stated the rear columns would be typical 8” cedar
* Add a window to side of garage and submit garage door cut sheet

**Don Anderson made a motion to approve Case 22-22R with the following requirements: 1) that the deck have framed lattice; 2) that a window is added to the right elevation at the garage; 3) that the front porch column be centered between the window and front door; 4) that the garage door cut sheet be submitted. Seconded by Adam Edelbrock. Motion approved unanimously.**

* 1. 24-22R – 743 Cleveland Ave – R4 Lewis Homes, LLC, applicant. Room addition and cover porch

Mike Lewis with Lewis Homes addressed the Board. The following items were discussed:

* The roof element should be simplified. Don Anderson suggested some changes with a sketch on how to bring it together
* The roof line change would then affect the window placement. Michael Chiodini suggested a structural gable could work
* The front egress window well was discussed. Mr. Lewis indicated that the homeowner wanted it for natural light
* The front porch roof extension was discussed regarding the porch foundation not extending. Mr. Lewis indicated that the homeowner will landscape around window well
* The shakes will match the scallops on existing home

**Don Anderson made a motion to approve Case 22-22R with the following requirements: 1) that they address the roofline suggestions and submit changes for cursory approval; 2) that the shingles match existing. Seconded by Michael Chiodini. Motion approved unanimously.**

* 1. 25-22R – 705 Lavinia Pl – R3 Formwork Architecture, applicant. Second story addition

Sean Finley, homeowner addressed the Board. The following items were discussed:

* Re-sizing both front gables to be smaller and the same in the rear
* Correlate the 1st floor windows with the 2nd floor windows
* Corrugated metal is not a permitted siding material in residential districts

**Michael Chiodini made a motion to continue the case. Seconded by Dick Gordon. Motion approved unanimously.**

* 1. 26-22R – 425 W. Essex Ave – R4 C.J. Moss, applicant. Pergola

**No representative at the meeting – case continued.**

* 1. 27-22R – 410 S. Harrison Ave – R4 Chris Delleart, applicant. Roof over backdoor on existing deck

Brian and Patti Brennan, homeowners addressed the Board and indicated that they are constructing a roof over the back door on the existing deck. The following items were discussed:

* The deck will need to be opened for post footings
* Two level roofline is a concern regarding water issues. It is preferable to line the gutter boards up
* Steel roof to be shingles to match existing
* Roof pitch to match both sides, headers not shown

**Don Anderson made a motion to approve case 27-22R with the following requirements: 1) that the roof lines are raised to match existing; 2) that the shingles match existing; 3) that the structural headers on both side elevations be visible to carry roof. Seconded by Mike Chiodini. Motion approved unanimously.**

* 1. 28-22R – 2041 Lily Ave – R4 Derek Onstott, applicant. New single family residence

Derek Lauer, Architect for Derek Onstott addressed the Board and indicated that the home is intended to reflect other styles used on Derek Onstott’s other projects in Kirkwood. The home is designed to emphasize the view to the back. The home is close on its floor area ratio which also influenced the design. The following items were discussed:

* Wood trim on the windows and band board are not needed on the brick portion. A monolithic look is preferred. A soldier course or bonding modifications would be appropriate. To address roof drainage issues, there will be a cricket and cistern to collect water
* The trim board on the left side of the left brick gable is not needed
* Garage strip lighting – very modern but goes with the contemporary farmhouse style of the house and complements the garage door
* Rear center section could have brick accent or similar color vinyl. Derek mentioned the deck will be there if allowed to encroach in the MSD easement. Negotiations with MSD are underway.
* Align the rear and side bandboard

**Don Anderson made a motion to approve Case 28-22R with the following requirements: 1) that the bandboard on the side and rear are at the same height; 2) that the trim work on the front elevation where shown as wood could be a brick solider course or different color brick; 3) that the corner boards around brick be removed. Seconded by Michael Chiodini. Motion approved unanimously.**

* 1. 29-22R – 160 Sweetbriar –R3 Agape Construction, applicant. Dormer, second story addition and basement remodel

Kurt Kostecki with Agape representing the homeowners addressed the Board and indicated the dormer/second floor addition was designed to match the existing home. The Board had no comments.

**Michael Chiodini made a motion to approve Case 29-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Commercial Review - Old Business**

None

1. **Commercial Review - New Business**

None

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:03 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.