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

Vice-Chair Michael Chiodini called the meeting to order at 7:00 p.m.

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 June 7, 2021 meeting minutes.

**Pat Jones made a motion to approve the June 7, 2021 minutes. Seconded by Dick Gordon. All ayes. Motion approved.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**

None

1. **Residential Review - Old Business**

None

1. **Residential Review - New Business**
2. Case 83-21R –3 Norton Pl – R3  
   California Custom Decks, applicant  
   Detached Pavilion

Mr. Chiodini introduced Case 83-21R. Philip and Karen Chancellor, property owners, addressed the board. The following items were discussed:

* The columns and roof of the proposed pavilion will match the existing house.
* The ceiling of the pavilion will be a natural cedar wood cladding with a ceiling fan installed.
* Gutters are not currently proposed. The board recommended adding gutters.

**Dick Gordon made a motion to approve Case 83-21R as submitted with the requirement that the posts measure 8” x 8” and the recommendation that gutters be added. Seconded by Adam Edelbrock. All ayes. Motion approved.**

1. Case 84-21R – 445 N Taylor Ave – R3  
   Mike Lewis of Lewis Homes, applicant  
   One-Story Addition

Mr. Chiodini introduced Case 84-21R. Mike Lewis of Lewis Homes addressed the board. The board discussed the following items:

* It was established that although the property is located within an historic district, home additions are not required to be reviewed and approved by the Landmarks Commission prior to ARB.
* The relationship between the design of the proposed addition and the existing home.
* The applicant indicated that finishing details were used to relate the addition to the existing structure. Dark shake shingles and white trim will be used on the entire exterior of the structure.
* The proposed oval windows were discussed, and several board members indicated they would like to see them removed from the design.
* The elimination of the original front door and proposed front porch changes were discussed. The board suggested keeping the decorative front door with no porch. Mr. Lewis said the front porch was a design requirement of the homeowners.

**Don Anderson made a motion to continue Case 84-21R for more information and for 3D renderings. Seconded by Adam Edelbrock. All ayes. Motion approved.**

1. Case 85-21R – 549 N Van Buren Ave – R4  
   Nathan Ruah of Naismith-Allen, Inc., applicant  
   Hearth Room & Screen Porch Addition

Mr. Chiodini introduced Case 85-21R. Hannah Tongay addressed the board on behalf of applicant, Nathan Ruah. Ms. Tongay indicated that the homeowners wished to add-on to their home in order to stay in the area. The board discussed the following items:

* The existing deck will be removed.
* The drawings presented to the board did not show vinyl siding on the addition. The board would like to see the drawings with vinyl siding and how the joint will be addressed.
* Redefining the second floor to work better with the front of the house.
* The new windows need to match the existing windows and brick sills should be carried throughout.

**Pat Jones made a motion to continue Case 85-21R. Seconded by Dick Gordon. All ayes. Motion approved.**

1. Case 86-21R – 530 McLain Ln – R4  
   Tom McGraw, applicant  
   Second Story Addition

Mr. Chiodini introduced Case 86-21R. Tom McGraw addressed the board. Mr. McGraw stated that this project is a second story addition over an existing first story and not a true two story addition. Mr. McGraw indicated that the materials on the addition will match the existing home. The board discussed the following items:

* How the transition from the stucco on the existing structure to the new stucco on the addition will be addressed.
* Location of downspouts.
* Window size and placement.

**Dick Gordon made a motion to approve Case 86-21R as submitted. Seconded by Don Anderson. All ayes. Motion approved.**

1. Case 87-21R – 420 Geyer Forest Dr – R4  
   Dan Kary of Lakeside Renovation and Design, applicant  
   Covered Patio and Deck Addition

Mr. Chiodini introduced Case 87-21R. Dan Kary of Lakeside Renovation and Design addressed the board. The board discussed the following items:

* The proposed chimney location.
* The interior finish of the fireplace.
* Lattice work will be required.

**Don Anderson made a motion to approve Case 87-21R with a cursory review of the fireplace in its new location. Seconded by Adam Edelbrock. All ayes. Motion approved.**

1. Case 88-21R – 328 W Argonne Dr – R4  
   Matt McWay, applicant  
   Screened Porch Addition

Mr. Chiodini introduced Case 88-21R. Matt McWay, home owner, and Ken Burns, architect, addressed the board. The board discussed the following items:

* The distance between the proposed porch and the garage.
* The detailing of the chimney.
* The color of the existing shingles and proposed standing seam roof.

**Dick Gordon made a motion to approve Case 88-21R as submitted. Seconded by Pat Jones. All ayes. Motion approved.**

1. Case 89-21R – 1007 Krauswood Dr – R3  
   Robert & Maureen Reed, applicants  
   Enclosing Existing Deck

Mr. Chiodini introduced Case 89-21R. Robert & Maureen Reed addressed the board, indicating they are proposing to enclose their existing deck for privacy. The board indicated that the drawings need additional detail and should show how the structure attaches to the existing house and deck.

**Pat Jones made a motion to continue Case 89-21R. Seconded by Dick Gordon. All ayes. Motion approved.**

1. Case 91-21R – 340 Gill Ave – R3  
   Kleeschulte Concrete & Land, applicant  
   Detached Pavilion

Mr. Chiodini introduced Case 91-21R. Denis Rouillier of Kleeschulte Concrete & Land, addressed the board, indicating the home owners want a pergola and the pavilion will be added to an already permitted patio. The board discussed the following items:

* The color of the pavilion was discussed. The board indicated that a darker brown would be preferable to almond.
* The shingles will be the same color as the shingles on the house.
* The board would like to see the sunburst design eliminated from the gables if possible.

**Don Anderson made a motion to approve Case 91-21R as submitted with the requirement that the sunburst design be removed from the gables. Seconded by Adam Edelbrock. All ayes. Motion approved.**

1. Case 92-21R – 411 W Adams Ave – R4  
   Michael Blaes, AIA, applicant  
   New Single-Family Home

Mr. Chiodini introduced Case 92-21R. No one was present to address the board.

**Don Anderson made a motion to continue Case 92-21R. Seconded by Pat Jones. All ayes. Motion approved.**

1. Case 93-21R – 400 Clark Ave – R3  
   Taylor Huston of Killeen Studio Architects, applicant  
   Attached Pool House Addition

Mr. Chiodini introduced Case 93-21R. Taylor Huston and Mike Killeen of Killeen Studio Architects addressed the board. The board discussed the following items:

* The continuity of style and materials. The proposed craftsman-style design does not relate to the existing home. The board would like to see board and batten instead of vinyl siding.
* The unbroken expanse of the east elevation.
* The finish treatment of the timbers. Ms. Huston indicated they will be white to match the other white trim detailing.

**Don Anderson made a motion to approve Case 93-21R with a cursory review on exterior finishes and breaking up the east elevation. Seconded by Pat Jones. All ayes. Motion approved.**

1. Case 94-21R – 1513 Ann Ave – R3  
   Ray & Cynthia Cook, applicants  
   New Single-Family Home

Mr. Chiodini introduced Case 94-21R. Chris Henson addressed the board on behalf of applicants Ray & Cynthia Cook. Mr. Henson indicated that the proposed single-family home was to be a modern Tudor style. The board discussed the following items:

* The front porch roof design. Mr. Henson indicated there will be a flat overhang over the porch that uses a rod-turnbuckle style anchoring system in black to match metal roof.
* The color and materials of the various finishes.
* Roof design and pitches.
* The deck materials will be a maintenance-free composite decking with a cable railing system. The posts are anticipated to be 8” x 8” all around.

**Adam Edelbrock made a motion to approve Case 94-21R as submitted. Seconded by Don Anderson. All ayes. Motion approved.**

1. **Commercial Review - Old Business**

None

1. **Commercial Review - New Business**
   1. Case 09-21C – 10725 Manchester Rd – B3  
      Steve Hollander of SJ Hollander Architect, applicant  
      Façade Update

Mr. Chiodini introduced Case 09-21C. Steven Hollander of SJ Hollender Architect addressed the board. Mr. Hollander indicated the proposal is for a façade update to Lou Fusz Toyota, with the south side being bumped out to increase the showroom size, with the addition of two overhead doors adjacent to the existing overhead doors.

**Pat Jones made a motion to approve Case 09-21C as submitted. Seconded by Dick Gordon. All ayes. Motion approved.**

1. **Election of Officers**

Due to the ARB Chairman Mark Campbell being absent from the meeting, the board postponed the election of officers until the following ARB meeting.

Mr. Chiodini adjourned the meeting at 9:05 p.m.

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|  | Mark Campbell, Chairman |
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|  | 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.