|  |  |  |
| --- | --- | --- |
| **Members Present** |  | **Members Absent** |
| Mark Campbell, Chairman |  | Curt Rafferty |
| Michael Chiodini, Vice-Chairman |  |  |
| Don Anderson |  |  |
| Adam Edelbrock |  |  |
| Dick Gordon |  |  |
| Pat Jones (Alternate) |  |  |
|  |  |  |

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

Chairman Mark Campbell began the work session at 6:00 p.m.

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 May 3, 2021 Work Session Meeting Minutes.

**Vice-Chairman Michael Chiodini made a motion to approve the May 3, 2021 Work Session Minutes. Seconded by Mr. Don Anderson. All ayes. Motion approved.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**

None

1. **Residential Review - Old Business**
   1. Case 42-21R – 821 Craig Dr – R3Grandon Brimley, applicant  
      Room Addition

Mr. Campbell introduced Case 42-21R. The Board discussed the following items:

* Plan notes indicate that the existing material is stucco, however, the photos don’t appear to show stucco. Appears to be board & batten.
* Existing foundation wall to be used for addition. Concerns about how old the foundation wall is and whether it is ok to use.
* Plans appear underdrawn; it is difficult to tell where the break line on the new roof is.
* The condition underneath the proposed addition and what the space would be.
* Edge pieces and trims will need to match up.
* The large opening in the rear elevation (top elevation on the elevation page) and whether it’s a door or window.
* Additional details needed on the plan to understand the roof design and alignment
* The type of posts proposed to hold up the addition – what material, what would they look like, will the posts be exposed or shielded, etc.
  1. Case 65-21R – 510 S Ballas Rd – R3Cori Hinterser, Killeen Studio Architects, applicant  
     Screened Porch Addition

Mr. Campbell introduced 65-21R, indicating that it was a screened porch addition. He explained that he and Mr. Chiodini were presented with two additional roof designs. The Board discussed the following items:

* The fireplace needs to be stone or the same material on all sides and that the crawlspace needs to be closed off.
* Mr. Chiodini questioned whether a railing would be needed and the Board discussed where one might be attached.

1. **Residential Review - New Business**
   1. Case 54-21R – 648 Linwood Blvd – R4  
      Gateway Home Builders, Applicant  
      New Single-Family Residence

Mr. Campbell introduced 54-21R, a new house proposal. The Board discussed the following items:

* The column spacing on the front porch. The three spaces between the front columns should be equal.
* The vertical arrangement of the front façade.
* Second floor windows are lacking.
* Garage doors are very prominent; they should coordinate with the front door.
* Additional details needed on materials – TBD is not acceptable.
* Window trims are not consistent and should have sills and aprons.
* The excessive blank space on the side elevations
* The side elevation gables need shake and trim board.
* The architectural guidelines recommend when a two-story house is going in among one-story houses, design elements should be used to curb the height on the second floor, such as clipped gables.
* Porch headers are not shown.
* There are a lot of missing details, the plans should be more complete by the next meeting.
  1. Case 62-21R – 646 Hawbrook Ave – R3  
     Robert E. Eisenbarger, applicant  
     Replace Existing Screened Porch

Mr. Campbell introduced 62-21R, a screened porch addition. The Board discussed the following items:

* Ventilation considerations for the enclosed space under the porch.
* Clarification needed on the gables as they are not articulated in the drawings.
* Unclear where the cricket meets the gable.
* The Building Commissioner will verify that the chimney height meets the building code.
  1. Case 67-21R – 612 Bambury Way – R3  
     Brad Conrad, applicant  
     One-Story Addition to Existing House

Mr. Campbell introduced 67-21R, a rear home addition. The Board stated that all the materials match up and that the plans were nicely done. They indicated that the proposal looks good as submitted.

* 1. Case 68-21R – 404 Frieda Ave – R3  
     Stauder Architecture, applicant  
     Garage Addition to Replace Attached Carport

Mr. Campbell introduced 68-21R, a garage addition replacing an attached carport. The Board discussed the following items:

* The roof height seems excessive, which may be a split-level issue.
* A cut sheet is needed for the garage door, and it will need to have windows.
* Light fixtures should be added to break up the space above the garage.
* Materials and trim need to be consistent with existing home.
* Roof slope and articulation.
  1. Case 70-21R – 638 Mendelsohn Dr – R3  
     Tracy Winters of Agape Construction, applicant  
     One-Story Rear Addition

Mr. Campbell introduced 70-21R, a one-story, rear home addition. The Board discussed the following items:

* The roof of the addition is taller than the existing home and the second gable seems randomly placed. The existing roofline should not be exceeded.
* The gables need to be better articulated and the large cricket needs to be addressed.
  1. Case 71-21R – 326 Lee Ave –R4  
     Stauder Architecture, applicant  
     House Addition & Detached Garage Replacement

Mr. Campbell introduced 71-21R, a home addition and detached garage replacement. The Board discussed the following items:

* The front porch design and posts.
* The continuity of the proposed design works well with the existing structure.
  1. Case 72-21R – 840 N Kirkwood Rd – R4  
     Tracy Winters of Agape Construction, applicant  
     Two-Story Rear Addition & Remodel

Mr. Campbell introduced 72-21R, a two-story rear home addition and remodel. The Board discussed the following items:

* The octagonal shape of the addition.
* The gable design and roof cricket.
* Concerns about the bathroom and shower windows.
  1. Case 73-21R – 533 Bedford Oaks Dr – R4  
     Robert Brauch, applicant  
     Enclosing Existing Front Porch, Adding New Slab-on-Grade Front Porch & Canopy

Mr. Campbell introduced 73-21R, a request to enclose an existing front porch and build a new slab-on-grade front porch with a canopy. The Board discussed the following items:

* Location of the downspouts on the front of the new columns.
* A cut sheet will be required for the new door.
* The sunburst design on the front porch.
  1. Case 74-21R – 140 Oakside Ln – R4  
     Jerry Hamilton of Classic Designs, applicant  
     Room Addition & Rear Deck Addition

Mr. Campbell introduced 74-21R, a rear home and deck addition. The Board discussed the following items:

* The design of the rear façade. A gable vent should be used to break up the siding.

1. **Commercial Review - Old Business**

None

1. **Commercial Review - New Business**

None

Mr. Campbell asked for any additional comments, and, hearing none, adjourned the work session at 6:58 p.m.

|  |  |
| --- | --- |
|  |  |
|  | 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.