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

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

Vice-Chair Michael Chiodini called the work session to order at 6:01 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 October 4, 2021 meeting minutes.

**Chris Burton made a motion to approve the October 4, 2021 minutes. Seconded by Pat Jones. All ayes. Motion approved.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**
	1. 35-21S – 10551 Big Bend Blvd – B3

Finley Custom Construction & Design, applicant

Monument Sign for Finley Custom Construction & Design

* The lighting was questioned.
	1. 37-21S – 142 W Monroe Ave – B2

Capture Technologies, applicant

Driveway Sign for Capture Technologies

* The Board had no concerns with the sign presented.
1. **Residential Review - Old Business**

None

1. **Residential Review - New Business**
	1. Case 147-21R – 336 S Fillmore Ave – R4
	FM Design Build, applicant
	New Single Family Residence

The Board discussed the following items:

* There appears to be a fixed window on the front elevation.
	1. Case 148-21R – 338 S Fillmore Ave – R4
	FM Design Build, applicant
	New Single Family Residence

The Board discussed the following items:

* It was noted that sills and aprons needed on windows.
* Gables need rake boards or something to transition siding to roof.
* Some trim boards are missing.
	1. Case 149-21R – 340 S Fillmore Ave – R4
	FM Design Build, applicant
	New Single Family Residence

The Board discussed the following items:

* It appears there are fixed windows on some of the sides.
* Gutters and downspouts were discussed.
* It was noted that sills and aprons needed on windows.
	1. Case 150-21R – 393 Whitson Ave – R4
	FM Design Build, applicant
	New Single Family Residence

The Board discussed the following items:

* It was suggested that three equally sized windows could be hung in the front elevation gable.
* The black garage door was discussed.
* A window is needed by the garage entry into house.
* More detailing is needed on the covered patio.
	1. Case 151-21R – 629 N Taylor Ave – R3
	Liz Hennessey, applicant
	Two-story rear addition, change front façade with new porch

The Board discussed the following items:

* The reason behind the change to the porch roof design was questioned.
	1. Case 152-21R – 434 Caroline Ave – R4
	Lori Cleary, applicant
	Front Deck

The Board discussed the following items:

* There was uncertainty about the deck connection to the house.
	1. Case 153-21R – 969 Simmons Ave – R4
	Mike Lewis of Lewis Homes, applicant
	Rear Covered Porch Addition

The Board discussed the following items:

* It was mentioned that the design is simple and relates to the house.
	1. Case 154-21R – 815 W Rose Hill Ave – R4
	Scott Krejci of Srote Co, applicant
	2 Covered Patios & Mudroom/Entry Addition
	2. Case 155-21R – 401 Miriam Ave – R3
	TRC Outdoor, applicant
	Shade Structure with Outdoor Kitchen & Fireplace

The Board discussed the following items:

* More details are needed.
	1. Case 156-21R – 118 Gilbert St – R3
	Tony Camacho, applicant
	Covered Patio with Restroom

The Board discussed the following items:

* It was noted that there is shake in the gables of existing house and stone on existing fireplace.
	1. Case 157-21R – 628 Clemens Ct – R4
	Christopher Pike of Thomas Alan Group, applicant
	New Single Family Residence

The Board discussed the following items:

* The window grids are different from the first story to the second story.
* The garage door should resemble the other exterior doors.
* There appeared to be foundation coverage issues.
* Band boards are needed on the side elevation gables.
* It was suggested the rectangle vents be replaced with triangle vents.
* The front patio area should be 14:12 pitch to match roof pitches.
1. **Commercial Review - Old Business**

None

1. **Commercial Review - New Business**
	1. Case 19-21C – 1047, 1053, 1059 Geyer Grove – R5
	Consort Homes, applicant
	Three-Unit Townhome Building

The Board discussed the following items:

* Windows are needed on the second floor side elevations.
* Sills and aprons are needed on the windows.
	1. Case 20-21C – 1029, 1035, 1041 Geyer Grove – R5
	Consort Homes, applicant
	Three-Unit Townhome Building

The Board discussed the following items:

* Windows are needed on the second floor side elevations.
* Sills and aprons are needed on the windows.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:46 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.