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

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

Vice-Chairman Michael Chiodini called the ARB meeting to order at 7:00 pm.

Mr. Chiodini asked if there were any comments for the March 07, 2022 meeting minutes.

**Don Anderson made a motion to approve the March 07, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**

None

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

Tracy Collins from Formwork Architecture addressed the Board for the proposed second story addition. The following items were discussed:

* The gables were condensed and they removed the shutters from the first story existing windows to make them consistent with the second story
* The corrugated metal was changed to horizontal siding
* The roof is stick framed
* The center windows should be larger
* Trim at the center portion

**Adam Edelbrock made a motion to approve case 25-22R with the following requirements: 1) that the center windows be enlarged to double-hungs; 2) that trim is added at the center portion of the second story, on the front and back. Seconded by Chris Burton. Motion approved unanimously.**

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

C.J. Moss addressed the Board for the proposed pergola. The following items were discussed:

* The louvers will be black and posts will be white
* New pressure-treated wood posts under the deck will be added and the railings of the deck will be adjusted to receive the new aluminum posts
* The Board recommended that the applicant submit the plan on how the pergola will be attached to the house
* Submit a house elevation with the pergola
* The Board would like to see colors of the pergola

**Don Anderson made a motion to continue case 26-22R. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Residential Review - New Business**
	1. 30-22R – 656 E. Argonne Dr – R3 Lewis Homes LLC, applicant – Single family residence

Mike Lewis with Lewis Homes, LLC addressed the Board for the proposed new single family two-story residence with a wraparound porch and locker room area. The following items were discussed:

* Underside of front and rear porches will be vinyl beaded
* The front gable should project 4”
* The foundation coverage requirements
* A false corner board could be added at the larger gable on the side elevations
* Rear bump-out could have larger windows or add faux windows
* Chimney placement

**Don Anderson made a motion to approve case 30-22R with the following requirements: 1) that the plane on the side elevations be broken at the gable with faux corner boards to match the corner boards of the house; 2) that the front center gable be re-worked to include a bump-out; 3) that faux windows be added under the transom windows on the rear elevation. Seconded by Chris Burton. Motion approved unanimously**

* 1. 32-22R – 745 W. Jewel Ave – R4 Max Bemberg, applicant – Carport

Max Bemberg addressed the Board for the proposed carport addition. The following items were discussed:

* The Dutch gable roofline of the existing home is being extended over the driveway
* Trim and shingles will match existing
* There will be new footings for the carport
* The Board recommended re-roofing the entire house so the shingles match

**Chris Burton made a motion to approve case 32-22R as submitted. Seconded by Adam Edelbrock. Motion approved unanimously**

* 1. 33-22R – 212 Nelda Ave – R3 Kurt Kostecki, applicant – Rear addition

Applicant addressed the Board for the proposed rear addition. The following items were discussed:

* Align the ridge of the addition roof with the existing home
* The Board would like staff to perform a cursory review of the changes

**Don Anderson made a motion to approve case 33-22R with the following requirements: 1) that the roof ridge be realigned to match the existing home; 2) that the plane be broken at the end of the old house to have an inset. Seconded by Dick Gordon. Motion approved unanimously**

* 1. 34-22R – 467 S. Clay Ave – R4 Lewis Homes LLC, applicant – Single family residence

Mike Lewis with Lewis Homes, LLC addressed the Board for the proposed new single family residence. The following items were discussed:

* The rear is busy with the gable within a gable – option to hip it
* The scissor trusses
* The front door shown on plans was chosen by the owner
* The rising grade at the front door is for a wheelchair

**Adam Edelbrock made a motion to approve case 34-22R with the following requirement: 1) that the rear bay bump-outs be changed to hips with asphalt. Seconded by Dick Gordon. Motion approved unanimously**

* 1. 35-22R – 220 Way Ave - R3 Mark & Denise Friederich, applicant – Addition

Robert Wagstaff addressed the Board for the proposed rear addition. The following items were discussed:

* The roof is higher on the addition to keep the roof pitch equal, but it will not be visible from the street
* The chimney placement – designed to not obstruct the rear yard view and create steps for the length of the deck
* The Board recommended the fireplace to be brick and that the smoke shelf be designed correctly
* Add framed lattice to deck
* Duplicate trim to match the existing

**Don Anderson made a motion to approve case 35-22R with the following requirements: 1) that the deck have framed lattice underneath at openings; 2) that the trim match the existing on windows and doors; 3) that the fireplace location be considered. Seconded by Chris Burton. Motion approved unanimously.**

* 1. 36-22R 424 W. Essex Ave - R4 FM Design Build, applicant – Single family residence

Matt Moore addressed the Board for the proposed new single family residence. The following items were discussed:

* Bring board and batten to right and rear elevations
* Add band boards to the left and right elevations at breaks in board and batten
* That the bump out was shown on the wrong side
* The foundation requirements for the front porch
* The back porch to have framed lattice
* The fascia on the front gable runs long, which is a drawing error
* Add detail the left and right gables with vents
* Add a window on the side of the garage
* Submit the cut sheet for the garage door and front door

**Don Anderson made a motion to approve case 36-22R with the following requirements: 1) that bandboard be installed to break up the vertical siding on the side elevations at floor and gable levels; 2) that the rear porch be framed out with lattice; 3) that gable vents be added to the left and right elevations; 4) that cut sheets be submitted for the garage door and front door; and 5) that a window be added to the garage side elevation. Seconded by Dick Gordon. Motion approved unanimously**

* 1. 37-22R 417 Meyer Ave - R3 Jolen Investments LLC, applicant – Single family residence

Tim Hollerback addressed the Board for the proposed new single family residence. The following items were discussed:

* Bring characteristics of the front of the home around to sides and rear
* To add board and batten on left side
* To add board and batten at the rear gables
* That the columns are no more than 8” width
* That the gable should bump out 4”
* To add a vent to the front larger gable
* To add more windows at various locations on the house (1st floor powder room, 2nd level closet area and stairwell space)
* Suggested adding a man door at detached garage
* Suggested increasing the depth of the front porch to 6’
* The foundation requirements

**Don Anderson made a motion to approve case 37-22R with the following requirements: 1) that there be a break in the front elevation at the gable; 2) that windows be added on the right side elevation in the closets; 3) that a window be added in the powder room on the left elevation; 4) that a window be added in the second floor common area; 5) that the board and batten be carried to full right side and add bandboard at floor levels; 6) That a vent be added at the front upper gable; 7) that the columns on the front porch be no greater than 8” wide; and 8) that a cut sheet be submitted on the garage door. Seconded by Dick Gordon. Motion approved unanimously**

1. **Commercial Review - Old Business**
	1. 02-22C – 150 W. Argonne Dr – B2 Drew Lesinski, applicant – Exterior renovations for 4 Hands

Drew Lesinski with Savoy Properties addressed the Board for the proposed exterior renovations for 4 Hands Brewery. The following items were discussed:

* The wood trellis match other wood elements
* The bike rack be moved to either both sides of the entrance trellis or next to the trash enclosure, opening up more room for the actual entrance
* The planter at the base of the pergola rear entrance – the post would need to be in concrete. Wisteria will be planted in the planters and grow up the trellis
* There is no rear signage, and the Board advised that the mural seen in previous iterations will not be approved during sign review
* That the garden entrance be obvious – possibly flaring out the front walk way
* With the new bike trail connection coming to Downtown Kirkwood, there will be a greater need for bike racks
* Discussion regarding the public garden bathrooms
	+ Material used – trying to mimic a train car with the cladding
	+ The cladding will run up to act as a screen to the mechanical units
	+ Cladding color should contrast with the retaining wall at the bridge
	+ Savoy will clean the bathrooms
	+ The ceiling material should be durable
	+ Lighting should be on a sensor
	+ The doors will be slab metal
	+ Water tightness of FRP panels
* The wood trash enclosure be maintained

**Don Anderson made a motion to approve Case 02-22C with the following requirements: 1) that the bike rack location be explored, one on each side of the garden entrance; 2) that the garden trellis entry walk is flared to match the trellis; 3) that the tops of bathroom cladding be trimmed out like the bottom and to screen the equipment on top. Seconded by Chris Burton. Motion approved unanimously.**

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:19 pm.

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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.