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

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

Chairman, Mark Campbell called the meeting to order at 7:02 pm.

Mr. Campbell asked if there were any comments for the April 18, 2022 meeting minutes.

**Dick Gordon made a motion to approve the April 18, 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**

None

1. **Residential Review - New Business**
   1. 43-22R – 509 W. Washington Ave – R4   
       FM Design Build, applicant – New single family residence

Matt Moore with FM Design Build addressed the Board and indicated that this was a custom home. The following items were discussed:

* There are short returns on the side that aren’t shown on the drawings
* There will be 4” standard siding corners
* Garage lights will be coach lights
* The garage door will be a shaker door with flat recessed panels, with the top row being glass panels
* Columns will be PVC wrapped with foot and crown detail, although details are not currently shown on drawings
* Front garage window will be centered on gable
* Downspouts will be at the outside corners and piped to amended soils. The shed ad the front will be tied to the front column. Downspouts will be black

**Dick Gordon made a motion to approve Case 43-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.**

* 1. 45-22R – 307 W. Rose Hill Ave – R4

FM Design Build, applicant – New single family residence

Matt Moore with FM Design Build addressed the Board and indicated that this is another custom home. The following items were discussed:

* The Board indicated that samples would be nice to see for true color. The applicant stated that the colors are darker on the rendering than they will be in reality
* Board and batten could be added on rear elevation over the gable
* Front porch column material is rough sawn cedar
* Fixed window on left elevation to be operable
* The Board indicated that the dark color does not fit with its neighborhood context
* Garage door is recessed panel with a configuration of three longer horizontal panels
* Corner trim will be 4”
* Top window on left elevation should be aligned

**Chris Burton made a motion to approve Case 45-22R with the following requirements: that 1) Put in board and batten siding over the gable on the rear elevation; 2) Move the window on the left elevation to be in alignment as intended. Seconded by Adam Edelbrock. Motion approved unanimously**

* 1. 46-22R – 461 Clemens Ave – R4

Lewis Homes, applicant – New single family residence

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

* Fixed windows are due to client preference for black windows with a certain grill pattern. Client did not like the thicker middle rail of double-hung windows.
* Siding is white and windows are black. Shutters will be black or darker color and will stain the front door
* Brick will likely be white washed, which the Board viewed favorably
* Front arch material is wood tongue and groove and front flat face will be PVC
* Back porch will be vinyl beaded
* Gables on right and rear elevations are labeled as 6:12 pitch but seem drawn as closer to 4:12. Revise to 6:12.
* Pilaster on left to be a full column, and move column on outside right to be symmetrical
* Two center on windows look awkward because there’s no break in plane on the gable. Windows and doors interfere with the ability to break the plane.
* Center porch gable under gable above
* Change sets of windows on rear elevation to be twin windows and make breakfast room door stack up

**Adam Edelbrock made a motion to approve Case 46-22R with the following requirements: that 1) Align the gables on the rear; 2) Pairing the two sets of windows on rear to be symmetrical around the gable bump out; 3) Adjust the slope to be 6:12 on the gable on the rear and right elevation; 4) Make the pilaster a full column on the porch and move in the one on the corner to be symmetrical. Seconded by Chris Burton. Motion approved unanimously**

* 1. 47-22R – 341 E. Jefferson Ave – R3

William Cover - Architect, applicant – New single family residence

Bill Cover, Architect addressed the Board. The following items were discussed:

* Will be adding a stone footing effect to the floor line all around

**Chris Burton made a motion to approve Case 47-22R as submitted. Seconded by Dick Gordon. Motion approved unanimously**

* 1. 48-22R – 735 N. Kirkwood Rd – R4

Michael Blaes – Architect, applicant – Modify 2-car garage and master suite addition

Alex Blaes, Blaes Architects addressed the Board. The following items were discussed:

* The existing garage is extending by approximately 18” and building a second floor on top of it
* Vinyl shakes will be added in the gables of the addition
* Garage door will be new as shown in white
* Siding to match – re-using salvageable from existing for infill areas

**Michael Chiodini made a motion to approve Case 48-22R as submitted. Seconded by Chris Burton. Motion approved unanimously**

* 1. 49-22R – 302 George Ave – R4

Iconic Construction, applicant – New single family residence

Steve Hayes with Iconic Construction addressed the Board. The following items were discussed for both 302 and 304 George:

* Materials need to be carried around to side and rear to create continuity
* Add articulation either with windows or breaks in the planes
* Porch entry area does not look buildable as drawn, which the applicant is aware of
* Reduce the taper of the columns (16” to 12”)
* Detail on front porch columns to be different from the home next door
* Front door and garage door need to correlate
* Vertical siding brought around to the sides with shake in the gables
* Window trim to match with sills and aprons
* Break-up the long strips of siding
* Add transom windows
* On South elevation, outer windows of set of three could be drawn down to engage the lower level, or add another set below
* Add lights to garage but each home different
* Wrap base and top of post columns on deck
* Shake in gables

**Adam Edelbrock made a motion to approve Case 49-22R for cursory review with the following requirements: 1) that the front porch structure is adjusted and the column tapers adjusted to a less severe taper; 2) that the front vertical siding is changed to horizontal lap siding to match the sides; 3) that trim and sill is added at the basement egress windows; 4) that shake is added into gables on either side; 5) that a window is added to bedroom two on the south elevation; 6) that the windows in the double height space are extended down to level one; 7) that shake is added on the fireplace bump-out; 8) that a monitor window is added in bedroom three as well as the primary suite; 9) that the deck column base and tops are trimmed out with 1”x4” or 1”x6”; 10) that the front door and garage door correlate. Seconded by Chris Burton. Motion approved unanimously**

* 1. 50-22 R – 304 George Ave – R4

Iconic Construction, applicant – New single family residence

Steve Hayes with Iconic addressed the Board. The following items were discussed for both 302 and 304 George:

* Materials need to be carried around to side and rear to create continuity
* Add articulation either with windows or breaks in the planes
* Porch entry area does not look buildable as drawn, which the applicant is aware of
* Detail on front porch columns to be different from the home next door
* Front door and garage door need to correlate
* Vertical siding brought around to the sides with shake in the gables
* Window trim to match with sills and aprons
* Break-up the long strips of siding
* Add transom windows
* On South elevation, outer windows of set of three could be drawn down to engage the lower level, or add another set below
* Add lights to garage but each home different
* Wrap base and top of post columns on deck
* Shake in gables

**Adam Edelbrock made a motion to approve Case 50-22R with cursory review with the following requirements: 1) that the front porch structure is adjusted and the columns changed to square; 2) that the front door and garage door correlate; 3) that the front vertical siding is changed to horizontal lap siding to match sides; 4) that trim and sill is added for basement egress windows; 5) that a capital and base is added to deck posts; 6) that monitor windows are added to the primary suite and bedroom three; 7) that shake is added into gables on either side; 8) that a window is added on the south elevation in bedroom two; 9) that the windows in the double height space are extended further down into level one; 10) that shake is added on fireplace bump-out. 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 7:59 pm.

|  |  |
| --- | --- |
|  | Mark Campbell, 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, and Architectural Review Board.