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

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

Vice Chairman, Michael Chiodini called the work session to order at 6:00 pm.

Mr. Chiodini asked if there were comments for the June 6, 2022 meeting minutes.

**Chris Burton made a motion to approve the June 6, 2022 minutes. Seconded by Dick Gordon. Motion approved unanimously.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**
2. 13-22S – 11111 Manchester Rd – B3

Engraphix – Daniel Kirchhoff, applicant/contractor

Monument and wall signage for Taco Buddha

The following items were discussed:

* It was noted that the commercial application will be reviewed later in the agenda
* The monument sign is effective
* Where is the metal material used
1. **Residential Review - New Business**
2. 58-22R – 620 Pearl Ave – R3
John Guarino – applicant/architect

Replace existing deck with covered porch

The following items were discussed:

* There are structural problems which, when addressed, will lead to design changes
* The pitch of the covered porch does not match the existing house
* Need detail on how it attaches to the house
* Lattice needs to be framed
* The center beam has no purpose
* There is no structural point under the ridge
* Piers are oversized
* How will drainage work
* What is underneath the roof
1. 59-22R – 1221 Evans Ave – R4

Rafferty Company – applicant

New single family residence

The following items were discussed:

* Vents on the side should match the front
* The chimney needs a foundation
* Garage needs man door and windows
* Windows are needed on both side elevations
* Foundation coverage
* The front porch is shallow
* Stone is only used on the front columns
* A bandboard around the foundation would be beneficial
* The porch roof extends past the outside of the house
* Garage door should correlate to the front door
1. 60-22R – 335 W. Woodbine Ave – R4

Daniel Stauder – applicant/architect

Addition to house and replacement of detached garage

The following items were discussed:

* Roof pitches of addition don’t match existing
* A gable instead of three small dormers would be more fitting
* The shake in the dormers reflects the existing
* The dormers on the garage are okay because they face the opposite direction
1. 61-22R – 528 S. Crescent Dr – R3

Daniel Stauder – applicant/architect

Garage and covered porch addition

The following items were discussed:

* The house is plain
* The garage would benefit from a forward-facing gable
* The brick should return more around the sides
* Back porch needs to be enclosed underneath
1. 62-22R – 1951 Grassy Ridge Rd – R1

Greg Romano – applicant/homeowner

Shed replacement

The following items were discussed:

* Painting shed to match house
* Cannot alter pitch of roof because it is a prefab shed
1. 63-22R – 1232 Grandview Dr – R3

Michelle Ricks – applicant/homeowner

Addition and detached two-car garage

* Add vents to gables
* Man door on the garage
* Only two elevations of the garage are shown
* Add a window to the garage
1. **Commercial Review - Old Business**
2. 10-22C – 11111 Manchester Rd – B3

Kurt Kaemmerlen, Contractor/applicant

Complete renovations- exterior changes for Taco Buddha

The following items were discussed:

* Mr. Chiodini noted that the requested changes had been addressed
* Want to see sample of roof material and screening material
* The entry is still somewhat understated
1. **Commercial Review - New Business**
2. 11-22C – 200 Thomas Ave – R4

Matt Patterson – applicant/architect

Renovation of existing building and additions to building for Kirkwood Schools

The following items were discussed:

* Would like some clarity on what is existing and what is proposed new

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:37 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, and Architectural Review Board.