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

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

Chairman Mark Campbell called the work session meeting to order at 6:02 pm.

1. **Approval of WS Minutes – July 6, 2021 & July 19, 2021**

Mr. Campbell asked if there were any comments or questions about the Work Session Minutes from the July 6, 2021 Work Session Meeting.

**Michael Chiodini made a motion to approve the July 6, 2021 minutes. Seconded by Chris Burton. All ayes. Motion approved.**

Mr. Campbell asked if there were any comments or questions about the Work Session Minutes from the July 19, 2021 Work Session Meeting.

**Michael Chiodini made a motion to approve the July 19, 2021 minutes. Seconded by Don Anderson. All ayes. Motion approved.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**
   1. 24-21S – 132 W Monroe Ave – Teleo Coffee – B2

Olivia Oglesby of Teleo Coffee, applicant

1 Ground Sign & 2 Wall Signs for Teleo Coffee

The following items were discussed:

* The color and contrast of the lettering and background of the proposed sign.
* The pickup window signage was discussed as possibly being two-sided as it might be seen from the patio seating.
  1. 23-21S – 951 S Kirkwood Rd – Hi-Pointe – B3  
     Piros Signs, Inc., applicant  
     1 Ground (Monument) Sign & 2 Wall Signs for Hi-Pointe

The following items were discussed:

* The color and material choices.
* The signage gives the appearance of being internally lit but the board would like an explanation for the color inversion between day and night.

1. **Commercial Review - Old Business**

None

1. **Commercial Review - New Business**
2. Case 12-21C – 951 S Kirkwood Rd – Hi-Pointe – B3  
   Kaemmerlen Facility Solutions, applicant  
   Exterior Design Scheme & Alterations

The following items were discussed:

* The garage-door windows were discussed and it was questioned whether they would be operable.
* The vintage trailer component.
* The proposed color palette.

1. **Residential Review - Old Business**
2. Case 100-21R – 918 Cleveland Ave – R4  
   Dan Kary of Lakeside Renovation & Design, applicant  
   1-1/2 Story Rear Addition w/ Tuck Under Garage

*Continued on 7-6-21 for applicant to design a more integrated solution for the addition.*

The following items were discussed:

* The front elevation was the only item being reviewed as the submission had been approved at the July 19, 2021 ARB Meeting.
* The possibility of centering the gable and or adding windows.

1. Case 105-21R – 11812 Big Bend Blvd – R3  
   Terry Larson, applicant  
   New Single Family Home

*Continued on 7-19-21 requesting that the applicant incorporate more traditional Tudor elements in the building design.*

The following items were discussed:

* Design elements still needed work. The design should be either fully Tudor or taken back to its traditional roots.
* The side elevations.

1. Case 106-21R – 1925 W Woodbine Ave – R3  
   Jason Wagrodzki, applicant  
   New Single Family Home

*Continued on 7-19-21 due to the applicant being unavailable to address the board.*

The following items were discussed:

* Gable vents
* Fireplace foundation.
* The element above the garage door had been updated from an arch to a flat design.
* Front door should match design elements of the garage door.

1. **Residential Review - New Business**
   1. Case 109-21R – 472 Longfellow Ave – R4  
      Kirkwood Home & Landscape, applicant  
      Deck Addition with Gas Fireplace & Pergola

The following items were discussed:

* Screening under the deck and the firebox.
  1. Case 110-21R – 1812 Arminda Ave – R3  
     Finley Custom Design, applicant  
     Addition

The following items were discussed:

* The size of the posts.
  1. Case 111-21R – 414 Alice Ave – R3  
     Ashley Hammock of Jeff Day & Associates, applicant  
     Rear Covered Deck Addition

The following items were discussed:

* The proposed door on the fireplace.
* The decorative columns on the should line up to the posts below the deck. The posts below the deck need to be the same measurement as the columns above.
* The existing deck is open below and is likely high enough not to require screening.
  1. Case 112-21R – 438 Crest Ave – R4  
     Max Bemberg of Bemberg Architecture, applicant  
     New Single-Family Residence

The following items were discussed:

* Continuity and lack of articulation on the side elevations.
  1. Case 113-21R – 420 Fairway Ln – R4  
     Pro Mod Construction, applicant  
     Covered Patio

The following items were discussed:

* The height of the roof and the dimension of the columns.
* The use of the scissor truss and the functionality of the sliding doors.
* The use of shake siding does not seem to relate to existing structure.
  1. Case 114-21R – 644 Scott Ave – R3  
     DL Design, Inc., applicant  
     Second-Story Addition

Mr. Campbell introduced Case 114-21R. The following items were discussed:

* The consistency of the window trim and framing was discussed.

The work session was adjourned at 6:50 pm.

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|  | Mark Campbell, Chairman |
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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.