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| **Members Present** |  | **Members Absent** |
| Michael Chiodini, Vice-Chairman |  | Mark Campbell, Chairman |
| Dick Gordon |  | Chris Burton |
| Don Anderson |  |  |
| Adam Edelbrock |  |  |
| Pat Jones (Alternate) |  |  |
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1. **Call of Meeting to Order and Approval of Minutes**

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

1. **Approval of WS Minutes – August 2, 2021**

Mr. Chiodini asked if there were any comments or questions about the Work Session Minutes from the August 2, 2021 Work Session Meeting.

**Pat Jones made a motion to approve the August 2, 2021 minutes. Seconded by Don Anderson. All ayes. Motion approved.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**
   1. 25-21S – 1229 S Kirkwood Rd – Spirit Halloween – B5

Stacey Moncrief of Spirit Halloween, applicant

Wall Sign for Spirit Halloween

The following items were discussed:

* The sign design proposed is the same as what has been approved in the past.
* Building Commissioner Jack Schenck recommended an expiration date for the temporary sign.
  1. 26-21S – 10312 Manchester Rd – Pi Pizzeria Rico Mexican – B3  
     Paige Sanzoterra of Landmark Sign Company, applicant  
     Wall Sign for Pi Pizzeria/Rico Mexican

The following items were discussed:

* The board would like to ensure the new sign covers up holes from other signs.
* There has been no consistent return approval for this shopping center.
  1. 27-21S – 10357 Manchester Rd – First Community Bank – B4

Harold Lutz of Hiclay Signs, LLC, applicant

Monument Sign with Message Center for First Community Bank

The following items were discussed:

* The orientation of the sign.
* The proposed colors & the sign base.
  1. 28-21S – 10357 Manchester Rd – First Community Bank – B4

Harold Lutz of Hiclay Signs, LLC, applicant

Wall Signs for First Community Bank

The following items were discussed:

* Reducing the size of the sign.
* The sign placement in relation to the architectural details of the building.

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

*Continued on 7-19-21 requesting design changes.*

The following items were discussed:

* The style of the home and design characteristics.
* The proposed exterior colors.
* Definition needed around the windows.
  1. Case 112-21R – 438 Crest Ave – R4  
     Max Bemberg of Bemberg Architecture, applicant  
     New Single-Family Home

*Continued on 7-19-21 to allow for further design development.*

The following items were discussed:

* Fenestration and window sills and aprons.
* It was determined that the bandboard does not match on the side elevations.
* The garage overhang.

1. **Residential Review - New Business**
   1. Case 115-21R – 408 Bogey Ln – R4  
      Agape Construction, applicant  
      Porch Overhang Addition over Existing Pad

The trim around the front door should match the window trim.

* 1. Case 116-21R – 1221 Grandview Dr – R3  
     Benchmark Homes, applicant  
     New Single-Family Home

The following items were discussed:

* It was specified that a half pilaster is needed on the right elevation.
* The brackets and beam should be painted white to match the house.
* Window grids should be consistent throughout.
* The proposed chimney.
  1. Case 117-21R – 1340 Forest Ave – R1  
     Benchmark Homes, applicant  
     New Single-Family Home

The following items were discussed:

* The contemporary design of the home.
* It was noted that the fireplace does not have a foundation and that the chimney sticks out approximately 18 inches from the wall.
* More control joints—at minimum at every window corner—will be needed on the façade.
* More windows needed on the left elevation.
  1. Case 118-21R – 1322 Charmwood Dr – R1  
     Mosby Building Arts - Arthur Merdinian, applicant  
     Covered Deck & Bathroom Addition

The board discussed the roof plan.

* 1. Case 119-21R – 314 Par Ln – R4  
     Grace & Tom Hudson, applicants  
     Addition

The board discussed the roof plan and how it relates to the existing home.

* 1. Case 121-21R – 143 Huntleigh Dr – R4  
     Jackson Custom Homes & Remodeling, applicant  
     Master Bath Addition

The board discussed the fact that there were no windows on the side elevation and an egress window is required for the middle bedroom.

1. **Commercial Review - Old Business**
   1. Case 11-20C – 300 N Kirkwood Rd – Commerce Bank – B2  
      Chris Mrozewski, applicant  
      New Commercial Bank Building Design

The following items were discussed:

* The corner entry, design alignment, cladding material, and the appearance of the canopy.
* The proposed logo on the side elevation is considered a sign under the code.

1. **Commercial Review - New Business**
   1. Case 13-21C – 449 Peeke Ave – Smitty’s Garage – R4  
      Brian Ivy, applicant  
      Interior & Exterior Renovation

The board discussed the exterior changes and indicated that the proposal modernizes the design.

The work session was adjourned at 6:45 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.