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

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

Vice-Chairman Michael Chiodini called the meeting to order at 7:00 p.m. Mr. Chiodini asked if there were any comments for the August 2, 2021 sign variance meeting minutes.

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

Mr. Chiodini asked if there were any comments for the August 2, 2021 meeting minutes.

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

1. **Sign Review - Old Business**

None

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

Stacey Moncrief of Spirit Halloween, applicant

Wall Sign for Spirit Halloween

Mr. Chiodini introduced Case 25-21S. There was not an applicant present to address the board. Because the proposed temporary signage was approved in the past, the board moved to approve the case without anyone present.

**Pat Jones made a motion to approve Case 25-21S as submitted with the requirement that the sign must be removed by November 5, 2021. Seconded by Don Anderson. All ayes. Motion approved.**

Case 26-21S – 10312 Manchester Rd – Pi Pizzeria Rico Mexican – B3  
Paige Sanzoterra of Landmark Sign Company, applicant  
Wall Sign for Pi Pizzeria/Rico Mexican

Mr. Chiodini introduced Case 26-21S. Adrian Allen of Landmark Sign Company addressed the board. He indicated the sign was composed of three elements—the logo, channel letters, and a raceway. Mr. Allen stated that the returns would be the same color as the lettering.

**Dick Gordon made a motion to approve Case 26-21S as submitted. Seconded by Adam Edelbrock. All ayes. Motion approved.**

* 1. Case 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

Mr. Chiodini introduced Case 27-21S. Mr. Burnstetter of Hiclay Signs addressed the board. Mr. Burnstetter indicated that the sign is mounted on a message center and is inset to accomodate the landscaping. The following items were discussed:

* The side panel color will be black and there will not be any extruded letters.
* The foundation was discussed and will be concrete.

**Don Anderson made a motion to approve Case 27-21S as submitted. Seconded by Dick Gordon. All ayes. Motion approved.**

* 1. Case 28-21S – 10357 Manchester Rd – First Community Bank – B4

Harold Lutz of Hiclay Signs, LLC, applicant

Wall Signs for First Community Bank

Mr. Chiodini introduced Case 28-21S. Mr. Burnstetter of Hiclay Signs continued to address the board. Mr. Burnstetter indicated the raceway will match the brick it is to be mounted on. The following items were discussed:

* The signs should not overlap the window frames, which may require a size reduction.
* The placement of the “Y” was discussed and it was determined that it needs to be located away from the cornice board.
* The logo sign placement was discussed and it was specified that it will be centered on the brick masonry area.

**Adam Edelbrock made a motion to approve Case 28-21S with the following requirement(s): 1) That the signage lettering does not go into the windows and that it stays below the eave line junction. Seconded by Dick Gordon. All ayes. Motion approved.**

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

*Continued on 8-2-21 requesting that the applicant incorporate more traditional Tudor elements in the building design.*

Mr. Chiodini introduced Case 105-21R. Crystal Forgach addressed the board. Ms. Forgach indicated there were revised elevations submitted to show what the house should look like once completed. The board discussed the following items:

* The proposed color palette was discussed and Ms. Forgach specified the whole house will be a dark gray color with stonework in a lighter gray. The window frames and fascia will be white. The gutters and downspouts will be black.
* The siding material was determined will be smooth stucco panels on the body of the house with 1x trim at the seams.
* There was a missing member at the front elevation gable and an angled shadow board is needed.
* Some windows on the rear elevation did not show appropriate grids.
* There was a stranded window on the right elevation that should match the grid of the window next to it. Moving the trim board a foot higher to line up with the bottom of the right elevation windows would fix this.

**Don Anderson made a motion to approve Case 105-21R with the following requirements: 1) That the trims on the right elevation be moved to the side of the second window from the rear and that the horizontal trim be moved to the bottom of the windows (as shown on the left elevation); and 2) That the front gable be trimmed out. Seconded by Adam Edelbrock. All ayes. Motion approved.**

* 1. Case 112-21R – 438 Crest Ave – R4  
     Max Bemberg of Bemberg Architecture, applicant  
     New Single-Family Home

*Continued on 8-2-21 to allow for further design development.*

Mr. Chiodini introduced Case 112-21R. Architect Max Bemberg addressed the board. Mr. Bemberg indicated further articulation was added to the overall design, along with additional windows incorporated on the north and south facades, a bandboard added at the heads of the windows, board-and-batten siding was added to match the front façade, and shake shingles were added to the gable. Mr. Bemberg also specified that the siding will be extended to ensure less foundation is exposed. The board discussed the following items:

* The overhang on the garage and porch.
* The windows and garage door were discussed.
* The side elevation of the garage needs a window to break up the expanse of siding.
* The roofing material was discussed.

**Don Anderson made a motion to approve Case 112-21R with the following requirements: 1) That a cut sheet be provided on the garage door and the garage windows have grids; and 2) That all the window grids be consistent throughout the house, to be three-over-three in the double-hung windows; and 3) That there be an overhang on the porch and the garage; and 4) That the horizontal window on the right elevation be lowered and trimmed out to match rest of the windows; and 5) That the side elevations have the corbels to match the front elevation; and 6) That there be sills and aprons on all windows. Seconded by Pat Jones. All ayes. Motion approved.**

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

Mr. Chiodini introduced Case 115-21R. Ed Heine of Agape Construction addressed the board. Mr. Heine stated that he is adding a new covered porch over an existing concrete porch and there will be new gutters, shutters, and a front door added at that time. The following items were discussed:

* The trim around the front door should match the trim around the windows.
* The gutter location.

**Adam Edelbrock made a motion to approve Case 115-21R as submitted. Seconded by Dick Gordon. All ayes. Motion approved.**

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

Mr. Chiodini introduced Case 116-21R. Jeff Brinkman of Benchmark Homes addressed the board. The following items were discussed:

* The rustic wood elements are inconsistent with the farmhouse style and should be painted white.
* There are no grids on some of the windows on the side elevation.
* A half column is needed on the right side of the porch and the columns need capitals and bases.

**Don Anderson made a motion to approve Case 116-21R with the following requirements: 1) That the natural wood elements be painted white to match the trim; and 2) That a half column be added to the right side of the porch; and 3) That the porch columns have capital and base ornamentation added; and 4) That the window grids be consistent throughout. Seconded by Pat Jones. All ayes. Motion approved.**

* 1. Case 117-21R – 1340 Forest Ave – R1  
     Benchmark Homes, applicant  
     New Single-Family Home

Mr. Chiodini introduced Case 117-21R. Jeff Brinkman of Benchmark Homes continued to address the board. The following items were discussed:

* Control joints will be needed for the cement board system and the panels should line up.
* A control joint is needed in the chimney and the 18 inch width of the chimney should be carried down to the ground and can include the door.
* Window and door trim.
* Garage lighting.
* The proposed retaining wall.

**Don Anderson made a motion to approve Case 117-21R with the following requirements: 1) That the chimney bump out go down to the ground and the foundation bumps out to support it; and 2) That the garage door be trimmed out to match the windows. Seconded by Dick Gordon. All ayes. Motion approved.**

* 1. Case 118-21R – 1322 Charmwood Dr – R1  
     Mosby Building Arts - Arthur Merdinian, applicant  
     Covered Deck & Bathroom Addition

Mr. Chiodini introduced Case 118-21R. Jake Spurgeon of Mosby Building Arts addressed the board. Mr. Spurgeon indicated the owners had added a pool and wanted to have a private bathroom for their son as well as a restroom accessible from the pool.

**Pat Jones made a motion to approve Case 118-21R as submitted. Seconded by Adam Edelbrock. All ayes. Motion approved.**

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

Mr. Chiodini introduced Case 119-21R. Tom Hudson addressed the board. Mr. Hudson indicated that they are proposing to add on a bedroom, extend the kitchen, and keep the screened porch. It was discussed that a lot of water would be directed at the low-pitched porch roof and an extra-deep curve around the proposed porch roof skylight would be required.

**Dick Gordon made a motion to approve Case 119-21R with the requirement that the curve on the skylight be raised. Seconded by Pat Jones. All ayes. Motion approved.**

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

Mr. Chiodini introduced Case 121-21R. Frank Jackson of Jackson Custom Homes & Remodeling addressed the board. Mr. Jackson indicated the project will include the addition of a master bathroom and laundry room to the rear of the home behind the garage. The following items were discussed:

* It was discussed that there is no egress window proposed for the middle bedroom. It was suggested that a solution to allow for an egress window would be to move the bathroom to where the existing bedroom is located, adjacent to the existing bathroom.
* It was indicated that two windows are needed in the bedroom and one window is needed in the laundry room to break up the side elevation.

**Don Anderson made a motion to approve Case 121-21R with a cursory review of the following requirements: 1) That the bathroom in the front bedroom be moved to the inside of the existing house, adjacent to existing bathroom; and 2) That two (2) windows be added to the side elevation of the bedroom addition; and 3) That one (1) window be added to the side elevation in the proposed laundry room. Seconded by Adam Edelbrock. All ayes. Motion approved.**

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

Mr. Chiodini introduced Case 11-20C. Chris Mrozewski addressed the board. The following items were discussed:

* The new design works better and the proposed color scheme looks good.
* The stone cladding material.
* The sizing of the pilasters. Mr. Mrozewski specified that they will all be the same height.
* The proposed logo sign was discussed and it was indicated that it will need to be seen by the Board of Adjustment for a variance.

**Pat Jones made a motion to approve Case 11-20C as submitted. Seconded by Dick Gordon. All ayes. Motion approved.**

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

Mr. Chiodini introduced Case 13-21C. Brian Ivy addressed the board. Mr. Ivy explained that the design is a modern interpretation of a post-war mass-produced style. The property owners are a father and son who like to restore vintage cars and this will be a hobbyist garage. The following items were discussed:

* The color scheme and storefront design.
* Reframing the front and side walls.
* There will be a showroom with lights to highlight cars shown through a hangar-style garage door.
* The proposed strip lighting falls under a lighting code provision that does not allow for light to shine up. A suggestion was made to recess the light strip to meet the lighting code provision.

**Pat Jones made a motion to approve Case 13-21C as submitted. Seconded by Adam Edelbrock. All ayes. Motion approved.**

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:35 p.m.

|  |  |
| --- | --- |
|  |  |
|  | Mark Campbell, Chairman |
|  |  |
|  | 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.