



**Architectural Review Board  
Work Session Meeting Minutes  
Monday, December 16, 2024 – 6:30 p.m.  
Main Level Conference Room – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122**

**Members Present**

Chris Burton, Vice Chairman  
Ben Arenberg  
Don Anderson  
Dick Gordon  
Michael Marlo  
Pat Jones

**Members Absent**

Mark Campbell, Chairman  
Ninad Garware

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

Mr. Burton called the work session to order at 6:30 p.m. and asked if there were any comments for the December 2<sup>nd</sup> meeting minutes. **Ms. Jones made a motion to approve the December 2<sup>nd</sup> minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

a. 130-24R – 1009 Krauswood Dr – R1

Brian & Angela Millikan, applicant – garage addition

The Board discussed the need for a window or two on the first floor south elevation and for the window trim of the new windows to match the existing window trim.

**II. Residential Review - New Business**

a. 152-24R – 975 Simmons Ave – R4

Benchmark Homes, applicant – new single family residence

The Board discussed the kitchen window functionality, the lack of consistency with the bird boxes, and the lack of consistency between the front door and the garage door.

b. 175-24R – 1539 View Woods Dr – R1

Lewis Homes, applicant – new single family residence

The Board noted the roof line of the left bay window on the front elevation gets cut off by the front façade. They also were concerned with the lack of consistency in roof heights, roof pitches, and window grids and discussed various strategies to address these issues. They discussed making the front porch shorter or moving the left bay window more to the left to not have the roof be cut off. They mentioned decreasing the pitch of the rear porch and adding egress windows on the right elevation to the second floor back bedroom. They also noted the fire place flue in the rear being too short.

c. 176-24R – 12860 Big Bend Rd – R3

Brian Liberman, applicant – vertical platform lift to rear deck

The Board noted there were not any elevations provided to show how the new structure would connect to the deck and/or house and that more detailed drawings were needed.

d. 177-24R – 1534 Sommet Pl – R3

Aesthetic Design + Build, applicant – two-level rear deck

The Board discussed the lack of detail about how the new deck would connect to the house. They confirmed that the deck is on the rear of the house facing south towards Big Bend. They would like more detail on the finishes of the products being proposed.

e. 178-24R – 472 Oakshire Ln – R3

Tim Hollerbach, applicant – new single-family home

The Board mentioned the idea of using a wainscot of brick along the left elevation to continue the brick from the patio and other potential strategies to better tie in the brick used in the patio to the rest of the house. They noted the need for a window in the rear gable. The Board would like to see the doors shown in the rear and next to the garage have more definition and consistency.

**III. Commercial Review - Old Business**


**IV. Commercial Review – New Business**

a. 13-24C – 10525 Manchester Rd – B3

Josh Goodman, applicant – Exterior renovations of remaining existing building

The Board discussed the need for the main façade material to return from the southern elevation to the eastern elevation. The Board also would like to see if the coiling door on the southern elevation could be upgraded to something of higher quality.

Mr. Burton asked if there was any other business to be addressed. Upon hearing there was none, the adjourned the meeting at 6:55 p.m.

	Chris Burton, Vice-Chairman
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