



**Architectural Review Board  
Work Session Meeting Minutes  
Monday, January 13, 2025 – 6:00 p.m.**  
Main Level Conference Room – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122

**Members Present**

Chris Burton, Vice-Chairman  
Don Anderson  
Dick Gordon  
Michael Marlo  
Ninad Garware

**Members Absent**

Mark Campbell, Chairman  
Ben Arenberg

**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 16, 2024 meeting minutes.

**Mr. Gordon made a motion to approve the December 16th, 2024 minutes. Seconded by Michael Marlo. Motion approved unanimously.**

**II. Sign Review – Old Business**

**III. Sign Review – New Business**

a. 41-24S – 470 N Kirkwood Rd – B2

Dale Signs, applicant – updating US Bank signage

The Board discussed adding additional wording to directional signs, but noted the applicant, the sign contractor, would not be able to amend the signs without approval from US Bank. The board had no comments that could be addressed by the applicant.

42-25S – 121 N Kirkwood Rd – B2

Lawrence Fabric & Metal Structures – New awning signage

Staff noted that the projecting blade will be discussed at a later ARB meeting. The Board had no comments.

**IV. Residential Review – Old Business**

a. 150-24R – 737 Cheviot – R-3

John Corners, applicant – renovations

Staff noted that this was resubmitted after being continued at a previous ARB meeting.

The Board noted that the proposed door will swing in and not out.

b. 176-24R – 12860 Big Bend Rd – R3

Brian Liberman, applicant – vertical platform lift to rear deck

The Board had no comments.

**V. Residential Review – New Business**

a. 180-24R – 50 Hill Dr – R3

Daniel A. Rosenthal AIA, applicant – front porch portico

The Board discussed what type of flashing type would be used and that the posts would need piers underneath them.

b. 181-24R – 440 North Van Buren Ave – R3

Mike & Ellie Todd, applicant – rear addition and rear covered porch

The Board discussed the color of the pergola columns.


- c. 182-24R – 402 Way Ave – R4  
Xavier Joerger, applicant – rear one-story deck  
The Board talked about the height of the patio piers and how to hide them.
- d. 183-24R – 414 Erber Dr – R4  
Henry and Kristi Nailor, applicant – new single-family home  
The Board talked about the need to raise the roof on the north bay window, add a window on the south side staircase, match the slope in the rear and cover the exposed foundation where needed.
- e. 184-24R – 1325 Wilton Ln – R1  
Astrawatt Solar, applicant – roof-mounted solar panels  
The Board had no comments.
- f. 185-24R – 582 Drury Ln – R4  
Pentrex Development, applicant – new single-family home  
The Board discussed the need for a column pilaster to the left of the front door, exposure of the foundation under the porch and raising the height of the dog house.
- g. 186-24R – 333 Midway – R3  
Fendler + Associates, applicant – front and rear additions  
The Board discussed the need for a window on the garage door and on the side of the garage along with transom windows on the left side of the house to match the right side.
- h. 01-25R – 424 Meacham St – R-4  
Seth Adams, applicant – new single-family home  
The Board talked about how this is a modular house with no foundation. Decisions will need to be made prior to ordering including the depth of the front porch, removal of shutters, using windows with grids, adding windows in back and the dining room, adding gable vents in front and back, and having no door on the east side.
- i. 02-25R – 817 Kings Cliff Rd – R-3  
Michael & Kelly Nyikes, applicants – primary suite addition & kitchen renovation  
The Board noted that there are too many types of windows in the design and that the flat roof proposed seems incongruous with the pitch of the existing roof.

**VI. Commercial Review – Old Business**

**VII. Commercial Review – New Business**

- a. 14-24C – 566 Leffingwell Ave – I1  
Chris Montoy, applicant – exterior alterations  
The Board noted that they will need to come back for signage.

Mr. Burton asked if there was any other business to be addressed. Upon hearing there was none, the adjourned the meeting at 6:50 p.m.

	Chris Burton, Vice-Chairman
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