

**Architectural Review Board  
Work Session – DRAFT Minutes  
Monday, February 3, 2025 – 6:30pm  
Main Level Conference Room – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122**

**Members Present**

Chris Burton, Vice-Chairman  
Ben Arenberg  
Dick Gordon  
Michael Marlo  
Pat

**Members Absent**

Mark Campbell, Chairman  
Don Anderson  
Ninad Garware

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

Mr. Burton called the work session to order at 6:29 p.m. and asked if there were any comments for the January 13, 2025 meeting minutes.

**Mr. Gordon made a motion to approve the January 13<sup>th</sup>, 2025 minutes. Seconded by Mr. Marlo. Motion approved unanimously.**

**II. Sign Review – Old Business**

a. 08-24S – 1147 S Kirkwood Rd – B5

Brian Evans, applicant – 7 Brew Coffee additional signage  
Staff noted that previously approved signage was already up and that this application was for additional signage. The Board had no comments.

**III. Sign Review – New Business**

**IV. Residential Review – Old Business**

**V. Residential Review – New Business**

a. 169-24R – 90 Wildwood Ln – R3

Ken DeBrecht, applicant – New single-family home  
Staff noted that this proposal and the 80 Wildwood proposal are adjacent properties. The Board discussed the need for windows along the left elevation on the second floor, the addition of band board on both sides, and windows in the mud room and garage.

b. 170-24R – 80 Wildwood Ln – R3

Ken DeBrecht, applicant – New single-family home  
The Board discussed the need for a window on the left side of the second floor along with returning the Tudor style to the sides and a gable over the window in back. They also mentioned adding two windows or a door and a window to the garage.

c. ARB 0001-25 – 1033 Huthmaker Ave

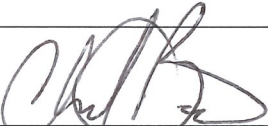
Jason Frisch, applicant – Covered front porch  
The Board questioned if the proposal is adding a roof and if the posts will need new bases.

- d. ARB 0002-25 – 453 Quan Ave – R4  
Paul Hemmel, applicant – Solar panel expansion  
The Board had no comments.
  
- e. ARB 0003-25 – 120 N Ballas Rd – R1  
Mark Kasprzyk, applicant – Re-roofing and brick masonry restoration  
The Board discussed what the roof is currently made of and what are they using to do the re-roofing.
  
- f. ARB 0006-25 – 2032 Brookcreek Ln – R3  
David Barnard, applicant – Replacing rear deck  
The Board discussed the height on the clearance of the deck, details on where the posts meet the pavement and the staircase landing.

**VI. Commercial Review – Old Business**

**VII. Commercial Review – New Business**

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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