

Architectural Review Board
Work Session – Minutes
Tuesday, February 18, 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
Ninad Garware

Members Absent

Mark Campbell, Chairman
Don Anderson

- I. **Call Meeting to Order and Approval of Minutes – February 3, 2025**
Mr. Burton called the work session to order at 6:30 p.m. and asked if there were any comments for the February 3rd meeting minutes.
Mr. Gordon made a motion to approve the February 3, 2025 minutes. Seconded by Mr. Garware. Motion approved unanimously.

- II. **Sign Review – Old Business**
- III. **Sign Review – New Business**
 - a. ARB 0008-25 – 211 S Kirkwood Rd Ste 2F – B2
Andrew Schoenberg, applicant – Wall signage on north side of building
The Board asked if this building is an historic building and staff replied that it is within the Downtown National Register District but that designation is purely honorary and does not place any restrictions on the property. The applicant is the top floor tenant renting/leasing the space. Mr. Gordon suggested that the sign should align with the shutter in the window above.

- IV. **Residential Review – Old Business**
 - a. 171-24R – 1216 Dubray Ct – R3
Heather Albers, applicant – detached shed
Staff said that the project had been revised based on changes requested by the Landmarks Commission. The Board questioned whether the garage door was a power door or not. Staff replied that the applicant does not plan to have water or electricity run to the building.

- V. **Residential Review – New Business**
 - a. ARB 0005-25 – 339 Caroline Ave – R4
Flower Homes, applicant – New single-family home
The Board discussed several issues including requesting band boards on both the right and left elevations, the need for one or two windows on the garage along with shutters, the requirement for the front board and batten to turn the corner on the side elevations, adding shake shingles and triangle vents on the

side dormers to break up the expanse of siding, and matching the rear patio posts to those on the front porch.

b. ARB 0007-25 – 140 W Sarah Ave – R4

Roger Bettlach, applicant – New single-family home

The Board discussed that there should be an additional window or set of windows on the left side of the garage and mentioned that the foundation exposure limits.

c. ARB 0009-25 – 115 W Monroe Ave – B2


Tom McGraw, applicant – Rear addition

The Board noted that this is a City Landmark. Staff explained that the Landmarks Commission had reluctantly approved the work as it makes the structure less historic, but may ultimately save it from demolition. Staff said that the applicant plans to replace the entire roof due to its poor condition. The Board discussed how the vinyl siding was attached to the brick, the condition of the brick under the vinyl siding, and potential water damage, especially if no waterproofing had been done in the past. The Board questioned if the door will be changed and how the windows be affected when the vinyl is replaced. The Board will ask the applicant about work on the chimneys.

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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