



**Architectural Review Board
Work Session – Draft Minutes
Monday, April 7, 2025 – 6:30pm**

Main Level Conference Room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

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

Members Absent

- Mark Campbell, Chairman

- I. **Call Meeting to Order and Approval of March 17, 2025 Minutes**
- II. Mr. Burton called the work session to order at 6:30 p.m. and asked if there were any comments for the March 17, 2025 meeting minutes. **Mr. Gordon made a motion to approve the March 17, 2025 minutes. Seconded by Mr. Garware. Motion approved unanimously.**
- III. **Sign Review – New Business**
 - a. ARB 0043-25 – 10211 Manchester – B3
Jon Krone of Warren Signs, applicant – Illuminated monument ground sign for Billy Goat Bicycle
The Board discussed the importance of the sign having a base so that the soil conditions do not deteriorate the signage.
 - b. ARB 0044-25 – 343 S Kirkwood Rd Unit 8 – B2
Mike Mason, applicant – Illuminated wall sign for Gooley Louie and The Lou Charcuterie
The Board had no comments.
 - c. ARB 0057-25 – 11216 Manchester Rd – B3
Ivy Samson, applicant – Non-illuminated wall sign for STL Chiropractic
The Board looked at images of the two adjacent storefronts and wanted the new signage to be consistent with the individual black letters of the other storefronts.
- IV. **Residential Review – Old Business**
 - a. ARB-0045-25 – 641 Brookhaven Ct – R4
Boulevard Custom Homes Inc., applicant – screened porch addition and removing shake siding from front elevation
The Board had no comments.
 - b. ARB 0027-25 – 856 Wood Ave – R4
E&M Development, applicant – New single-family residence
The Board discussed the front gable and the pitches of the roof.

V. Residential Review – New Business

- a. ARB 0020-25 1521 Friar Ln – R3
Mark Kamphoefner, applicant – New single-family home
The Board brought up the issue of missing context due to no pictures of one story houses in the neighborhood along with missing information on the north elevation, the need for gable ornamentation and that the garage door windows need to be bigger.
- b. ARB 0036-25 – 415 Scott Ave – R3
Scott Volding, applicant – Two-story addition and remodel
The Board had no comments.
- c. ARB 0040-25 – 424 W Rose Hill – R3
Graber Outdoors, applicant – Rear deck with covered roof portion
The Board was unsure of the two posts with no roof to the left of the staircase.
- d. ARB 0041-25 – 210 Wilson Ave – R4
Chesterfield Fence and Deck Co, applicant – Remove and build new deck
The Board discussed the holding up of the roof during construction.
- e. ARB 0046-25 – 825 Stable Ridge Ln – R3
Jill Niemann, applicant – Rear addition
The Board discussed the need for an octagonal window in the pantry and reducing the size of the window in the half bath.
- f. ARB 0050-25 – 616 Linwood Blvd – R4
Mark Talley, applicant – Detached garage
The Board noted that the garage needs windows on three sides.
- g. ARB 0051-24 – 117 E Essex Ave – R3
Kevin Weber, applicant – Covered patio
The Board mentioned that they were missing the floor plan pages. The also discussed the usability of the chimney.


VI. Commercial Review – Old Business

- a. ARB 0009-25 – 115 W Monroe Ave – B2
Sarah Tadlock, applicant – Façade and roof pitch change, rear addition
The Board noted they appreciated that the original brick façade was being restored and discussed that the inset of the vinyl should be 4” ideally.

VII. Commercial Review – New Business

- a. ARB 0048-25 – 1229 S Kirkwood Rd – B5
Alex Henein, applicant – Sierra Trading Post improvements and dock enclosure.
The Board had no comments. The staff mentioned that the sign would need separate ARB approval.

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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