

**Architectural Review Board
Work Session – Minutes
Monday, June 2, 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
Ninad Garware
Ben Arenberg

Members Absent

Mark Campbell, Chairman

I. Call Meeting to Order and Approval of Minutes

Mr. Burton called the work session to order at 6:30 p.m. A work session was not held for the May 19, 2025 meeting so there were no meeting minutes to approve.

II. Sign Review – Old Business

III. Sign Review – New Business

IV. Residential Review – Old Business

a. ARB-0031-25 – 1714 Black Twig Ln – R3

Peter Conant, applicant – rear one-story addition

The Board discussed the changes from the previous proposal and how it fits into the existing house, particularly the placement of the windows and the overhangs.

V. Residential Review – New Business

a. ARB-0055-25 – 458 Crest Ave – R4

Paul Creager, applicant – New single family home

The Board noted that the elevation drawings seem to have been from the previous house these plans were used for and did not reflect the topography of the current site. They also discussed increasing the main roof pitch and bringing the materials on the front elevation to other elevations.

b. ARB 0084-25 – 612 Kirkshire Dr – R4

Tony Hobbs, applicant – Rear screened porch

The Board discussed the necessity of both doorways, if the roof is walkable for cleaning, and how changing the pitch may eliminate the need for a gutter.

c. ARB 0085-25 – 636 Norton Ave – R4

Daniel Pieper, applicant – New single-family home

The Board noted that the windows on the first floor side elevations and over the garage are too small, the garage door needs windows, and most gables need band boards.

- d. ARB 0086-25 – 1233 Missouri Ave – R3
Brian Johnston, applicant – New single-family home
The Board noted the right gable either needs to be lowered or the main roof line be raised to meet each other. On the side elevations, they noted the need for more windows and band board with vertical siding in the gables. Removing or increasing the size of the shutters and adding glass in the garage door was also discussed. Staff noted that the front elevation had been revised to add a fourth bedroom to comply with code requirements about the garage extending too far out from the house and that the elevations in the packet needed to be updated. Staff said they would pull up the correct elevation for the formal meeting.

- e. ARB 0087-25 – 601 Coulter Ave – R3
Patrick Jones, applicant – New single-family home
The Board talked about exterior lights on the front elevation. They discussed the enhancing the gables with band boards and rake boards, adding more windows on the side elevations, and ensuring foundation exposure rules are followed.

- f. ARB 0088-25 – 223 W Monroe Ave – RMM
Justin Davis, applicant – New duplex
The Board was concerned about the amount of garage showing on the front façade. Staff clarified that the applicant went through the process to change the code to allow lots that are 65 feet or less in width in the R-MM zoning district to have garage doors with a total width of 36 feet or less. They also discussed the dark colors being used, lighting strategy, and their desire for the recessed column on the right to be brought out to the same plane as that of the middle column. They also questioned the use of the flat roofs on the left.

- g. ARB 0089-25 – 621 Pearl Ave – R3
Roger Bettlach, applicant – New single-family home
The Board talked about the type of brick treatment in the garage gable and the masonry being used and suggested using a different brick treatment.

- h. ARB 0090-25 – 1727 W Woodbine Ave – R3
Tony Hobbs, applicant – Rear screened porch with deck
The Board asked about the type of roof, the placement of the gutters, and what material is being used for the ceiling.

- i. ARB 0091-25 – 553 N Van Buren Ave – R4
Tony Hobbs, applicant – Covered front porch extension
The Board discussed the need to use stucco for the knee walls of the porch since the existing house is stucco. They also wanted to see the same roofing material as the house.


VI. Commercial Review – Old Business

- a. 13-24C – 10525 Manchester Rd – B3
Josh Goodman, applicant – Exterior renovations of remaining existing building

The Board noted that the top parapet seems to have decreased in height and is too low to screen the mechanical units. They noticed that no roof plan was included in the submittal. They also talked about whether or the door on the west is ADA compliant.

VII. Commercial Review – New Business

Mr. Burton asked if there was other business to address. Upon hearing there was none, the meeting adjourned at 6:57 p.m.

	Chris Burton, Vice-Chair
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