

**Architectural Review Board
Minutes**

Monday, June 16, 2025 – 7:00 p.m.
Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton, Vice Chair
Don Anderson
Ben Arenberg
Dick Gordon

Members Absent

Mark Campbell, Chair
Ninad Garware
Andy Struckhoff

I. Call Meeting to Order

Mr. Burton called the session to order at 7:00 p.m. and asked if there were any comments for the June 2nd formal session meeting minutes. **Mr. Gordon made a motion to approve the June 2nd formal session meeting minutes. Seconded by Mr. Arenberg. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

a. ARB-0079-25 – 110 S Kirkwood Rd – B2

Awning Concepts STL, applicant – recover 5 awnings for Salt + Smoke
A representative for the project was not present. The Board agreed to come back to the item at the end of the meeting to see if anyone was present at that time.

b. ARB-0093-25 – 10424 Manchester Rd – B3

Ramazan Mutallimli, applicant – awning sign for USA Cabinet Store
Mr. Mutallimli presented the case. The Board confirmed the material of the awning. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

IV. Residential Review – Old Business

a. 126-24R – 633 Evans Ave – R4

RC Construction & Remodeling, applicant – residential addition with front porch
David Lorentz presented the case. The Board discussed how the arch above the front door matches the arched window on the second floor. They also discussed the caps & bases of the columns. They also talked about having the stairway centered, framing the soffit to match the arch and the siding match the gable. Mr. Lorentz brought up the issues of storm water and budget constraints. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the front gable is to be filled in and match the arched window and 2) the gable is to be framed with the material discussed at the meeting. Seconded by Mr. Arenberg. Motion approved unanimously.**

b. ARB-0040-25 – 424 W Rose Hill Ave – R3

John Graber, applicant – revised deck with covered area to open pergola

There was no representative to present the case. The Board had no comments.
Mr. made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.

V. Residential Review – New Business

a. ARB-0092-25 – 901 Curran Ave – R4

Tim McBride, applicant – Detached garage

Mr. McBride presented the case and noted that he was aware that the size of the garage needed to be smaller in order to meet zoning code. The Board discussed the need for windows in the garage door and a vent in the gable. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) the garage door needs to have windows and 2) the gable needs to have a rectangular vent that can be false. Seconded by Mr. Gordon. Motion approved unanimously.**

b. ARB-0094-25 – 625 Simmons Ave – R4

Tony Hobbs, applicant – Operable pergola with new pier footings

A representative from Patriot Sunrooms presented the case. The Board asked how it will be attached to the house. He replied that they will square the siding with proper flashing. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

c. ARB-0096-25 – 312 McCullough Ave – R4

Madelyne Pearl, applicant – Exterior updates, front porch extension, and enclosing rear porch

Ms. Pearl and another representative presented the case. The Board discussed how the deck will need be covered underneath, ideally with band board. **Mr. Anderson made a motion to approve the case with the following requirements: 1) cover the area under the rear decks to ground level. Seconded by Mr. Arenberg. Motion approved unanimously.**

d. ARB-0097-25 – 1935 Windy Hill Rd – R3

Bill Riggs, applicant – rear covered porch and outdoor fireplace

Amie Riggs, the Vice-President of the contractor, presented the case. The Board discussed the best proportion of the cedar columns to the stone bases. Ms. Riggs brought updated drawings to show the correct bracket design. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the column bases are no more that 2-3” additional inches wider on each side than the 8” columns and 2) the wooden brackets should be what were brought to the meeting. Seconded by Mr. Arenberg. Motion approved unanimously.**

e. ARB-0098-25 – 319 Frieda Ave – R3

Chris Clark, applicant – two-story addition with attached garage

Mr. Clark presented the case stating that in addition to the garage, there will be a sunroom and deck on the second story. They're hoping to create a craftsman


type porch with tapered columns and stone. The Board discussed the size of the columns and extending the porch to the right. Mr. Clark said he wanted to stretch the porch but there are budget issues. It was also asked if there is anyway, can the gutter be moved so that it doesn't split the house in two. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the porch should be extended on the right side by one section, and 2) reduce the front porch columns to be 9" at the top and 12" at the bottom. Seconded by Mr. Gordon. Motion approved unanimously.**

- VI. Commercial Review – Old Business
- VII. Commercial Review – New Business

VIII. Sign Review – New Business

- a. ARB-0079-25 – 110 S Kirkwood Rd – B2
Awning Concepts STL, applicant – recover 5 awnings for Salt + Smoke
The Board then returned to this item and asked if anyone was present to discuss the project. A representative was still not present. **Mr. Gordon made a motion to continue the case until the July 7th meeting. Seconded by Mr. Arenberg. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:41 p.m.

	Chris Burton, Vice Chair
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