



**Architectural Review Board
Work Session – Minutes
Monday, July 7, 2025 – 6:30 p.m.**
Main Level Conference Room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Mark Campbell, Chairman
Chris Burton, Vice-Chairman
Dick Gordon
Ben Arenberg
Ninad Garware
Andy Struckhoff

Members Absent

- I. **Approval of Minutes – June 16, 2025**
Mr. Campbell called the work session to order at 6:30 p.m. and asked if there were any comments for the June 16, 2025 meeting minutes. **Mr. Burton made a motion to approve the June 16, 2025 minutes. Seconded by Mr. Arenberg. Motion approved unanimously.**

- II. **Election of Officers** – This item was moved to the end of the meeting.

- III. **Sign Review – Old Business**
 - a. ARB-0079-25 – 110 S Kirkwood Rd – B2
Awning Concepts STL, applicant – recover 5 awnings for Salt + Smoke
The Board preferred black awnings with yellow lettering to be consistent with the other storefronts in the plaza.

- IV. **Sign Review – New Business**
 - a. ARB-0102-25– 121 W Monroe Ave – B2
Sarah Tadlock, applicant – Monument sign for The Collective
The Board wanted to know if there will be masonry at the base of the sign.

- V. **Residential Review – Old Business**
 - a. ARB-0055-25 – 458 Crest Ave – R4
Paul Creager, applicant – New single family home
The Board discussed adding a railing on the retaining wall, enclosing the space under the stairs on the rear deck, adding a window to the kitchen wall and having consistent window grids.

- VI. **Residential Review – New Business**
 - a. ARB-0100-25 - 1969 Rayner Rd – R1
McArthur Construction Services, applicant – Pool house
The Board had no comments.

- b. ARB-0101-25 – 901 Evans Ave – R4
Chesterfield Fence & Deck, applicant – New pergola
The Board discussed the type of wood being used and if it will be treated.
- c. ARB-0103-25 – 429 N Geyer Rd – R4
Luke Kimme, applicant – Covered deck
The Board discussed the ceiling treatment, issues with the existing bay window clashing with the new design, and if the white fascia board can be used to cover the space below the deck to match the trim.
- d. ARB-0104-25 – 331 Heege Ave – R4
Homes by Rolwes, applicant – New single-family home
The Board discussed the purpose of the roof section to the left up front, if vents would be needed on the gables in the rear.
- e. ARB-0105-25 – 633 Norton Ave – R4
Joe Molitor, applicant – New single-family home
The Board discussed the need for windows on the front door, the second floor gable maybe false and a window is needed in the bathroom and the stairway. In addition, the two entrances into the kitchen, the walk through pantry, the stone in front is too high and on the second floor, another window is needed. and gutters on the dog house
- f. ARB-0106-25 – 511 Goethe Ave – R4
Rich Ikemeier, applicant – Adding shed-type dormer to the rear
The Board discussed how the membrane roof will intersect with the shingle roof.

VII. Commercial Review – Old Business

- a. 13-24C – 10525 Manchester Rd – B3
Josh Goodman, applicant – Resubmittal for screening options for mechanical equipment
The Board discussed the potential issue of some units being too close to the edge and if the screening would hang over and whether they would need fall protection installed. They would like to see an alternative to the standard neon yellow railing if fall protection will be needed.

VIII. Commercial Review – New Business

Mr. Campbell asked if there was other business to address. Upon hearing there was none, the meeting adjourned at 6:58 p.m.

	Mark Campbell, Vice-Chair
---	---------------------------

Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City’s website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, and Architectural Review Board.

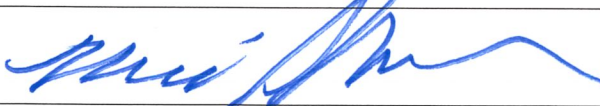
door will match the windows with a full-length column of light on one side, 2) the dog house roofline will align with the gutter line on the house, 3) two transom windows will be added on either side of the dog house, 4) A 30x30 window 24" off the stairwell landing will be added, 5) a two foot stone return will be added on the left elevation, and 6) a row of glass will be added in the garage door. Seconded by Mr. Burton. Motion approved unanimously.

- f. ARB-0106-255 – 511 Goethe Ave – R4
Rich Ikemeier, applicant – Adding shed-type dormer to the rear
Architect Jeff Day confirmed that the front elevation will not be changing. The Board discussed the roof material. **Mr. Struckhoff made a motion to approve the case as submitted. Seconded by Mr. Burton. Motion approved unanimously.**

VII. Commercial Review – Old Business

- a. 13-24C – 10525 Manchester Rd – B3
Josh Goodman, applicant – Resubmittal for screening options for mechanical equipment
Mr. Goodman presented to the Board and noted that raising the parapet as originally requested was structurally difficult and would require other roof changes that are cost prohibitive. The Board asked about the color of the screening and Mr. Goodman confirmed that it is galvanized metal that is finished with paint, so they will be able to choose the paint color to match. The Board discussed their concern about the possible requirement for fall protection around the screening for maintenance and how this would affect the appearance. Mr. Goodman noted that it may be feasible to do maintenance work from the interior side of the units and avoid installing railings. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) if visible safety railings are required, alternative proposals will be presented to ARB for separate approval. Seconded by Mr. Burton. Motion approved unanimously**

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:34 p.m.

	Mr. Campbell, Chair
---	---------------------

Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, and Architectural Review Board.