



**Architectural Review Board
Work Session – Minutes
Monday, August 18, 2025 – 6:30 p.m.**
Main Level Conference Room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton, Chairman
Ben Arenberg, Vice-Chairman
Dick Gordon
Jon Murphy
Jeff Mugg

Members Absent

Ninad Garware
Andy Struckhoff

I. Approval of Minutes – August 4, 2025

Mr. Burton called the work session to order at 6:30 p.m. and asked if there were any comments for the August 4, 2025 meeting minutes. **Mr. Arenberg made a motion to approve the June 16, 2025 minutes. Seconded by Mr. Murphy. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

- a. ARB-0115-25 – 100 S Taylor Ave – R5/R3
Sue Winter, applicant – Installation of monument ground sign with electronic message center for Eliot Unitarian Chapel
The Staff noted that a new stone plan was submitted prior to the meeting in regards to a comment by the Landmarks Committee to make the faux brick more horizontal to match the church, rather than vertical. The Board discussed the size and type of material being used including the cap stones and alternatives.
- b. ARB-0122-25 – 353 S Kirkwood Rd – B2
Joe Phillips, applicant – Installation of replacement signage for Taco Bell
The Staff noted that this is a two-part project, focusing on both lighting and signs. The Board discussed the type and color of lighting.
- c. ARB-0123 135 W Adams Ave 302 – B2
Tanveer Zia, applicant – Installation of illuminated wall sign for O'Brien Law Firm
The Board discussed the position of the sign, the color when it is not illuminated, and the color of the returns.
- d. ARB-0125-25 – 10555 Big Bend Blvd – B3
Jay Perlmutter, applicant – One temp front wall banner & one temp banner over the existing ground sign for KinderCare
The Board had no comments.
- e. ARB-0126-25 – 444 E Elliot Ave – I1
Signarama Olivette, applicant – Installation of two 5' x 5' aluminum wall signs with vinyl logo for Murphy Company

The Board discussed spelling out "East" or adding a period after the "E" to clarify that it is east in the address.

IV. Residential Review – Old Business

a. RSAD-24-3970 – 1024 N Taylor Ave

Jumana Brodersen, applicant – Addition

The Board discussed options for having the work come into compliance as the finished addition differed markedly from the previously approved design.

b. ARB-0118-25 – 537 S Fillmore Ave

Bermiston Construction, applicant – New single-family residence

The Board discussed that the revised front elevation did not match what was expected. They also discussed the gables on the house and the option of moving or changing the shed roof of the second floor dormer.

V. Residential Review – New Business

a. ARB-0121-25 – 526 Pointe Essex Ct Ave – R3

Mark Schumm, applicant – Replacing 8-foot garage doors with 10-foot garage doors.

The Board had no comments.

b. ARB-0129-25 – 1907 Brookcreek Ln – R3

Shea Construction, applicant – Rear screened porch

The Board had no comments.

VI. Commercial Review – Old Business


VII. Commercial Review – New Business

a. ARB-0124-25 – 122 N Kirkwood Rd – B2

Paul Chicoineau, applicant – Demolish existing building façade. Repair/restore original glaze. Install new façade materials where it could not be restored.

Applicant will not attend meeting and requested continuance. The Board had no comments.

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

	Chris Burton, Chair
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