



Architectural Review Board
Work Session – Minutes
Monday, September 15, 2025 – 6:00 p.m.
Main Level Conference Room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present: Chris Burton, Chair; Ben Arenberg, Vice Chair; Dick Gordon, Andy Struckhoff, Jon Murphy, Jeff Mugg. **Members Absent:** Ninad Garware.

I. Approval of Minutes – September 2, 2025

Mr. Burton called the work session to order at 6:00 p.m. and asked if there were any comments for the September 2, 2025 meeting minutes. **Mr. Gordon made a motion to approve the September 2, 2025 minutes. Seconded by Mr. Murphy. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

IV. Residential Review – Old Business

a. 46-24R – 1024 N Taylor Ave – R4

Jumana Brodersen, applicant – Addition

The Board discussed comments regarding the purview and that they are okay with the proposal.

V. Residential Review – New Business

a. ARB-0135-25 – 413 S Harrison Ave – R4

Chris Rhodes, applicant – New pool house

The Board had no comments.

b. ARB-0138-25 – 131 N Woodlawn Ave – R3

Carrie Fischer, applicant – Small portico addition

The Board had no comments.

c. ARB-0141-25 – 819 Lynda Ct – R3

Tony Hobbs, applicant – New sunroom on a new insulated deck

The Board discussed the roof slope and the need for screening underneath the deck.

d. ARB-0142 – 305 Midway Ave – R3

Kevin Sigsby, applicant – Filling in two exterior windows.

The Board noted that this is reasonable as the windows are in the rear.

e. ARB-0143 – 1234 Glenwood Ln – R1

Jason Lehmann, applicant – Deck replacement

The Board noted that screening underneath doesn't seem appropriate in this case due to the grade changes.

f. ARB-0146-25 – 246 Barter Ave – R4

Tim Hollerbach, applicant – New single-family home

The Board discussed whether the gable vents were necessary. They also wanted the front porch columns to match the rear porch columns.

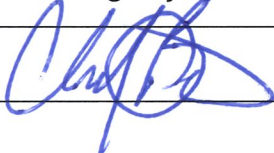
- g. ARB-0147-25 – 319 Memphis St – R4
 Tim Hollerbach, applicant – New single-family home
 The Board discussed the monotony issue with the two projects on 319 and 337 Memphis even though it's technically not a violation.
- h. ARB-0148-25 – 337 Memphis St – R4
 Tim Hollerbach, applicant – New single-family home
 The Board discussed the potential of approving only one of the Memphis St designs and continuing the other one in order to give the architect a chance to address the monotony issue.
- i. ARB-0149-25 – 976 Cleveland Ave – R4
 Nerijus Vaitulevicius, applicant – New single-family home
 The Board discussed removing the false vents in front, adding windows on the side elevations, changing the façade treatment on the lower level, returning the stone in front on the right side, and having the rear columns match the front columns without the base.

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 or restore original glaze. Install new façade materials where it could not be restored.
 The Board noted that the goal to restore the building to its original design makes sense but there is still a certain amount of unknowns that need to be resolved prior to being able to approve the proposal with conditions. The Board agreed they would like to see a dimensional elevation of the proposal with materials clearly labeled as well as a cover letter, a clear distinction between what is proposed for repair versus what is proposed for restoral, and a list of materials. They noted that the Secretary of Interior Standards of Rehabilitation.

Mr. Burton asked if there was other business to address. Upon hearing there was none, the meeting adjourned at 6:45 p.m.

	Chris Burton, Chair
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