



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

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

I. Call Meeting to Order and Approval of Minutes

Mr. Burton called the work session to order at 6:00 p.m. and asked if there were any comments for the November 17th meeting minutes. **Mr. Gordon made a motion to approve the November 17th minutes. Seconded by Mr. Garware. Motion approved unanimously.**

In order to ensure enough time was available for a thorough discussion, Mr. Burton asked the Board if they would be open to moving agenda item ARB-0228-25 (300 N Kirkwood Rd) to the top of the agenda. The Board members agreed.

I. Commercial Review – New Business

a. ARB-0228-25 – 300 N Kirkwood Rd – B2

NSPJ Architects on behalf of TriStar Properties, applicant – New 4 story mixed-use building with 60 dwelling units and commercial space

The Board discussed needing drawings that were more detailed in regard to the roof brackets, window trim, overall materials and finishes, the differentiation between storefronts and residential entrances, the location of rooftop mechanical equipment and its screening, and the location of gutters and downspouts. They also expressed the desire for the corner of the building at the intersection of N Kirkwood Rd and E Adams Ave to be designed in a way that recognizes the prominence of that particular street corner as it relates to Downtown Kirkwood.

II. Sign Review – Old Business

III. Sign Review – New Business

IV. Residential Review – Old Business

a. ARB-0118-25 – 545 S Fillmore Ave – R4

Bemiston Construction, applicant – New single-family home
The Board had no comments.

b. ARB-0192-25 – 4 Sweetbriar Ln – R3

James Schulte, applicant – Attached garage and rear addition
The Board discussed the need for consistency between the addition and the house.

c. ARB-0194-25 – 133 Manlyn Dr – R4

Lewis Homes, applicant – New single-family home
The Board discussed whether or not the applicant addressed their previous anti-monotony concerns.

V. Residential Review – New Business

- a. ARB-0202-25 – 474 N Taylor Ave – R3
TAG Architects, applicant – Gable roof and three new false dormers
The Board discussed the size of the windows in the dormers.
- b. ARB-0203-25 – 12243 Old Big Bend Rd – R3
FM Design Build, applicant – New single-family home
The Board discussed the front porch columns.
- c. ARB-0204-25 – 338 W Rose Hill Ave – R3
FM Design Build, applicant – New single-family home
The Board had no comments.
- d. ARB-0205-25 – 943 Cleveland Ave – R4
Agape Construction, applicant – Rear addition
The Board had no comments.
- e. ARB-0206-25 – 332 Dickson St – R4
Jeff Day & Associates, applicant – Rear covered patio and pergola
The Board discussed adding articulation to the brick fireplace's outer wall.
- f. ARB-0207-25 – 523 Weatherfield Ln – R4
Bobby K Designs, applicant – Rear covered patio
The Board discussed possible snow load issues due to the flat roof.
- g. ARB-0208-25 – 611 W Washington Ave – R4
County Fence Co., applicant – Rear covered deck
The Board had no comments.
- h. ARB-0209-25 – 536 Villa Gardens Dr – R4
California Custom Decks, applicant – Rear deck
The Board had no comments.
- i. ARB-0210-25 – 11 Hillcrest Pl – R4
Thomas Schmidt, applicant – Rear yard outdoor pergola
The Board had no comments.
- j. ARB-0214-25 – 923 Poinsetta Ln – R4
Schindler Homes, applicant – New single-family home
The Board discussed the gables and adding a vent.
- k. ARB-0216-25 – 209 Wilson Ave – R4
Lewis Homes, applicant – New single-family home
Board discussed consistency of the porch columns.
- l. ARB-0144-25 – 436 S Van Buren – R4
Clarence Olsen Architects, applicant – Rear addition
The Board discussed the need for a window on the south elevation.

- m. ARB-0217-25 – 661 W Adams Ave – R4
Stauder Architecture, applicant – Porch, 2nd floor, and garage additions
The Board had no comments.
- n. ARB-0219-25 – 523 W Washington Ave – R4
Lewis Homes, applicant – New single-family house
The Board had no comments.
- o. ARB-0220-25 – 444 N Van Buren Ave – R3
Agape Construction, applicant – Rear addition and front porch
The Board discussed the roof plan.
- p. ARB-0221-25 – 420 Julian Pl - R4
Roeser Home Remodeling, applicant – Rear addition
The Board had no comments.
- q. ARB-0223-25 – 1809 Arminda Ave – R3
Intelligent Roofing & Exterior, applicant – Rear deck
The Board had no comments.

VI. Commercial Review – Old Business

ARB-0224-25 – 118 E Jefferson Ave – B2
Gold Leaf Design – Exterior façade alterations
The Board had no comments.

VII. Commercial Review – New Business

- a. ARB-0213-25 – 110 S Kirkwood Rd – B2
Dan Orf, applicant – Removal of overhead door, infill with storefront glass and knee wall.
The Board discussed the color and finishing of the knee wall.
- b. ARB-0215-25 – 215 N Clay Ave – R5
Brian Feld, applicant – Vestibule addition to school gym entrance
The Board discussed the metal trim of the addition and whether or not it matches any part of the existing building.

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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