

Architectural Review Board
Meeting Minutes
Monday, February 3rd, 2025 – 7:00 p.m.
Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton, Vice Chairman
Ben Arenberg
Dick Gordon
Michael Marlo
Pat Jones

Members Absent

Mark Campbell, Chairman
Don Anderson
Ninad Garware

I. Call Meeting to Order and Approval of Minutes

Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the January 13th meeting minutes. **Mr. Gordon made a motion to approve the January 13th minutes. Seconded by Mr. Marlo. Motion approved unanimously.**

II. Sign Review – Old Business

a. 08-24S – 1147 S Kirkwood Rd – B5

Brian Evans, applicant – 7 Brew Coffee additional signage
Representative Joe Rafferty from 7 Brew presented the case. The Board clarified that the signage was in addition to what was previously approved. The Board had no further comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Ms. Jones. Motion approved unanimously.**

III. Sign Review – New Business

IV. Residential Review – Old Business

V. Residential Review – New Business

a. 169-24R – 90 Wildwood Ln – R3

Ken DeBrecht, applicant – New single-family home
Lauren Strutman, the architect, presented the case. The Board noted the discrepancy between the floor plans and the rendering in the 2nd floor windows in the upper left of the front elevation. Ms. Strutman confirmed that the rendering was the correct layout with two separate windows. The Board discussed the detached garage window and adding band boards to the side elevations. **Mr. Gordon made a motion to approve the case with the following requirements: 1) move window on detached garage further away from grade; 2) add a band board between the 1st and 2nd floors on the side elevations. Seconded by Ms. Jones. Motion approved unanimously.**

b. 170-24R – 80 Wildwood Ln – R3

Ken DeBrecht, applicant – New single-family home
Lauren Strutman, the architect, presented the case. The Board discussed adding windows to the garage and second floor bathroom on the left elevation as well as returning the Tudor look to the side and rear elevations. **Mr. Gordon made a motion to approve the case with the following requirements: 1) add two windows to the garage on the left elevation; 2) add transom windows to the 2nd floor bathroom on the left elevation; 3) add Tudor treatment to the left, right, and rear elevations per the attached drawings done by Mr. Gordon. For the treatment on the left elevation,**

it only needs to return 3-4 feet. Staff noted the applicant will be provided with a copy of the drawings with their decision letter. Seconded by Ms. Jones. Motion approved unanimously.

c. ARB 0001-25 – 1033 Huthmaker Ave

Jason Frisch, applicant – Covered front porch

Mr. Frisch presented the case. The Board clarified that a roof was being added to the existing open pergola-type area. Mr. Frisch confirmed that a roof was being added and that it would be a 1:12 sloped flat roof with new supporting posts. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Ms. Jones. Motion approved unanimously.**

d. ARB 0002-25 – 453 Quan Ave – R4

Paul Hemmel, applicant – Solar panel expansion

The homeowner Mr. Ruzicka presented the case and explained where the expansion was taking place in relation to the existing panels. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

e. ARB 0003-25 – 120 N Ballas Rd – R1

Mark Kasprzyk, applicant – Re-roofing and brick masonry restoration

Anna Ives, a representative from Frank Lloyd Wright House in Ebsworth Park's Preservation Committee, presented the case. The Board clarified that the original structure had cedar shakes and that the renovation project would be returning the roof to cedar shake materials. **Ms. Jones made a motion to approve the case as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

f. ARB 0006-25 – 2032 Brookcreek Ln – R3

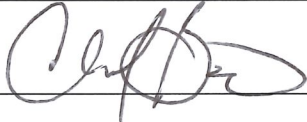
David Barnard, applicant – Replacing rear deck

Mr. Barnard presented the case. The Board asked about the footings for the deck and the applicant confirmed that the piers would be in the soil and that no changes were needed to be made to the concrete walkway. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

VI. **Commercial Review – Old Business**

VII. **Commercial Review – New Business**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:22 pm.

	Chris Burton, Vice-Chairman
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