



**Architectural Review Board
Meeting Minutes
Monday, April 7, 2025 – 7:00 pm
Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122**

Members Present

Chris Burton, Vice
Chairman
Don Anderson
Ben Arenberg
Dick Gordon
Michael Marlo
Ninad Garware

Members Absent

Mark Campbell, Chairman

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 March 17, 2025 meeting minutes. **Mr. Gordon made a motion to approve the March 17, 2025 minutes. Seconded by Mr. Garware. Motion approved unanimously.**

II. Sign Review – New Business

a. ARB 0043-25 – 10211 Manchester – B3

Sue Winter, applicant – Illuminated monument ground sign for Billy Goat Bicycle
Jon Krone of Warren Signs presented the case. The Board discussed the need for the monument to have a base because of the soil conditions. Mr. Krone agreed. **Mr. Gordon made a motion to approve the case with the following requirements: 1) the monument is required to have a concrete base. Seconded by Mr. Garware. Motion approved unanimously.**

b. ARB 0044-25 – 343 S Kirkwood Rd Unit 8 – B2

Mike Mason, applicant – Illuminated wall sign for Goody Louie and The Lou Charcuterie
Tom Mason of Mason Signs presented the case. The Board asked if the two signs will be fully illuminated and Mr. Mason said that they would. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

c. ARB 0057-25 – 11216 Manchester Rd – B3

Ivy Samson, applicant – Non-illuminated wall sign for STL Chiropractic
Dustin Hong from Signarama presented the case. The Board brought up the need for the proposed sign to be similar to the two existing signs already there that are individual black letters on a channel. **Mr. Gordon made a motion to approve the case with the following requirements: 1) if the Board has the appropriate purview, the sign will have black individual letters. If the Board does not have the appropriate purview, then it will be approved as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

III. Residential Review – Old Business

a. ARB-0045-25 – 641 Brookhaven Ct – R4

Boulevard Custom Homes Inc., applicant – screened porch addition and removing shake siding from front elevation
Robert Srote presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

b. ARB 0027-25 – 856 Wood Ave – R4

E&M Development, applicant – New single-family residence
John Albers presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

IV. Residential Review – New Business

- a. ARB 0020-25 1521 Friar Ln – R3
Mark Kamphoefner, applicant – New single-family home
Mr. and Mrs. Kamphoefner presented the case. The Board brought up the issue that the height of the house is not typical of that style and that all the gables should match. After discussion, it was clarified that the north elevation will have more of a grade change with retaining walls. The lower level below the garage will be unexcavated so no windows could be added there. **Mr. Anderson made a motion to approve the case with the following requirement: 1) the side gable on the garage needs to match the configuration of the front gable and 2) the northern rear elevation of the garage have windows that match the southern front elevation. Seconded by Mr. Gordon. Motion approved unanimously.**

- b. ARB 0036-25 – 415 Scott Ave – R3
Scott Volding, applicant – Two-story addition and remodel
Scott Volding presented the case, noting that the house is on the registry as a Local Landmark and the project has been approved by the Landmarks Commission. In addition, all the windows and trim for the mudroom and office will match the old. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

- c. ARB 0040-25 – 424 W Rose Hill – R3
Graber Outdoors, applicant – Rear deck with covered roof portion
The homeowner Adam Brown presented the case. The Board asked what was above the panels shown on the left side of the deck. Mr. Brown clarified that it is under an existing roof. Mr. Brown also clarified that the new proposed roofed area on the right side of the deck would also be screened in. Staff noted that this was not noted nor shown in the application, so it will need to be reviewed after ARB approval to determine whether or not it meets Floor Area Ratio requirements. **Mr. Gordon made a motion to approve the case with the following requirement: 1) Screened portion will be reviewed by Staff to ensure compliance with code requirements. Seconded by Mr. Anderson. Motion approved unanimously.**

- d. ARB 0041-25 – 210 Wilson Ave – R4
Chesterfield Fence and Deck Co, applicant – Remove and build new deck
Hannah Noah of Chesterfield Fence and Deck presented the case. The Board asked about the size of the posts. Ms. Noah said they would be 6.5'. **Mr. Anderson made a motion to approve the case as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**

- e. ARB 0046-25 – 825 Stable Ridge Ln – R3
Jill Niemann, applicant – Rear addition
The homeowner Ms. Niemann presented the case. The Board questioned the use of an octagonal window. They noted that the half bath window seems too large and Ms. Niemann clarified the rendering shows it incorrectly and that it will be a 2' x 3' window. The Board also requested that the bird boxes should match that on the house. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the octagonal window will be removed, 2) the window in the half bath will be 2' x 3', and 3) the addition will have bird boxes to match those on the house. Seconded by Mr. Gordon. Motion approved unanimously.**

- f. ARB 0050-25 – 616 Linwood Blvd – R4
Mark Talley, applicant – Detached garage
Joe Roeser of Roeser Home Remodeling presented the case. The Board asked about the pitch on the garage and if it matches that on the house. Mr. Lewis said that it does. He also mentioned that the homeowner did not want windows on the east or rear. After a discussion about neighboring views, the Board noted that they would still need to enforce the guideline that detached structures have a window or door on three out of the four sides. Mr. Roeser then agreed to move the window on the west elevation to the east or rear elevation. **Mr. Anderson**

made a motion to approve the case with the following requirements: 1) move the window on the west elevation to the east or rear elevation. Seconded by Mr. Gordon. Motion approved unanimously.

g. ARB 0051-25 – 117 E Essex Ave – R3

Kevin Weber, applicant – Covered patio

The homeowner Mr. Weber presented the case. The Board asked if the upper portion of the covered patio was usable, where the gutters will be and what will be on the ceiling inside. Mr. Weber noted the upper portion will not be usable, pointed out the location of the gutters and clarified that there will be lights and two fans inside. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

V. **Commercial Review – Old Business**

a. ARB 0009-25 – 115 W Monroe Ave – B2

Sarah Tadlock, applicant – Façade and roof pitch change, rear addition

Ms. Tadlock presented the case, noting that they're planning to preserve the brick, replacing those that need to be and that there will be a flat roof on the addition. The Board then asked about a security light in the rear. Ms. Tadlock noted one has been added as part of the lighting plan for the building. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**


VI. **Commercial Review – New Business**

a. ARB 0048-25 – 1229 S Kirkwood Rd – B5

Alex Henein, applicant – Sierra Trading Post improvements and dock enclosure.

Mr. Connor of Rogue Architects presented the case. The Board asked why they are building a new enclosure. Mr. Connor said that it is required by the city. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:46 p.m.

	Chris Burton, Vice-Chairman
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