



**Architectural Review Board
Minutes**

Monday, June 2, 2025 – 7:00 p.m.

Main Level Conference Room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton, Vice Chair
Don Anderson
Ben Arenberg
Ninad Garware
Dick Gordon

Members Absent

Mark Campbell, Chair

I. Call Meeting to Order

Mr. Burton called the work session to order at 7:00 p.m. and asked if there were any comments for the May 19th formal session meeting minutes. **Mr. Garware made a motion to approve the May 19th formal session meeting minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

IV. Residential Review – Old Business

a. ARB-0031-25 – 1714 Black Twig Ln – R3

Peter Conant, applicant – rear one-story addition

Mr. Conant from Conant Design presented the case, explaining they had to increase the master suite by a few feet and therefore, rearrange the interior to allow them to add some windows on the east façade. In addition, the reason there is no eave on the one side is because on the other side of the house there is a sunroom which has the eaves. This will also allow the gutters to line up. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

V. Residential Review – New Business

a. ARB-0055-25 – 458 Crest Ave – R4

Paul Creager, applicant – New single family home

Mr. Creager and Austin Hanse, the owner, presented the case and after discussion, explained that the plans shown were for a house that has been previously built in Kirkwood and the elevations shown match the terrain of that previous address. The Board noted that they need to see plans that align with the actual topography in the back yard. In addition, the Board stated that the height of the gables on the front elevation need to be equal in height with the main roof line. They recommended using a bigger window in the mud room on the north elevation and that the gables should be consistent around the house. **Mr. Arenberg made a motion to continue the case. Seconded by Mr. Gordon. Motion approved unanimously.**

b. ARB 0084-25 – 612 Kirkshire Dr – R4

Tony Hobbs, applicant – Rear screened porch

Mr. Hobbs presented the case. He noted that the roof will not be walkable for cleaning and that the existing gutter in back will be removed. **Mr. Anderson made a motion to approve the case with the following requirement: 1) the gutter in the rear over the sun room be removed. Seconded by Mr. Gordon. Motion approved unanimously.**

- c. ARB 0085-25 – 636 Norton Ave – R4
Daniel Pieper, applicant – New single-family home
Mr. Pieper presented the case. The Board discussed several issues including the size of the windows above the garage, band board in the gables, matching window trim, the need to use full size or larger windows on the garage and that the garage door needs to have windows. **Mr. Anderson made a motion to approve the case with the following requirements: 1) for the windows on the right and left above the garage, make them 3050 or 3052 size, 2) put bandboards in the main top front gable and the side gables, 3) use window sills and trim that meet the attached guidelines, 4) make the window in the garage on the right elevation full-size, can be fixed, and 5) add windows in the garage door. Seconded by Mr. Gordon. Motion approved unanimously.**
- d. ARB 0086-25 – 1233 Missouri Ave – R3
Brian Johnston, applicant – New single-family home
Mr. Johnston and Jordan Chen, the property owner, presented to the Board and explained that a fourth bedroom was added to the left side on the front to comply with a code requirement. The Board stated that since the plans were drawn with many options, they need to make decisions tonight about what options would be used. The applicants stated that there would be no chimney, no lookout or walkout in the rear, no shutters and no dormers. The Board also discussed the pitch of the roof and the gables along with windows and door of the garage. **Mr. Anderson made a motion to approve the case with the following requirements: 1) adjust the pitch of the front gables so that it is equal in height or lower than the ridge of the primary roof line, 2) remove shutters, 3) do not add the optional small dormers, 4) put glass windows in the garage door, 5) add bandboards and vents to the side gables, 6) no brick on front elevation, 7) no chimney, 8) no basement windows or walkout on rear elevation and 9) put full-size windows on the side elevations of the garage. Seconded by Mr. Gordon. Motion approved unanimously.**
- e. ARB 0087-25 – 601 Coulter Ave – R3
Patrick Jones, applicant – New single-family home
Mr. Jones and architect Robert Ruh presented the case. The Board discussed several issues including the need for vents and band board on the gables and windows on the south, north and rear elevations along with lighting on the building face. **Mr. Gordon made a motion to approve the case with the following requirements: 1) add gable vents and bandboards at the gutter level to the side gables, 2) on the south elevation, add at least one window in the garage, and 3) on the rear elevation, add a window on the far right. Seconded by Mr. Garware. Motion approved unanimously.**
- f. ARB 0088-25 – 223 W Monroe Ave – RMM
Justin Davis, applicant – New duplex
Mr. Davis along with Mike Benz presented the case. The Board clarified the material of the columns and suggested the column to the far right be brought out to the same plane as the other column. **Mr. Gordon made a motion to approve the case with the following requirements: 1) that the columns on the far right and far left be built from steel. Seconded by Mr. Anderson. Motion approved unanimously.**
- g. ARB 0089-25 – 621 Pearl Ave – R3
Roger Bettlach, applicant – New single-family home

Mr. Bettlach presented the case and clarified that the new house and existing detached garage would match in siding. The Board discussed the difficulty of installing the brick weave within the front gable on the right and suggested using a different brick treatment or different material. **Mr. Anderson made a motion to approve the case with the following requirements: 1) Instead of using a brick weave treatment on the gable for the attached garage, match the style of the gable above the detached garage. Seconded by Mr. Arenberg. Motion approved unanimously.**

h. ARB 0090-25 – 1727 W Woodbine Ave – R3

Tony Hobbs, applicant – Rear screened porch with deck

Mr. Hobbs presented the case, saying that it will be a new timber tech deck to replace the old one and adding a screened porch. He then explained the connection to the flashing along with the use of matching shingles. The Board asked about the ceiling inside and he said that it would be flat. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

i. ARB 0091-25 – 553 N Van Buren Ave – R4

Tony Hobbs, applicant – Covered front porch extension

Mr. Hobbs presented the case. The Board noted the 3' base wall should be done in stucco to match the house and that the existing overhang should be removed. **Mr. Anderson made a motion to approve the case with the following requirements: 1) that stucco be used on the base wall. Seconded by Mr. Garware. Motion approved unanimously.**

VI. **Commercial Review – Old Business**

a. 13-24C – 10525 Manchester Rd – B3

Josh Goodman, applicant – Exterior renovations of remaining existing building

Mr. Goodman presented the case and explained the scope of the changes. The Board discussed how the plans need to show more accurately how mechanical units on the roof are to be screened. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) the concrete ramp have a series of equally spaced reveals to provide some differentiation, and 2) at the parapet, on the sides that have the grey metal panels, add an additional row to the top in order to provide adequate screening of the existing mechanical units on the roof.. Seconded by Mr. Garware. Motion approved unanimously.**

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 8:31 p.m.

	Chris Burton, Vice Chair
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