



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

Members Present

Mark Campbell, Chair
Chris Burton, Vice-Chair
Dick Gordon
Ben Arenberg
Ninad Garware
Andy Struckhoff

Members Absent

- I. Mr. Campbell called the session to order at 7:00 p.m. and asked if there were any comments for the June 16th formal session meeting minutes. **Mr. Burton made a motion to approve the June 16th formal session meeting minutes. Seconded by Mr. Garware. Motion approved unanimously.**

- II. **Election of Officers – Mr. Gordon made a motion to nominate Mr. Campbell for Chair and Mr. Burton for Vice Chair. Seconded by Mr. Arenberg. Motion approved unanimously.**

- III. **Sign Review – Old Business**
 - a. ARB-0079-25 – 110 S Kirkwood Rd – B2
Awning Concepts STL, applicant – recover 5 awnings for Salt + Smoke Restaurant owner Tom Schmidt noted that branding at all of their seven locations includes yellow as a primary color and black as a secondary color. He said that the building landlord was okay with the proposal of yellow awnings with black text. Mr. Schmidt also presented an alternative rendering showing black awnings with yellow lettering. Mr. Campbell explained the Board's desire for consistency across the awnings in the plaza by using black and suggested using umbrellas or window glazing with the yellow branded color. Most Board members agreed. Mr. Schmidt said that he would like to take time to weigh their options and come up with an alternative design. **Mr. Burton made a motion to continue the case. Seconded by Mr. Arenberg. Motion approved unanimously.**

- IV. **Sign Review – New Business**
 - a. ARB-0102-25 – 121 W Monroe Ave – B2
Sarah Tadlock, applicant – Monument sign for The Collective
John Bruggeman from the sign company described the sign and confirmed they will landscape around the sign and that there will be no masonry base. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

V. Residential Review – Old Business

- a. ARB-0055-25 – 458 Crest Ave – R4
Paul Creager, applicant – New single family home
Mr. Creager presented the updated proposal with the revisions requested at the last meeting. **Mr. Burton made a motion to approve the case with the following requirements: 1) the window in the basement will match the others and 2) lattice under the stairs and first landing. Seconded by Mr. Gordon. Motion approved unanimously.**

VI. Residential Review – New Business

- a. ARB-0100-25 - 1969 Rayner Rd – R1
McArthur Construction Services, applicant – Pool house
David McArthur noted that the pool house materials and style will match the house materials. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- b. ARB-0101-25 – 901 Evans Ave – R4
Chesterfield Fence & Deck, applicant – New pergola
Hannah Noah stated that cedar wood will be used for the whole pergola. The Board mentioned that the posts should be treated. **Mr. Gordon made a motion to approve the case with the following requirement: 1) the cedar posts are treated. Seconded by Mr. Burton. Motion approved unanimously.**
- c. ARB-0103-25 – 429 N Geyer Rd – R4
Luke Kimme, applicant – Covered deck
Mr. Kimme presented to the Board and they discussed the gutter locations, the ceiling treatment and the gable style. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Burton. Motion approved unanimously.**
- d. ARB-0104-25 – 331 Heege Ave – R4
Homes by Rolwes, applicant – New single-family home
Architect John Odom provided an updated color rendering with corrected roof lines on the front porch. He clarified the structure of the doorways on the rear porch. The Board also asked about the porch ceiling. **Mr. Burton made a motion to approve the case with the following requirement: 1) there be 2x2 grids on the doorways on the rear porch. Seconded by Mr. Garware. Motion approved unanimously.**
- e. ARB-0105-25 – 633 Norton Ave – R4
Joe Molitor, applicant – New single-family home
Mr. Molitor brought along samples of the shakes, siding and cultured stone to be used. The Board discussed the front doors, the gutter lines and windows, the stairway and the stone on the left elevation along with the garage doors. They also noted possible windows in the pantry and the fourth bedroom. **Mr. Gordon made a motion to approve the case with the following requirement: 1) The front**

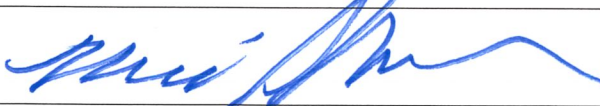
door will match the windows with a full-length column of light on one side, 2) the dog house roofline will align with the gutter line on the house, 3) two transom windows will be added on either side of the dog house, 4) A 30x30 window 24" off the stairwell landing will be added, 5) a two foot stone return will be added on the left elevation, and 6) a row of glass will be added in the garage door. Seconded by Mr. Burton. Motion approved unanimously.

- f. ARB-0106-255 – 511 Goethe Ave – R4
Rich Ikemeier, applicant – Adding shed-type dormer to the rear
Architect Jeff Day confirmed that the front elevation will not be changing. The Board discussed the roof material. **Mr. Struckhoff made a motion to approve the case as submitted. Seconded by Mr. Burton. Motion approved unanimously.**

VII. Commercial Review – Old Business

- a. 13-24C – 10525 Manchester Rd – B3
Josh Goodman, applicant – Resubmittal for screening options for mechanical equipment
Mr. Goodman presented to the Board and noted that raising the parapet as originally requested was structurally difficult and would require other roof changes that are cost prohibitive. The Board asked about the color of the screening and Mr. Goodman confirmed that it is galvanized metal that is finished with paint, so they will be able to choose the paint color to match. The Board discussed their concern about the possible requirement for fall protection around the screening for maintenance and how this would affect the appearance. Mr. Goodman noted that it may be feasible to do maintenance work from the interior side of the units and avoid installing railings. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) if visible safety railings are required, alternative proposals will be presented to ARB for separate approval. Seconded by Mr. Burton. Motion approved unanimously**

Mr. Campbell asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:34 p.m.

	Mr. Campbell, Chair
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