

Architectural Review Board  
Minutes

Monday, July 21, 2025 – 7:00 p.m.  
Council Chambers – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122

**Members Present**

Mark Campbell, Chairman  
Chris Burton, Vice-Chairman  
Dick Gordon  
Ben Arenberg  
Andy Struckhoff  
Jon Murphy

**Members Absent**

Ninad Garware

- I. Mr. Campbell called the session to order at 7:00 p.m. and asked if there were any comments for the June 16<sup>th</sup> formal session meeting minutes. **Mr. Burton made a motion to approve the June 16<sup>th</sup> 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**
- V. **Residential Review – New Business**
  - a. ARB-0052-25 – 1319 Forest Ave – R1  
Charles Bell Architects, applicant – new Accessory Dwelling Unit  
Mr. Bell presented to the Board, noting the importance of the primary structure in how it relates to the proposed structure. The Board noted that on the front elevation, the archway over the door was heavy compared to the door and should not overhang the edge of the structure. They noted the vent over the garage doors should be smaller and rectangular. On the rear elevation, the architectural feature above the second floor doorway should be removed and replaced with siding or a shed roof. They also discussed moving some of the windows away from the slope of the roof and aligning some of the windows on the second floor with the windows on the first floor. **Mr. Burton made a motion to approve the case with the following requirements: 1) On the front elevation, remove the proposed roof over the front door and replace with a simpler rectangular or triangular roof style that does not overhang past the side of the structure, 2) On the front elevation, change the gable vent to be rectangular, 3) On the right elevation, move the window away from the sloped roof and make it one singular window instead of a double window, 4) On the left elevation, move the stairwell window away from the sloped roof and align the first floor window with the stairwell window, and 5) On the rear elevation, remove the arched ornamentation over the rear glass doors and replace it with either siding or a shed roof.**
  
  - b. ARB-0108-25 – 1308 S Geyer Rd – R3  
William Schenck, applicant – Covered walkway connecting existing home to the garage & constructing a 1,200 square foot accessory structure

Mr. Schenck presented to the Board and explained the scope of the proposal. He noted the fitness center will have a single-slope contemporary roof and the foundation will be covered with a smooth stone. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**

c. ARB-0109-25 – 1133 Evans Ave – R4

Agape Construction Company, applicant – Covered front porch and screened back porch

Taylor Huston of Agape Construction presented to the Board and stated that the siding of the new porch will match the house and that the front porch will match the size of the existing front porch. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Burton. Motion approved unanimously.**

d. ARB-0110-25 – 457 N Taylor Ave – R3

Matthew Mayer, applicant – Replacing existing patio with new covered patio

Mr. Meyer presented to the Board and agreed that the roof will stay below the garage ridge. **Mr. Burton made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

e. ARB-0111-25 – 550 N Clay Ave – R4 Christine Chirco, applicant – Rear addition and rear covered patio

Ms. Chirco presented to the Board. The Board had no comments. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**

f. ARB-0112-25 – 545 N Woodlawn Ave – R3

Bopp Construction, applicant – Rear screened deck

Jacob Bopp presented to the Board. He stated that the bottom half of the knee wall will have siding on the outside to match the existing house with lattice below at grade. The upper parts will be screen partitions that are painted white. **Mr. Struckhoff made a motion to approve the case as submitted. Seconded by Mr. Burton. Motion approved unanimously.**

g. ARB-0114-25 – 606 N Clay Ave – R3

Mark Scheipeter, applicant – One and two-story additions with expanded garage.

Mr. Scheipeter presented to the Board noting that on the front elevation, the post wraps will be bumped out with band board. In back, they will be using smart siding on the gable with columns that have bases and caps. **Mr. Gordon made a motion to approve the case with the following requirements: 1) The front and rear porch columns will be similar to what is shown in the enclosed drawings provided by ARB member Dick Gordon, 2) The front and rear porch columns will have caps and bases, and 3) The garage door will have a row of windows. Seconded by Mr. Burton. Motion approved unanimously.**


## VI. Commercial Review – New Business

a. ARB-0113-25 – 436 N Kirkwood Rd – B2

Katie Treis, applicant – Adding a bar with mobile and fixed portions to the covered patio of Café Napoli

Tom Brockmeyer, manager of restaurant, presented to the Board. He noted that the equipment is movable while the structure itself is permanent with seating for 8-10. Water and electricity will also be possible. **Mr. Burton made a motion to approve the case as submitted. Seconded by Mr. Arenberg. 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 8:00 p.m.

	Chris Burton, Vice-Chair
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