



**Architectural Review Board  
Formal Session – Minutes  
Monday, August 18, 2025 – 7:00 p.m.  
Council Chambers – Kirkwood City Hall  
139 S. Kirkwood Road – Kirkwood, MO 63122**

**Members Present**

Chris Burton, Chairman  
Ben Arenberg, Vice-Chairman  
Dick Gordon  
Jon Murphy  
Jeff Mugg

**Members Absent**

Ninad Garware  
Andy Struckhoff

- I. **Approval of Minutes – August 4, 2025**
- II. **Sign Review – Old Business**
- III. **Sign Review – New Business**

a. ARB-0115-25 – 100 S Taylor Ave – R5

Sue Winter, applicant – New illuminated monument ground sign with Electronic Message center.

John Krone with the Warren Sign Company presented the updated design from the meeting packet distributed earlier based on the comments of the Landmarks Commission that the faux brick more horizontal to match the church, rather than vertical. The Board discussed moving the Eliot Chapel sign down to make the sign one height, adding a peaked top, mitering the corners of the faux stone product, and sloping the sign to ensure water did not pool. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) joints line up on the corners of the sign and 2) the top aluminum cap have a slight slope to the rear for water. Seconded by Mr. Gordon. Motion approved unanimously.**

b. ARB-0122-25 – 353 S Kirkwood Rd – B2

Joe Phillips, applicant – Install replacement signage

Mr. Phillips, of Pyros Signs, discussed replacing all existing signage with newly rebranded signage. Staff noted that the metal louvers below the soffit were being removed and replaced with purple LED accent lighting in an inverse J channel. The Board discussed that they had no objections to the new signs, but did not think that the purple accent lighting was appropriate for downtown. **Mr. Gordon made a motion to approve the case with the following requirement: 1) the continuous strip LED purple accent lighting must be removed. Seconded by Mr. Murphy. Motion approved unanimously.**

c. ARB-0123 135 W Adams Ave 302 – B2

Tanveer Zia, applicant – Installation of illuminated flush mount channel letters sign on rear of building

In response to the Board's question of whether the sign needs to be lighted from within, Tanveer Zia said that his client prefers the lit sign as there is one of the front of the building and it will guide clients at night. He also said that the sign would be facing the parking lot, not the street. The Board discussed the color of the lights when they are not illuminated. It was stated the lights would be white when they are turned off

and on an adjustable timer. The color of the returns on the letters is also white. The letters are 5 inches deep. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

d. ARB-0125-25 – 10555 Big Bend Blvd – B3

Jay Perlmutter, applicant – One temporary front wall banner & one temporary banner over the existing ground sign

Mr. John Simon presented to the Board. The Board asked if the signs are just temporary he said that they are and that they will apply to the ARB for a future meeting with permanent signage. **Mr. Murphy made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

e. ARB-0126-25 – 444 E Elliot Ave – L1

Signarama Olivette, applicant – Installation of two 5' x 5' aluminum wall signs with vinyl logo for Murphy Company.

Ivy Samson presented to the Board. The Board discussed their preference for a period after the letter E to let customers know the address is “East” Elliott Ave.

**Mr. Gordon made a motion to approve the case as submitted with the addition of a period after the singular “E”. Seconded by Mr. Murphy. Motion approved unanimously.**

#### IV. Residential Review – Old Business

a. RSAD-24-3970 – 1024 N Taylor Ave

Jumana Brodersen, applicant – Addition

Grant Mabie, attorney for Ms. Brodersen, presented to the Board the history of approvals and inspections. He said that Ms. Brodersen received a building permit for an addition in March 2024 with plans approved by the ARB consistent with the existing house. The final inspection on the house occurred in July 2025 with an August 1 sale. Ms. Brodersen no longer owns the property; however, the City has revoked final approvals due to changes to the addition from the ARB approved plans. He stated that the new owners were happy with the house as purchased and did not want workers making changes. He also stated that the changes from the plans were minor, in harmony with the house, and of high quality materials. The Board noted that they could either approve the plans as submitted here, require the addition to be built as previously approved, or find some middle ground. Mr. Mabie said that his client’s goal is to get approval as is. Chair Burton stated his belief that the City is deserving of excellent homes, and that the Board consists of volunteer citizens trying to ensure quality designs are followed. The Board discussed that they did not want to set a precedent that approvals could be ignored. Mr. Arenberg said that the Board realizes that changes to design may be necessary because of site or cost issues, but amendments should be approved before construction. The Board requested that Ms. Brodersen discuss with the new owners the possibility of adding glass windows back to the garage doors as previously proposed, and adhering to the guidelines that no more than 2 feet of the foundation on the south elevation can be exposed. This may be treated with siding, stucco, stone, or a retaining wall as suggested by Ms. Brodersen. Ms. Brodersen she would need to clear these changes with the homeowners and requested until the second ARB meeting in September to return.

**Mr. Mugg made a motion to continue the case to the September 15<sup>th</sup> meeting. Seconded by Mr. Gordon. Motion approved unanimously.**

- b. ARB-0118-25 – 537 S Fillmore Ave  
Bemiston Construction, applicant – New single-family residence  
The Board discussed that the new façade was still too similar to the other two homes. Michael Vigdorichik of Bemiston brought the Board a new rendering for the garage doors. Mr. Gordon suggested that the gable roof on the dormer be changed to a metal shed roof. **Mr. Gordon made a motion to approve the case with the following requirements: 1) The second floor dormer roof shall be changed to a shed standing-seam metal roof and 2) the garage door shall be in accordance with the sketch provided at the meeting by applicant. Seconded by Mr. Murphy. Motion approved unanimously.**

**V. Residential Review – New Business**


- a. ARB-0121-25 – 526 Pointe Essex Ct Ave – R3  
Mark Schumm, applicant – Replacing 8-foot garage doors with 10-foot garage doors.  
Mr. Schumm presented to the Board that he needed the taller garage doors for a larger recreational vehicle. The Board discussed glazing on the windows. **Mr. Gordon made a motion to approve the case with the following requirement: 1) full glazing on the windows at the top of the garage doors. Seconded by Mr. Arenberg. Motion approved unanimously.**
- b. ARB-0129-25 – 1907 Brookcreek Ln – R3  
Shea Construction, applicant – Rear screened porch  
Jason Shea with Shea Construction presented to the Board. The Board had no questions. **Mr. Murphy 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**

- a. ARB-0124-25 – 122 N Kirkwood Rd – B2  
Paul Chicoineau, applicant – Demolish existing building façade. Repair/restore original glaze. Install new façade materials where it could not be restored. Applicant requested continuance. **Mr. Gordon made a motion to continue the case to the September 2 meeting. Seconded by Mr. Mugg. Motion approved unanimously.**

There being no other business, Mr. Gordon made a motion to adjourn. Seconded by Mr. Mugg. Motion approved unanimously. The meeting adjourned at 7:55 p.m.

	Chris Burton, Chair
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