



**Architectural Review Board
Formal Session – Minutes
Monday, September 15, 2025 – 7:00 p.m.
City Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122**

Members Present: Chris Burton, Chair; Ben Arenberg, Vice Chair; Dick Gordon, Andy Struckhoff, Jon Murphy, Jeff Mugg. **Members Absent:** Ninad Garware.

I. Call Meeting to Order and Approval of Minutes – September 2, 2025

Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the September 2nd meeting minutes. **Mr. Gordon made a motion to approve the September 2nd meeting minutes. Seconded by Mr. Murphy. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

IV. Residential Review – Old Business

a. 46-24R – 1024 N Taylor Ave – R4

Jumana Brodersen, applicant – Addition

Attorney Grant Mabie presented to the Board and stated that the new homeowners are okay with windows in the garage doors and adding stone cladding. **Mr. Arenberg motioned to approve the case as submitted.**

Seconded by Mr. Gordon. Motion approved unanimously.

V. Residential Review – New Business

a. ARB-0135-25 – 413 S Harrison Ave – R4

Chris Rhodes, applicant – New pool house

Homeowner Tim Harker presented to the Board. The Board had no comments. **Mr.**

Mugg motioned to approve the case as submitted. Seconded by Mr.

Struckhoff. Motion approved unanimously.

b. ARB-0138-25 – 131 N Woodlawn Ave – R3

Carrie Fischer, applicant – Small portico addition

Jacob Stanley presented to the Board. Mr. Stanley stated that the underside of the portico would have a PVC bead board ceiling and that the roof would be real copper. **Mr. Struckhoff motioned to approve the case as submitted.**

Seconded by Mr. Mugg. Motion approved unanimously.

c. ARB-0141-25 – 819 Lynda Ct – R3

Tony Hobbs, applicant – New sunroom on a new insulated deck

Homeowners Mr. and Mrs. Beckmann presented to the Board. The Board asked about the material to be used for the roof. Mr. Beckmann stated it would be a standing seam metal roof. The Board recommended screening underneath the sunroom. **Mr. Arenberg motioned to approve the case with the following**

requirement: 1) 12” fascia board or closure panel is used underneath. Seconded by Mr. Gordon. Motion approved unanimously.

- d. ARB-0142-25 – 305 Midway Ave – R3
Kevin Sigsby, applicant – Filling in two exterior windows
Mr. Sigsby presented to the Board and asked the Board for their recommendation regarding the brick infill. The Board stated they did not have a preference. **Mr. Mugg motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- e. ARB-0143-25 – 1234 Glenwood Ln – R1
Jason Lehmann, applicant – Deck replacement
Mr. Lehmann presented to the Board and stated they would be replacing the existing deck with a screened porch on the first floor and removing the stairs. **Mr. Mugg motioned to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

- f. ARB-0146-25 – 246 Barter Ave – R4
Tim Hollerbach, applicant – New single-family home
Mr. Hollerbach presented to the Board. The Board stated that the gable vents in front were not needed. **Mr. Mugg motioned to approve the case with the following requirement: 1) remove the front gable vents. Seconded by Mr. Murphy. Motion approved unanimously.**

- g. ARB-0147-25 – 319 Memphis St – R4
Tim Hollerbach, applicant – new single-family home
Mr. Hollerbach presented to the Board and explained that the developer owned five lots on Memphis Street with plans to build five new homes. **Mr. Mugg motioned to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

- h. ARB-0148-25 – 337 Memphis St – R4
Tim Hollerbach, applicant – new single-family home.
Mr. Hollerbach presented to the Board. The Board noted that these two homes are three lots apart and therefore are technically in alignment with the preferred architectural guideline for anti-monotony. However, they would appreciate it if the design could be reconfigured to make the designs between 319 and 337 Memphis more distinctive. The Board noted the design updates should be more than just switching the gable and window layout. **Mr. Mugg motioned to continue the case to a later date with the recommendation to address the monotony issue. Seconded by Mr. Gordon. Motion approved unanimously.**

- i. ARB-0149-25 – 976 Cleveland Ave – R4
Nerijus Vaitulevicius, applicant – new single-family home
Mr. Vaitulevicius presented to the Board. The Board discussed the need to have the lower level horizontal siding changed to stamped concrete, stone or vertical

siding in order to break up the façade. They also noted the stone used on the front should wrap around the right side of the house and that all the false gable vents be removed. **Mr. Murphy motioned to approve the case with the following requirement: 1) the front stone return by two feet on the right side, 2) the lower level siding is placed in a vertical orientation and flush with the horizontal siding above, and 3) the false gable vents are removed. Seconded by Mr. Arenberg. Motion approved unanimously.**

VI. Commercial Review – Old Business

a. ARB-0124-25 – 122 N Kirkwood Rd – B2

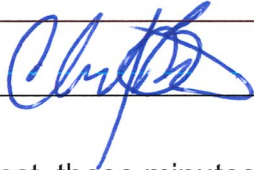
Paul Chicoineau, applicant – Demolish existing building façade. Repair/restore original glaze. Install new façade materials where it could not be restored.

Mr. Chicoineau and architect Paul Homan presented to the Board. The Board said they would like to see a dimensional elevation, a materials list, and details on how the façade will be treated. They recommended providing a cover letter referencing how the Section of Interior Standards of Rehabilitation were followed. Mr.

Chicoineau noted that the awning has been removed from the proposal. **Mr. Mugg motioned to approve a continuance for the case on a future date. Seconded by Mr. Murphy. Motion approved unanimously.**

VII. Commercial Review – New Business

There being no other business, Mr. Burton made a motion to adjourn. Seconded by Mr. Arenberg. Motion approved unanimously. The meeting adjourned at 7:50 p.m.

	Chris Burton, Chair
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