

**Architectural Review Board
Formal Session – Minutes
Monday, January 5, 2026, 7:00 p.m.
Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122**

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

- I. **Call Meeting to Order and Approval of Minutes – December 22, 2025**
- II. Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the December 22nd meeting minutes. **Mr. Arenberg made a motion to approve the December 22nd meeting minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

- III. **Sign Review – Old Business**
- IV. **Sign Review – New Business**
- V. **Residential Review – Old Business**
 - a. 145-23R 219 E Washington Ave – R3
Herring Design & Development, applicant – New single-family home
Monte Herring presented to the Board. The Board noted they were amenable to the changes made to the chimney pots and the outdoor fireplace area but would still like to see consistency in the window grids. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) add window grids in window above the garage on the rear elevation, and 2) add window grids in the four windows on the east elevation. Seconded by Mr. Gordon. Motion approved unanimously.**

- VI. **Residential Review – New Business**
 - a. ARB-0212-25 – 525 S Harrison Ave – R4
Patrick Jones, applicant – New single-family home
Mr. Jones presented to the Board. The Board discussed removing the front porch overhang on the side, returning the stone, and removing the gable brackets. **Mr. Mugg made a motion to approve the case with the following requirements: 1) eliminate the front porch side overhang, 2) return the stone from the front elevation to the side elevation at least two feet, and 3) eliminate the gable brackets. Seconded by Mr. Murphy. Motion approved unanimously.**

 - b. ARB-0222-25 – 327 W Rose Hill Ave – R4
Construction Concepts, applicant – Replacing front porch decking/railings
Brandon Oetterer presented to the Board. The Board discussed the color of the railings on the deck. **Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

 - c. ARB-0225-25 – 1042 Station Bend Ln – R3
Kirkwood Home & Landscape, applicant – Rear deck
Jacob Stanley presented to the Board. The Board discussed the scissor truss gable, the fascia board and the lattice underneath the deck. **Mr. Murphy made a motion to approve the case with the following requirements: 1) build out the full gable, remove the scissor truss gable, 2) add 1-2 levels of fascia board**

below the deck, and 3) use lattice below the fascia board. Seconded by Mr. Gordon. Motion approved unanimously.

- d. ARB-0226-25 – 622 Brookhaven Ct – R4
Kingdom Builders Group, applicant – Rear covered porch
Jonathan Pratt presented to the Board. The Board discussed the scissor truss gable. **Mr. Gordon made a motion to approve the case with the following requirement: 1) build out the full gable, remove the scissor truss gable. Seconded by Mr. Murphy. Motion approved unanimously.**
- e. ARB-0227-25 – 1952 Rayner Rd – R1
Cornerstone Architectural Drafting & Design, applicant – 12' x 16' shed
The homeowner Erica presented to the Board. The Board had no comments. **Mr. Murphy made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**
- f. ARB-0229-25 – 543 Hartmann Ct – R4
Mitchel Cochran, applicant – Front porch alteration
Mr. Cochran presented to the Board. The Board discussed the color of the new railing/columns. Mr. Cochran noted that in future stages, the color of the window trim will match the finish of what is proposed. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) the new railing/column finish match the new window frames. Seconded by Mr. Gordon. Motion approved unanimously.**
- g. ARB-0230-25 – 203 S Woodlawn Ave – R3
Jeff Day & Associates, applicant – Rear pergola
Rex Pearl presented to the Board. The Board had no comments. **Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**
- h. ARB-0231-25 – 507 Coverdale Ln – R4
Simon Development, applicant – New single-family home
Barry Simon presented to the Board. The Board discussed adding a window to the garage on the right side elevation. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) on the right side elevation, add a window in the garage. Seconded by Mr. Murphy. Motion approved unanimously.**
- i. ARB-0232-25 – 1022 Huthmaker Rd – R3
Keimar Contracting, applicant – Room addition
Derek Reese presented to the Board. The Board discussed the window grids. **Mr. Mugg made a motion to approve the case with the following requirement: 1) the new windows and door have grids that match those on the house. Seconded by Mr. Murphy. Motion approved unanimously.**
- j. ARB-0235-25 – 320 Frieda Ave – R3
Schindler Homes, applicant – New single-family home
Jeff Schindler presented to the Board. The Board discussed the size of the gable over the front door and adding pilasters to the front porch. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) increase the size of the dormer above the front porch so that it extends at least past the**

columns underneath, subject to the judgement of the architect, and 2) add pilasters on either side of the front porch and have the stone terminate at the edge. Seconded by Mr. Mugg. Motion approved unanimously.

k. ARB-0236-25 – 703 S Geyer Rd – R4

Anton Pace, applicant – New single-family home

Jeff Darr presented to the Board. The Board discussed proportional inconsistencies and a lack of cohesion with materiality and design choices on the elevations. The addition of windows in the right elevation's front bedroom and the left elevation's staircase landing was also discussed. **Mr. Mugg made a motion to continue the case with the following suggestion: update elevations to reflect a clear and cohesive architectural language regarding materiality, window fenestration, roof pitches, and the relationship between the front porch design and the front door. Seconded by Mr. Murphy. Motion approved unanimously.**

l. ARB-0238-25 – 713 Cleveland Ave – R4

John Odom, applicant – Sun room and front porch additions and new detached garage

Mr. Odom and interior designer Megan Berry presented to the Board. Mr. Odom brought color elevations and updated drawings showing slight changes to the design. The Board discussed the changes but had no concerns. **Mr. Mugg made a motion to approve the case with the following requirement: 1) use the updated drawings brought to the meeting. Seconded by Mr. Murphy. Motion approved unanimously.**

m. ARB-0239-25 – 1525 Marshall Rd – R3

Killeen Studio Architects, applicant – One-story addition and carport

Dylan Kennedy presented to the Board. The Board discussed the material for the carport roof. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

n. ARB-0240-25 – 833 Doerwood Ct – R4

Francis Castano, applicant – Enclosing carport into a garage

A representative for the project was not present. Staff noted they would be required to come to the next meeting to present their case.

VII. Commercial/Multi-Family Review – Old Business

VIII. Commercial/Multi-Family Review – New Business

a. ARB-0233-25 – 110 W Woodbine Ave – R5

Christ Community Lutheran School, applicant – Playground shade structures

Jen Pawlitz presented to the Board. The Board had no comments. **Mr. Murphy made a motion for to approve the case as submitted. Seconded by Mr. Mugg. Motion approved unanimously.**

b. ARB-0234-25 – 544 Clark Ave Ct1 – I2

SMJ International, applicant – Canopy and ice bridge for Verizon Wireless equipment


Staff noted that the applicant was located in Ohio and could not be present for the meeting nor were any local representatives for the project available. Staff noted the applicant was available by phone call if the Board had any

questions. The Board did not have any questions for the applicant. **Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

c. ARB-0237-25 – 10414 Big Bend Blvd – RMM

Tim Hollerbach Designs, applicant – New 2 unit, 2 building duplexes
Mr. Hollerbach presented to the Board. The Board discussed that although the northern elevation of the front building was the side of the duplex, because it faces Big Bend, it should have more prominent features to make it look like it was the front elevation. The Board discussed various strategies with Mr. Hollerbach to achieve the desired look. They noted the northern elevation of the rear building did not have to be updated to the same extent but could have some similar design elements tied in as desired. **Mr. Arenberg made a motion to continue the case on Tuesday, January 20th with the following suggestion: on the front building, update the façade facing Big Bend Blvd to be more prominent and have features that the front of a house would usually have. Seconded by Mr. Murphy. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed. Mr. Mugg made a motion to adjourn the meeting. Seconded by Mr. Murphy. Motion approved unanimously. Meeting adjourned at 8:15 p.m.

	Chris Burton, Chair
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