



**Architectural Review Board
Meeting Minutes
Monday, August 4, 2025, 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
Ninad Garware
Andy Struckhoff
Jon Murphy
Jeff Mugg

Members Absent

I. Call Meeting to Order and Approval of Minutes

Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the July 21st meeting minutes. **Mr. Struckhoff made a motion to approve the July 21st minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

I. Election of Officers

Mr. Burton noted that in the work session prior to the formal meeting, he accepted a nomination for Chair. Since there were no other nominations for the position, he noted that he was elected by acclamation as the Chair. Mr. Burton noted that in the work session prior to the formal meeting, Mr. Arenberg accepted a nomination for Vic Chair. Since there were no other nominations for the position, Mr. Burton noted that Mr. Arenberg was elected by acclamation as the Vice Chair.

II. Sign Review – Old Business

III. Sign Review – New Business

IV. Residential Review – Old Business

a. ARB-0085-25 – 636 Norton Ave – R4

Dan Pieper, applicant – window revisions for new single-family home
Mr. Pieper presented the case to the Board and noted the change in fenestration in the garage and the addition of shakes in the gable on the front facade. The Board approved of these changes but wanted the shakes to be in the side gables as well. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) In the side gables, return the shake and add a bandboard. Seconded by Mr. Garware. Motion approved unanimously.**

b. ARB-0117-25 – 442 Dickens Ave – R4

Ali Kluck, applicant – Screening in back deck
Mike Lewis of Lewis Homes presented the case and explained that the rail structure will be part of the screen structure and that the columns will have notched caps and bases to accommodate the screen. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

V. Residential Review – New Business

- a. ARB-0107-25 – 645 S Elliott Ave – R4
Prestige Custom Homes, applicant – New single-family home
Mr. Mayer of Prestige Custom Homes presented the case. The Board noted that additional windows were needed on the first floor of the right side elevation. **Mr. Gordon made a motion to approve the case with the following requirement: 1) On the right elevation, add two 2030 windows in the kitchen flanking the range. Seconded by Mr. Garware. Motion approved unanimously.**

- b. ARB-0116-25 – 613 Woodard Dr – R4
Prestige Custom Homes, applicant – New single-family home
Mr. Mayer presented the case and the Board discussed ways to improve the look of the window in the front with different detailing below the window so that it did not look so similar to the garage. **Mr. Garware made a motion to approve the case with the following requirements: 1). For the front window in the walk-in closet, continue the stone masonry across the bottom. Keep the windows up high, but add brackets to the box bay area below. Seconded by Mr. Murphy. Motion approved unanimously.**

- c. ARB-0118-25 – 537 S Fillmore Ave – R4
Bemiston Construction, applicant – New single-family home
Michael Vigdorichik of Bemiston Construction presented the case. The Board explained that they could not approve this design as currently submitted because it violated the Board's design guidelines regarding anti-monotony within homes along the same block (one of which was also built by Bemiston Construction). They also asked for clarification on whether the rendering or the front elevation was more accurate. Mr. Vigdorichik presented a new color rendering to the Board that he stated was more in alignment with the architectural elevation. The Board still found issues between the new rendering and the architectural elevation. They noted that the front facade needed to be redesigned so that it was not as similar to the other homes on the block. **Mr. Arenberg made a motion to continue the case to the August 18th meeting with the following requirement: 1) Present a design that is not in violation of the Board's design guideline for anti-monotony. Seconded by Mr. Struckhoff. Motion approved unanimously.**

- d. ARB-0119-25 – 414 Monroe Pl – R4
Christine Chirco, applicant – New single-family home
Architect Joe Schlag presented the case, noting that he was at the work session and agreed that the windows on the front facade of the garage could be spread out and windows could be added on the side facade. **Mr. Garware made a motion to approve the case with the following requirements: 1) On the front face of the attached garage, spread out the three windows and extend the shed roof over the windows. 2) On the left elevation, add two transom**

windows in the primary bedroom. 3) On the right elevation, add a window in the study. Seconded by Mr. Arenberg. Motion approved unanimously.

e. ARB-0120-25 – 906 Poinsetta Ln – R4

Lombardo Homes, applicant – New single-family home

Jackie Needham of Lombardo Homes presented the case. The Board discussed various strategies for adding windows to the side elevations. **Mr. Murphy made a motion to approve the case with the following requirements: 1) On the 1st floor of the right elevation, add a 3020 window to the garage and a 3020 window to the pantry. 2) On the 1st floor of the left elevation, put two 2020 windows in the study. 3) On the 2nd floor of the left elevation, put two 3050 windows in the primary bedroom. Seconded by Mr. Garware. Motion approved unanimously.**

VI. Commercial Review – Old Business

VII. Commercial Review – New Business

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was none, adjourned the meeting at 7:45 p.m.

	Chris Burton, Chair
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