

**Architectural Review Board
Work Session Meeting Minutes
Monday, August 4, 2025 – 6:00 p.m.**
Main Level Conference Room – 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 work session to order at 6:00 p.m. and asked if there were any comments for the July 21st meeting minutes. **Mr. Arenberg made a motion to approve the July 21st minutes. Seconded by Mr. Murphy. Motion approved unanimously.**

II. Discussion of Election of Officers

Mr. Burton asked for nominations for the Vice Chair position. Mr. Burton nominated Mr. Arenberg for the Vice-Chair position. Mr. Arenberg accepted the nomination. No other nominations were received. Mr. Burton asked for nominations for the Chair position. Mr. Arenberg nominated Mr. Burton for the Chair position. Mr. Burton accepted the nomination. Mr. Garware nominated Mr. Gordon. Mr. Gordon declined the nomination.

III. Sign Review – Old Business

IV. Sign Review – New Business

V. Residential Review – Old Business

a. ARB-0085-25 – 636 Norton Ave – R4

Dan Pieper, applicant – window revisions for new single-family home
The Board noted the applicant had added more fenestration as requested from his previous submittal. The Board appreciated the addition of shake in the front gables and wanted it to return on the side gables with bandboards.

b. ARB-0117-25 – 442 Dickens Ave – R4

Ali Kluck, applicant – Screening in back deck
The Board questioned whether the screening was inside or outside of the railing and how the screen intersects with the caps and bases of the columns.

VI. Residential Review – New Business

a. ARB-0107-25 – 645 S Elliott Ave – R4

Prestige Custom Homes, applicant – New single-family home

The Board discussed adding a window on the right side of the garage and raising the window in the gable of the front facade. They wanted to address the variety of window sizes on the right side and the replacement of the fixed windows with casement.

b. ARB-0116-25 – 613 Woodard Dr – R4

Prestige Custom Homes, applicant – New single-family home

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 similar to the garage.

c. ARB-0118-25 – 537 S Fillmore Ave – R4

Bemiston Construction, applicant – New single-family home

The Board expressed concern that the design of the home was too similar to the homes being built or recently built within a few lots on the street, which does not meet the design guideline of anti-monotony. They noted the color rendering of the home is different from the front elevation, which needs to be clarified.

d. ARB-0119-25 – 414 Monroe Pl – R4

Christine Chirco, applicant – New single-family home

The Board noted that there were too many gables on the front facade and that the windows on the front facade of the garage may need to be spread out. They noted windows were needed on the right and left side elevations.

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

Lombardo Homes, applicant – New single-family home

The Board noted the severe lack of windows on the side elevations and that they would provide guidance during the formal session regarding where to add more.

VII. Commercial Review – Old Business

VIII. Commercial Review – New Business

a. Advice for 116 N. Kirkwood Rd – B2

Paul Chicoineau, applicant – proposed façade removal and alteration


Ms. Hoerr noted that this was a current code enforcement case due to the failing of the faux brick treatment on the front facade and the need for prompt repair or removal. The Multack building was built in 1948. There have been several alterations since then, including a facade of glazed tile and a row of windows as shown in historic photos provided. Ms. Hoerr noted that since this is not yet a formal application, the applicant is coming to the Board for informal advice prior to applying for a future meeting. The Board invited the project's engineer Mr. Chicoineau to the table for discussion.

Mr. Chicoineau explained that the goal was to explore whether the glazed tile underneath the existing faux brick facade is in good enough condition to be restored and if that direction is amenable to the Board. He also mentioned that they might keep the faux brick facade where possible and match it where it needed replacing. Some Board members expressed doubt that the faux brick

and glazed tile would be worth restoring. They had varying opinions on these discussion points, noting that while the glazed tile was an important part of the history of the building, they were worried about how that would fit in with the architectural context of other buildings on the block and if it could be properly matched with new tiles where needed.

Mr. Gordon presented a detailed rendering of a potential renovation consisting of a full brick facade with 5 equally spaced pilasters, trim and sills applied to the existing windows, and awnings provided for each of the 4 individual storefronts below. He noted that having a brick facade with detailed pilasters would give more prominence to the building and allow a more seamless look with the rest of the block. Mr. Garware explained that this was an opportunity for a thoughtful renovation and that engaging an architect to create something in the general direction of Mr. Gordon's rendering would be worth the effort. After discussion, most Board members came to the conclusion that while the applicant could do more research into the feasibility of restoration, they agreed with Mr. Garware and Mr. Gordon that they would prefer the applicant to work with an architect to create a design in better keeping with the historical context of the buildings along the street.

Mr. Burton asked if there was any other business to be addressed. Upon hearing there was none, then adjourned the meeting at 6:50 p.m.

	Chris Burton, Chair
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