



Architectural Review Board
Formal Session — Meeting Minutes
Tuesday, September 2, 2025, 7:00 p.m.
Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton, Chair
Dick Gordon
Jeff Mugg
Jon Murphy

Members Absent

Ben Arenberg, Vice Chair
Ninad Garware
Andy Struckhoff

I. Call Meeting to Order and Approval of Minutes – August 18, 2025

Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the August 18th meeting minutes. **Mr. Murphy made a motion to Approve the August 18th meeting minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

II. Sign Review – Old Business

a. ARB-0079-25 – 110 S Kirkwood Rd – B2

Awning Concepts, applicant; recovering 5 awnings for Salt + Smoke
Tom Schmidt, owner of Salt + Smoke, presented the case. The submittal required a variance from the sign code, which was approved at the separate public hearing held immediately prior to the formal session. The Board had no comments on the overall design and appreciated that the owner used black awnings in alignment with the other awnings on the building. **Mr. Mugg motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

III. Sign Review – New Business

a. ARB-127-25 – 114 W Jefferson Ave – B2

Zachary Woolsey, applicant – Metal sign on south side of the building
Mr. Woolsey presented to the Board. The Board discussed ways to attach the sign so that the mural underneath is not damaged. **Mr. Murphy motioned to approve the case with the following requirement: 1) The sign is attached so that it is 2-4” off of the wall, to make it easier to remove without damaging the existing mural underneath the proposed signage. Seconded by Mr. Gordon. Motion approved unanimously.**

b. ARB-0131-25 – 142 W Monroe Ave – B2

Austin Smith, applicant – Install two monument signs, window/door decals
Michelle Seliner presented to the Board. The Board noted they have no purview over the parking signs and had no other comments. **Mr. Gordon motioned to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

- c. ARB-0139-25 – 10555 Big Bend Blvd – B3
Jonathan Simon, applicant – Install wall sign, door vinyl and ground sign
Jonathan Simon presented to the Board. The Board had no comments. **Mr. Mugg motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

IV. Residential Review – Old Business

- a. 85-23R – 2010 Woodland Knoll – R1
NJL Custom Homes, applicant – Window change for new home
Nick Luizza presented to the Board and explained the structural issues with the proposed size of the original windows. The Board had no comments. **Mr. Gordon motioned to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

V. Residential Review – New Business

- a. ARB-0130-25 – 211 S. Woodlawn –R4
Andy Fries, applicant – Covered patio with existing detached garage
Mr. Fries presented to the Board, stating it would be an open structure and the roof line could not match the existing garage because a variance request to do so was denied. **Mr. Murphy motioned to approve the case as submitted. Seconded by Mr. Mugg. Motion approved unanimously.**
- b. ARB-0132-25 – 340 W Jefferson Ave – R4
Dan Stauder, applicant – Sunroom addition
Mr. Stauder presented to the Board, mentioning that there would be a lower slope on the roof to accommodate the windows and that lattice would be under the rear deck. **Mr. Gordon motioned to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**
- c. ARB-0133-25 – 1732 Virginia Ln – R3
David Barnard, applicant – New deck
Mr. Barnard presented to the Board and stated the goal is to create one large deck across the rear. **Mr. Mugg motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- d. ARB-0134-25 – 1141 S Glenwood Ln – R1
John Melton, applicant – Attached carport
Mr. Melton presented to the Board explaining the location of the mini-splits on the house made it so that they could not increase the slope of the carport roof. The metal carport roof will match the metal on the home's dormer. **Mr. Murphy motioned 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 old façade, repair original glaze and install new facade.

Architect Paul Hohmann and applicant Paul Chicoineau presented to the Board and explained the status of the project. Mr. Hohmann stated they want to restore

the terra cotta tiles underneath, which may be possible because the brick paneling was installed in the joints of the tiles. They will continue to investigate this. In the areas between the windows, they plan to install a new exterior tile complimenting the cream-colored terra cotta tiles. They are also planning to restore the black band of vitrolite tile if possible, or replace it with a similar style of tile. They are exploring what they can do on the first floor storefront facades and whether those tiles can be restored.

Regarding fenestration, Mr. Hohmann noted that they are planning on slightly widening the existing window openings and installing new windows. The Board noted that one of the proposed renderings included a new metal canopy but they did not see a historical reference for this, so they would not like to see the canopy in future designs. Rather than a canopy, awnings were discussed. Staff noted that the awnings could be part of a separate sign permit.

The Board explained that while they appreciated the overall direction of the renderings (without the canopy), more information on the likelihood of restoring the terra cotta tiles and the black vitrolite tiles is needed before they can approve the proposal with specific conditions. The Board also wanted to see more detailed architectural elevations showing the proposed design and materials. Staff noted that the architectural review is separate from the demolition permit and that demolition work to address property maintenance concerns can move forward once the demolition permit is issued.

Mr. Hohmann stated they would continue the investigation and will come back to the Board with a more detailed proposal. **Mr. Mugg motioned to approve a continuance for the case to the September 15th meeting. Seconded by Mr. Gordon. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 8:02 p.m.

	Chris Burton, Chair
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