



**Architectural Review Board
Formal Session – Minutes
Monday, October 6, 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, Jon Murphy, Jeff Mugg. **Members Absent:** Andy Struckhoff.

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 September 15th meeting minutes. **Mr. Gordon motioned to approve the September 15th meeting minutes. Seconded by Mr. Arenberg. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

a. ARB-0153-25 – 906 S Kirkwood Rd – I1

Tanveer Zia, applicant – 1” thick plastic wall sign

Mr. Zia presented to the Board and said that the individual pieces of the sign will be mounted directly to the building with bolts. **Mr. Gordon motioned to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

IV. Residential Review – Old Business

a. ARB-0148-25 – 337 Memphis St – R4

Tim Hollerbach, applicant – New single-family home

Mr. Hollerbach presented to the Board. The Board noted the need for band board along the side elevations and vertical siding on the lower portion of the house. **Mr. Gordon motioned to approve the case with the following requirement: 1) band board along the right, left, and rear sides and 2) horizontal siding on the upper level with vertical siding on the lower level. Seconded by Mr. Arenberg. Motion approved unanimously.**

b. ARB-0149-25 – 976 Cleveland Ave – R4

Nerijus Vaitulevicius, applicant – New single-family home

Mr. Vaitulevicius presented to the Board. He requested an alternative option using horizontal siding with a stepped effect on the lower level instead of the previously requested vertical siding. The Board noted they would still prefer vertical siding with an option for stone, but they would allow the stepped effect to be used. **Mr. Mugg motioned to approve the case with the following requirement: 1) the lower level side elevations be treated with either vertical siding flush with the horizontal siding above OR stone, with a stepped effect. Seconded by Mr. Murphy. Motion approved unanimously.**

V. Residential Review – New Business

- a. ARB-0150-25 – 326 Sugar Creek Rd – R4
Joel Rafferty, applicant- New single-family home
Builder Monte Herring presented to the Board stating that they will be using real stucco and real limestone. **Mr. Garware motioned to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

- b. ARB-0151-25 – 11297 Cragwold Rd – R1
Bobby Krull, applicant – Gazebo
Mr. Krull presented to the Board. The Board had no comments. **Mr. Murphy motioned to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

- c. ARB-0154-25 – 614 Nirk Ave – R4
Jeff Schindler, applicant – New single-family home
Mr. Schindler presented to the Board. The Board asked about the types of windows to be used on the right and left side elevations. **Mr. Arenberg motioned to approve the case with the following requirements: 1) on the right elevation, in the second floor front bedroom, make the window full-size, and 2) on the left elevation, in the first floor pantry, use a transom window. Seconded by Mr. Garware. Motion approved unanimously.**

- d. ARB-0155-25 – 686 Brownell Ave – R4
Christine Chirco, applicant – New single-family home
Architect Joe Page presented to the Board. The Board talked about the stone to the left of the garage going around and the two windows on the on the lower level being square. **Mr. Gordon motioned to approve the case with the following requirements: 1) on the left side elevation, continue the stone treatment to the left of the garage until the grade changes, and 2) on the left side elevation, add two square windows on the lower level. Seconded by Mr. Garware. Motion approved unanimously.**

- e. ARB-0157-25 – 604 McKinley Ave – R4
Adam Bulla, applicant – New single-family home
Builder Leonardo Adewunmi presented to the Board and noted that the gable vent color will match the material. The Board had no other comments. **Mr. Arenberg motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- f. ARB-0158-25 – 311 Heege Ave – R4
Pratik Gandhi, applicant – Second floor addition
Mr. Gandhi presented to the Board and mentioned that the columns will be replaced to support the new load. The Board had no other comments. **Mr. Arenberg motioned to approve the case as submitted. Seconded by Mr. Mugg. Motion approved unanimously.**

- g. ARB-0159-25 – 19 Orchard Ln – R1
Justin Rancour, applicant – Gazebo
Mr. Rancour 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.**
- h. ARB-0160-25 – 613 W Washington Ave – R4
Hannah Riebeling, applicant – Front and rear porch renovations
Jack Kidd, the homeowner, presented the case and noted that the bannister will mimic the existing one using a tongue and groove technique. **Mr. Mugg motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- i. ARB-0161-25 – 505 S Clay Ave – R4
Jason Lehmann, applicant – Pool house
Mr. Lehmann presented to the Board. The Board stated that there was no connection between the architecture of the pool house and the style of the existing house. They noted they would like to see the pool house have some architectural connections to the house. **Mr. Mugg motioned to continue the case to a later date to address the resemblance issue. Seconded by Mr. Gordon. Motion approved unanimously**
- j. ARB-0163-25 – 1112 Missouri Ave – R3
Jeff Schindler, applicant – New single-family home
Mr. Schindler presented to the Board. The Board asked about the types of windows to be used on the side elevations. **Mr. Garware motioned to approve the case with the following requirements: 1) on the right elevation, in the second floor front bedroom, make the window full-size, and 2) on the left elevation, in the first floor pantry, use a transom window. Seconded by Mr. Gordon. Motion approved unanimously.**

VI. Commercial Review – Old Business

VII. Commercial Review – New Business

- a. ARB-0156-25 – 111 S Geyer Rd – R1
Kris Wells, applicant – Renovation & replacement of refrigeration system
*****City project: advisory review only.*****
Mr. Wells and Mike Chiodini both presented to the Board. The Board asked about the type of window glazing to be used. The applicants stated that the Solara window glazing will disperse the light evenly and not create a glare. They also noted that the east elevation will be veiled as well. The Board then asked about the window subdividing and Mr. Wells and Mr. Chiodini said that it was designed to mimic a tree. **Mr. Murphy motioned to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**


b. ARB-0162-25 – 507 S Holmes Ave – R5

Abbey Hoard, applicant – Multifamily development of 7 townhomes
Architect Steve Hoard presented to the Board along with builder Monte Herring. Mr. Hoard explained that this project will have seven townhome units with some being one story units with design features that cater towards those who are downsizing or wanting to age in place. There will be one smaller unit that will likely be priced more affordably than the other units. He described the primary exterior material as being a hand-applied plaster that will look uniform from the street. Two foot tall limestone walls in the area along Holmes will demarcate some of the individual yards of the units. A Board member asked about the location and style of the downspouts and gutters. Mr. Hoard stated that he can provide updated elevations with those shown and that their color will match the standing seam metal roof. While there was some disagreement on the overall direction of the design, most Board members appreciated the proposal. The Board noted that they would like to see samples of the material as well as more detailed elevation drawings and section drawings before they make their decision. **Mr. Arenberg motioned to continue the case to the next meeting with the following recommendations: 1) provide project materials page with enlarged photos of material application, 2) provide several section drawings, 3) provide more detailed architectural elevations (chimney cap surrounds, gutter and downspouts locations, material applications), and 4) bring samples of materials to the meeting if possible. Seconded by Mr. Gordon. Motion approved unanimously.**

c. ARB-0164-25 – 600 W Woodbine Ave – B1

Kurt Kaemmerlen, applicant – Northern elevation façade renovations
Craig LaBoube of Kaemmerlen Development presented to the Board stating that the existing mansard roof will be re-shingled, but they are still trying to figure out how to design the canopy over the main entrance. **Mr. Murphy motioned to approve the case with the following requirement: 1) they will resubmit to ARB for the proposed signage and canopy. 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, Mr. Arenberg made a motion to adjourn. Seconded by Mr. Murphy. Motion approved unanimously. The meeting adjourned at 8:27 p.m.

	Chris Burton, Chair
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