



**Architectural Review Board  
Formal Session – Meeting Minutes  
Monday, December 15, 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, Jeff Mugg. **Members Absent:** Jon Murphy.

- I. **Call Meeting to Order and Approval of Minutes – November 17, 2025**
- II. Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the November 17th meeting minutes. **Mr. Gordon made a motion to approve the November 17<sup>th</sup> meeting minutes. Seconded by Mr. Garware. Motion approved unanimously.**
- III. **Sign Review – Old Business**
- IV. **Sign Review – New Business**
- V. **Residential Review – Old Business**
  - a. ARB-0118-25 – 545 S Fillmore Ave – R4  
Bemiston Construction, applicant – New single-family home  
Michael Vigdorchik presented to the Board. The Board discussed the as-built photos and confirmed the request to have no front porch railing and no caps and bases on the rear porch. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
  - b. ARB-0192-25 – 4 Sweetbriar Ln – R3  
James Schulte, applicant – Attached garage and rear addition  
Mr. Schulte presented to the Board. The Board discussed the consistency in materials and treatments for the new addition. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) the materials, window style, and brick articulation will match existing conditions. Seconded by Mr. Gordon. Motion approved unanimously.**
  - c. ARB-0194-25 – 133 Manlyn Dr – R4  
Lewis Homes, applicant – New single-family home  
Mr. Lewis presented to the Board. Mr. Lewis noted that the front porch would extend beyond the house, there would be additional windows about the garage on the second floor and the gable over the garage would be less dominant. The Board discussed the need to be aware of the anti-monotony rule and that future renderings need to match elevations. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**

## VI. Residential Review – New Business

- a. ARB-0202-25 – 474 N Taylor Ave – R3  
TAG Architects, applicant – Gable roof and three new false dormers  
Mr. Pike presented to the Board. The Board discussed whether or not the window size in the dormers should match the window size in the gable. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- b. ARB-0203-25 – 12243 Old Big Bend Rd – R3  
FM Design Build, applicant – New single-family home  
Mr. Moore presented to the Board. The Board discussed the front porch columns. **Mr. Gordon made a motion to approve the case with the following requirement: 1) the front porch columns be moved further apart. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- c. ARB-0204-25 – 338 W Rose Hill Ave – R3  
FM Design Build, applicant – New single-family home  
Mr. Moore presented to the Board. The Board discussed needing to see downspouts in future submissions. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- d. ARB-0205-25 – 943 Cleveland Ave – R4  
Agape Construction, applicant – Rear addition  
Ms. Winters presented to the Board. The Board had no comments. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**
- e. ARB-0206-25 – 332 Dickson St – R4  
Jeff Day & Associates, applicant – Rear covered patio and pergola  
Rex Pearl presented to the Board. The Board discussed the brick treatment on the left side elevation. **Mr. Gordon made a motion to approve the case with the following requirement: 1) Add a brick treatment to the left side elevation, such as a soldier course at the same height as the railing. Seconded by Mr. Arenberg. Motion approved unanimously.**
- f. ARB-0207-25 – 523 Weatherfield Ln – R4  
Bobby K Designs, applicant – Rear covered patio  
Mr. Krull presented to the Board. The Board had no comments. **Mr. Struckhoff made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- g. ARB-0208-25 – 611 W Washington Ave – R4  
County Fence Co., applicant – Rear covered deck  
Gary Hensley presented to the board. The Board had no comments. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

- h. ARB-0209-25 – 536 Villa Gardens Dr – R4  
California Custom Decks, applicant – New deck with stairs  
Homeowner Alex Laforest presented to the Board. He noted that they will eventually add a door to the deck on the second floor. **Mr. Struckhoff made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**
- i. ARB-0210-25 – 11 Hillcrest Pl – R4  
Thomas Schmidt, applicant – Rear yard outdoor pergola  
Mr. Schmidt presented to the Board. The Board had no comments. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**
- j. ARB-0214-25 – 923 Poinsetta Ln – R4  
Schindler Homes, applicant – New single-family home  
Mr. Schindler presented to the Board. The Board discussed the vent in the gable over the garage and stated that Mr. Schindler should be aware of the anti-monotony guidelines for future designs. **Mr. Gordon made a motion to approve the case with the following requirement: 1) the vent in the gable over the garage be replaced with a small window. Seconded by Mr. Arenberg. Motion approved unanimously.**
- k. ARB-0216-25 – 209 Wilson Ave – R4  
Lewis Homes, applicant – New single-family home  
Mr. Lewis presented to the Board. Mr. Lewis noted that the rear porch needs square columns since it is a screened porch while the front porch has tapered columns as requested by the homeowner. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- l. ARB-0144-25 – 436 S Van Buren – R4  
Clarence Olsen Architects, applicant – Rear addition  
Mr. Olsen presented to the Board. He presented a letter of support from a neighbor. The Board discussed the need for the siding to match the current siding and for windows on the south elevation. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) fenestration be provided on the south elevation. Seconded by Mr. Garware. Motion approved unanimously.**
- m. ARB-0217-25 – 661 W Adams Ave – R4  
Stauder Architecture, applicant – porch, 2<sup>nd</sup> floor, and garage additions  
Mr. Stauder presented to the Board. The Board had no comments. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- n. ARB-0219-25 – 523 W Washington Ave – R4  
Lewis Homes, applicant – New single-family house  
Mr. Lewis presented to the Board. The Board discussed the front entry. Mr. Lewis stated that the front porch will have a vinyl ceiling with 8” columns and caps. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- o. ARB-0220-25 – 444 N Van Buren Ave – R3  
Agape Construction, applicant – Rear addition and front porch  
Ms. Winters presented to the Board. The Board discussed the roof layout in the rear. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- p. ARB-0221-25 – 420 Julian Pl - R4  
Roeser Home Remodeling, applicant – Rear addition  
Mr. Roeser presented to the Board. The Board asked about the siding of the addition. Mr. Roeser stated that they will use shake siding to match the existing home’s second floor. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- q. ARB-0223-25 – 1809 Arminda Ave – R3  
Intelligent Roofing & Exterior, applicant – Rear deck  
Homeowner Lauren Pfeffer presented to the Board. The Board had no comments. **Mr. Struckhoff made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

**VII. Commercial Review – Old Business**

- a. ARB-0224-25 – 118 E Jefferson Ave – B2  
Gold Leaf Design – Exterior façade alterations  
Denis Kici presented to the Board. The Board discussed the location of the electrical pole and HVAC issues. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**

**VIII. Commercial Review – New Business**

- a. ARB-0213-25 – 110 S Kirkwood Rd – B2  
Dan Orf, applicant – Remove overhead door, infill with storefront glass, knee wall.  
Tom Schmidt presented to the Board. Mr. Schmidt noted that the knee wall will match the color of the bay window above. The Board discussed wanting the color of the knee wall to match the window. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) The unfinished knee wall will be finished with a color to match the window and have articulation to match the pattern of the window grid. Seconded by Mr. Garware. Motion approved unanimously.**

b. ARB-0215-25 – 215 N Clay Ave – R5

Brian Feld, applicant – Vestibule addition to school gym entrance

Mr. Feld presented to the Board. The Board stated that the color of the trim finish will match the existing windows. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

c. ARB-0228-25 – 300 N Kirkwood Rd – B2

NSPJ Architects on behalf of TriStar Properties, applicant – New 4 story mixed-use building with 60 dwelling units and commercial space

Property owner Matt Segal (Tri-Star Properties) and head architect Tim Homberg (NSPJ Architects) presented to the Board. The Board discussed needing more detailed information in order to make a decision. The Board had the following recommendations:

- Provide physical samples of proposed building materials (brick, faux stone, siding, perforated metal, etc.).
- Provide updated, more detailed elevations showing:
  - Material articulation,
  - Enlargements for storefront details and residential entrances,
  - Window trim details and materials,
  - Larger mechanical equipment locations and proposed screening,
  - Other, smaller mechanical equipment (dryer vents, louvers, etc.),
  - Downspouts and gutters,
  - Approximate location and style of exterior lighting fixtures, and
  - Approximate location and style of landscaping.

**Mr. Mugg made a motion to continue the case to a special meeting to be held on Monday, December 22<sup>nd</sup> at 6:00pm. Seconded by Mr. Gordon. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed. Mr. Gordon made a motion to adjourn the meeting. Seconded by Mr. Garware. Motion approved unanimously. Meeting adjourned at 8:42 p.m.

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|  | Chris Burton, Chair |
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Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at [www.kirkwoodmo.org](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.