

Architectural Review Board
Formal Session – Meeting Minutes
Monday, December 22, 2025 – 6:00 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, Jon Murphy.

I. Approval of Minutes – December 15, 2025

Mr. Burton called the meeting to order at 6:00 p.m. and asked if there were any comments for the December 15th meeting minutes. **Mr. Mugg made a motion to approve the December 15th meeting minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

IV. Residential Review – Old Business

V. Residential Review – New Business

VI. Commercial Review – Old Business

a. 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

Head architect Tim Homberg and property owner Matt Segal presented to the Board. Mr. Homberg noted they provided 2-D black and white elevations that include the location of the downspouts. He clarified that the response letter they provided was incorrect regarding the ability to provide physical materials – they were unable to achieve that prior to the meeting but the updated packet includes details on proposed materials. The split face CMU will have a limestone look that has a similar look and feel to the church across the street. The windows will be double hung with dark bronze trim. The provided section drawings show the proposed historic cornice details throughout the structure. The garage will have a micro-mesh metal panel to provide screening while still allowing for required ventilation.

Mr. Homberg noted that there are enclosed sunrooms for units along Kirkwood Rd, while units facing the interior parking lot will have open-air balconies. The two-story townhome units along Adams will also have open-air balconies. Mr. Gordon asked about the materials underneath the balconies and Mr. Homberg stated they will have no visible ribs or joints underneath. The balconies on the east elevation has thicker columns on the new submission. A 48-inch roof parapet will screen the rooftop HVAC units. He noted that all ventilation would be channeled through the roof, so no visible exhaust vents would be needed on the elevations. He clarified that the lighting plan provided was more conceptual in nature and that they will provide Council with an updated lighting plan prior to their next meeting where they will seek final approval. The

Board was satisfied with this clarification, noting that the goal is to have a thoughtful approach to the lighting.

Mr. Garware stated that on the far left side of the east elevation, he would like to see a few windows on the 2nd, 3rd, and 4th story along with mesh panels on the 1st story. This will be the corner that pedestrians see as they walk westward on Adams. Mr. Mugg asked about the soldier courses of brick where it meets the cement. Mr. Homberg stated that there will be a small section of flashing in a color to match the cement. Mr. Mugg also explained various treatment options for the other transitions between materials. Mr. Murphy asked for more details on the materials of the storefronts. Mr. Homberg noted that it will have fiber cement panel with granite or stone at the bottom.

Mr. Murphy asked if limestone was considered for as a primary material rather than the concrete architectural blocks in order to reference the church across the street. Mr. Segal clarified that this would not be financially feasible and they looked into several different material options to complement the church's limestone, which varies in texture and depth throughout the north elevation. Mr. Homberg noted that the proposed Nitterhouse masonry split face CMU block has a variety of depths and brought up the product's details on the Nitterhouse website to show to the Board. After discussion, the Board was satisfied with this specific material choice. Mr. Arenberg brought up the use of Hardie board on the 4th floor instead of stucco or brick. Mr. Segal noted that Hardie board would be significantly easier to maintain and that the level of detail in stucco would not be necessary for the less visible 4th floor. Mr. Gordon asked about utilities and Mr. Segal stated that he is committed to underground utilities as long as it is financially feasible.

Mr. Gordon introduced renderings he had created, including one where the brick went up to the 4th floor for the section of the building on the corner of Adams Ave and Kirkwood Rd. The Board appreciated that this change helped distinguish this important corner from the rest of the facades. Mr. Garware asked about what was proposed for the trash enclosure on the northeast corner. Mr. Homberg stated it would be similar to Commerce Bank's trash enclosure. Mr. Arenberg questioned if the interior elevations were articulated enough for a secondary façade with significant visibility. The Board came to the consensus that the interior elevations were adequately articulated.

Mr. Mugg made a motion to approve the case with the following requirements:


- 1. On the far left hand side of the east elevation, add windows on the 2nd, 3rd, and 4th floors.**
- 2. On the far left hand side of the east elevation, add the mesh and "storefront" treatment on the 1st floor.**
- 3. In areas where "mixed split face CMU" is to be used, use the product shown in the during the meeting on the Nitterhouse Masonry website that creates a combination of smooth and rough split face CMU (<https://www.nitterhousemasonry.com/our-products/split-face-concrete-block/#slider-7>).**
- 4. On the 4th floor where Hardie panel materials are used, add trim (can be**

5/4x6) around the windows and corners with vertical members as appropriate to break up fiber cement panes. The intent of this condition is to continue the “historic motif” being established throughout the elevation design.

5. Provide a “stone” rowlock at the transition between the “stone” and brick. As with a traditional rowlock, it should overhang the “stone” below to create a shadow line.
6. At the transition between the brick and the Hardie panels, add a bit more detail, such as a rowlock above the soldier course. The soldier course could also be corbeled to add interest or detail.
7. For the townhome doors on Adams Ave, use a half-glass and bottom paneled door.
8. All vents will be routed through the roof.
9. The design of the trash enclosure will complement the Commerce Bank trash enclosure.
10. At the applicant’s option, on the corner of Adams Ave and Kirkwood Rd, the 2nd through 4th floor may be brick on both sides of the corner and around the northern side of the corner. The roof gable above the 4th floor may also be brick.

VII. Commercial Review – New Business

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 8:20 p.m.

	Chris Burton, Chair
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