



**Architectural Review Board
Formal Session - Minutes
Monday, October 20, 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, Andy Struckhoff, Jon Murphy, Jeff Mugg. **Members Absent:** Ninad Garware.

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 October 6, 2025 meeting minutes. **Mr. Gordon made a motion to approve the October 6, 2025 minutes. Seconded by Mr. Murphy. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

a. ARB-0169-25 – 10831 Manchester Rd – B3

Joe Phillips, applicant – Wall sign for Mirage Spa

Mr. Phillips presented to the Board. The Board asked about the color design and Mr.

Phillips stated it would be printed onto the sign. **Mr. Gordon motioned to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

b. ARB-0173-25 – 10300 Manchester Rd

Robert Stephens, applicant – Alive Med Spa & Ketamine Clinic wall sign

Mr. Stephens presented to the Board. The Board asked if it will be illuminated. Mr.

Stephens said that it would be, with a white return. **Mr. Arenberg motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

IV. Residential Review – Old Business

V. Residential Review – New Business

a. ARB-0165-25 – 2044 Westview Ave – R3

Luca Etheridge, applicant – Front porch and rear addition

Jeff Day presented to the Board and passed out an updated color rendering. He noted that this project adds a second floor to the existing ranch house. The Board asked about the roof material and siding to be used. **Mr. Arenberg motioned to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**

b. ARB-0166-25 – 644 Beethoven Dr – R3

Tracy Winters, applicant – Rear addition

Ms. Winters presented to the Board and stated that a fabric awning was preferred to match the existing and for cost. **Mr. Struckhoff motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

c. ARB-0167-25 – 919 Simmons Ave – R4

Tracy Winters, applicant – Front porch material replacement

Ms. Winters presented to the Board and noted they are replacing the railing and decking but not the columns. **Mr. Murphy motioned to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- d. ARB-0168-25 – 23 Lemp Rd, Unit A – R1
Mary Kuelsmann, applicant – Exterior façade renovations to home
Alan Roehrig presented to the Board and explained that horizontal siding was being used instead of vertical siding to make it a smoother transition from the stone material along the bottom. **Mr. Arenberg motioned to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- e. ARB-0172-25 – 946 Quanal Ct –R4
Tyrone Roberson, applicant – Covered front porch
Mr. Roberson presented to the Board and clarified that 4x6 pressure-treated columns will be used and that the roof slope was 4:12. He also explained the materials being used for the decking, and railings. **Mr. Gordon motioned to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- f. ARB-0175-25 – 246 Peeke Ave – R4
Steve Hunsicker, applicant – Rear addition
Mr. Hunsicker presented to the Board and noted the wood being used will be stained to match the existing light oak finished floors. The Board discusses whether the use of EFIS along the western wall without articulation seemed appropriate with the design guidelines. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) on the western façade, provide some type of articulation, whether it be a window, a second material, or a portal. Seconded by Mr. Struckhoff. Motion approved unanimously.**
- g. ARB-0176-25 – 408 Caroline Ave – R4
Lelia Flagg, applicant – Covered front porch
Ms. Flagg presented to the Board and noted that the columns and the trusses would be pressure-treated wood, with black hardware added as ornamentation to the trusses. **Mr. Mugg made a motion to approve the case with the following requirements: 1) the truss connector is a painted black metal, 2) the underside of the roof will have finished material. Seconded by Mr. Murphy. Motion approved unanimously.**
- h. ARB-0177-25 – 1964 Dougherty Ferry Rd – R1
Easter Fence, applicant – Rear deck
Steve Johnson of Easter Fence presented to the Board. The Board discussed the feasibility of wrapping the columns to be black versus staining the columns to be black in order to match the other deck materials. **Mr. Mugg made a motion to approve the case with the following requirements: 1) the porch columns be made black, whether by staining or using a wrap or other method. Seconded by Mr. Arenberg. Motion approved unanimously.**

VI. Commercial/Multi-Family Review – Old Business

- a. ARB-0124-25 – 122 N Kirkwood Rd – B2
Paul Chicoineau, applicant – Façade improvements
Mr. Chicoineau and the architect Mr. Hohmann presented to the Board, noting that the decision to use black porcelain tile versus black granite tile will come down to the availability and cost, but that either way the product will have a polished look to replicate the look of the original vitrolite tiles. They also noted they would make sure any proposed lighting will meet the lighting ordinance. The Board appreciated the effort to honor the historical context of the building's original façade. **Mr. Murphy made a motion**

to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

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


Abbey Hoard, applicant – Multifamily development of 7 townhomes
Ms. Hoard and builder Monte Herring presented to the Board and provided material samples for the stucco, the standing seam metal roof, the windows, and the decking. Mr. Herring stated that the stucco material and the finished concrete material should have no issues withstanding weather conditions over time. He noted they will be using Missouri limestone for the door yard walls. The Board expressed their concern about how the design fits in with the surrounding area. Ms. Hoard noted that the house to the south of the project that is remaining in place has a stucco exterior and that another multi-family development is to the north of the project. The project design uses a step down approach in terms of height to ease the transition to the other residential uses along Holmes. **Mr. Murphy made a motion to approve the case as submitted. Seconded by Mr. Gordon. Mr. Burton asked for a roll call vote. Motion approved by a 5-1 vote.**

VII. Commercial/Multi-Family Review – New Business

a. ARB-0174-25 – 297 McCullough Ave – R5

Mary Guignon, applicant – Replacing front porches for townhomes
Suzi Guignon presented to the Board and noted that the porches constructed in 2004 needed to be replaced. They decided to move forward with a more modern approach in using black trim and more weather-proof materials. The Board discussed whether the faux-Victorian style should be maintained but ultimately decided that the proposal was appropriate since the buildings were built in 2004. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**

Mr. Burton asked if there was any other business that needed to be addressed. Mr. Arenberg made a motion to adjourn the meeting. Seconded by Mr. Mugg. Motion approved unanimously. Meeting adjourned at 8:32 p.m.

	Chris Burton, Chair
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