



**Architectural Review Board  
Work Session Meeting Minutes  
Monday, October 20, 2025 – 6:00 p.m.  
Main Level Conference Room – 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, and Jeff Mugg. **Members Absent:** Ninad Garware.

**I. Call Meeting to Order and Approval of Minutes**

Mr. Burton called the work session to order at 6:00 p.m. and asked if there were any comments for the October 6<sup>th</sup> meeting minutes. **Mr. Gordon made a motion to approve the October 6<sup>th</sup> minutes. Seconded by Mr. Mugg. 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  
The Board had no comments.
  
- b. ARB-0173-25 – 10300 Manchester Rd  
Stephens Robert, applicant – Alive Med Spa & Ketamine Clinic wall sign  
The Board discussed whether or not the returns should be black or white for consistency with the rest of the shopping center signs. They noted that signs throughout the center had both white and black returns, so either would be acceptable for this new signage.

**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  
The Board discussed a potential drainage issue with the placement of a slightly sloped roof near a window on the rear elevation.
  
- b. ARB-0166-25 – 644 Beethoven Dr – R3  
Tracy Winters, applicant – Rear addition  
The Board noted the proposed use of fabric awnings would be consistent with the existing awnings on the home.
  
- c. ARB-0167-25 – 919 Simmons Ave – R4  
Tracy Winters, applicant – Front porch material replacement  
The Board had no comments.
  
- d. ARB-0168-25 – 23 Lemp Rd, Unit A – R1  
Mary Kuelsmann, applicant – Exterior façade renovations to home  
The Board discussed the feasibility of having the siding be oriented vertically to match the existing style of the house.
  
- e. ARB-0172-25 – 946 Quanal Ct – R4  
Tyrone Roberson, applicant – Covered front porch

The Board had questions about the intersection of the porch roofline with the existing roofline, the number of proposed columns, and the design of the railing.

- f. ARB-0175-25 – 246 Peeke Ave – R4  
Steve Hunsicker, applicant – Rear addition  
The Board discussed the stylistic departure of the contemporary design from the style of the existing home and how the materials being used could tie into the existing materials.
- g. ARB-0176-25 – 408 Caroline Ave – R4  
Lelia Flagg, applicant – Covered front porch  
The Board discussed the lack of clarity from the plans and that they would have questions for the builder about the columns and materials being proposed.
- h. ARB-0177-25 – 1964 Dougherty Ferry Rd – R1  
Easter Fence, applicant – Rear deck  
The Board discussed whether or not the columns should be left exposed or have a black wrap to be consistent with the decking and fascia board.

**VI. Commercial/Multi-Family Review – Old Business**

- a. ARB-0124-25 – 122 N Kirkwood Rd – B2  
Paul Chicoineau, applicant – Façade improvements  
The Board noted that the new proposal is a good improvement that honors the historical context of the building’s original façade with materials of good quality. The Board discussed whether the black tiles should be porcelain or granite, with some preferring the glossy look of porcelain while others preferred the granite.
- b. ARB-0162-25 – 507 S Holmes Ave – R5  
Abbey Hoard, applicant – Multifamily development of 7 townhomes  
The Board discussed the use of stucco as the predominant material and whether or not it would stand up to weather over time and how it fit into the surrounding neighborhood. Some Board members stated they would like to see more brick incorporated into the design.

**VII. Commercial/Multi-Family Review – New Business**

- a. ARB-0174-25 – 297 McCullough Ave – R5  
Mary Guignon, applicant – Replacing front porches for townhomes  
The Board had no comments.

Mr. Burton asked if there was any other business to be addressed. Upon hearing there was none, the adjourned the meeting at 6:55 p.m.

	Chris Burton, Chair
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