



**Architectural Review Board
Formal Session – Minutes
Monday, November 3, 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, Jeff Mugg, Ninad Garware, Andy Struckhoff. **Members Absent:** Jon Murphy.

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 20, 2025 meeting minutes. **Mr. Arenberg made a motion to approve the October 20, 2025 minutes. Seconded by Mr. Mugg. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

a. ARB-0183-25 – 115 W Monroe Ave – B2

Luke Morgan, applicant – Monument sign.

Mr. Morgan noted that there would be no internal lighting in the sign and stated that landscaping lighting would be used instead. **Mr. Gordon motioned to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

IV. Residential Review – Old Business

a. ARB-0161-25 – 505 S Clay Ave - R4

Jason Lehmann, applicant – Pool house

Jeff Day presented to the Board. Mr. Day discussed how they incorporated the existing house details into the pool house and that there is no fireplace. The Board stated that the decorative vent should be made rectangular. **Mr. Garware made a motion to approve the case with the following requirement: 1) the decorative vent be made rectangular. Seconded by Mr. Arenberg. Motion approved unanimously.**

V. Residential Review – New Business

a. ARB-0179-25 – 1052 Huthmaker Rd – R3

Hannah Riebeling, applicant – Remove and replace existing rear deck

The homeowner Beth Kinzel 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.**

b. ARB-0180-25 – 613 E Adams Ave – R3

Riggs Company, applicant – Master bedroom and one car garage addition

Amie Riggs presented to the Board and stated the new concrete foundation will be painted to match the existing concrete. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Struckhoff. Motion approved unanimously.**

c. ARB-0181-25 – 2072 Hunters Field Rd – R3

Fred Lutzeier, applicant – Detached pavilion in rear yard

Mr. Lutzeier presented to the Board. The Board asked if the posts would be pressure-treated. Mr. Lutzeier said that they would along with being wrapped in vinyl. He also stated that there would be no fireplace. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

- d. ARB-0182-25 – 304 Sugar Creek Rd – R4
Tom McHugh, applicant – Detached pavilion in rear yard
Mr. McHugh presented to the Board. The Board discussed the number and size of posts, the color of stain on the posts, the type of shingles to be used, and the construction of the roof. Mr. McHugh stated that there would be eight 8x8 posts with a Douglas fir stain, the shingle roof would match the house, and the roof would be tongue and groove with open gables. **Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**
- e. ARB-0184-25 – 29 Thorncliff Ln – R3
Terry Zintel, applicant – Remove and replace existing rear deck
Mr. Zintel presented to the Board. The Board discussed the spacing of the hand rails and the color of stain or paint to be used. Mr. Zintel noted that the hand railing would be spaced equally and that the deck would be painted or stained to match the existing deck. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) hand railing would be spaced equally and 2) that the wood paint or stain would match the existing deck. Seconded by Mr. Gordon. Motion approved unanimously.**
- f. ARB-0185-25 – 133 Embassy Ln – R3
Patrick Jones, applicant – Replacing rear deck
Mr. Jones presented to the Board and noted the new deck would use 6x6 posts that are treated with a cedar stain. **Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- g. ARB-0186-25 – 1031 Couch Ave – R3
Nathan Rauh, applicant – Rear addition
Mr. Rauh presented to the Board and noted that the materials will match the existing style of the home. The Board discussed the flashing near the existing windows and the new roof of the addition. **Mr. Gordon made a motion to approve the case with the following requirements: 1) the flashing will be done appropriately in the rear. Seconded by Mr. Garware. Motion approved unanimously.**
- h. ARB-0188-25 – 425 Way Ave – R4
Matthew Moore, applicant – Rear addition and detached garage
Mr. Moore presented to the Board. Staff noted the dormer would need to be reduced to the size shown in the updated rendering in order to meet code requirements. **Mr. Gordon made a motion to approve the case with the following requirements: 1) the dormer on the detached garage will be the smaller one shown in the updated rendering. Seconded by Mr. Arenberg. Motion approved unanimously.**
- i. ARB-0189-25 – 75 W Glenwood Ln – R3
Austin Bosecker, applicant – New single-family home
Robert Srote presented to the Board stating that it will be a country French style home. The Board discussed the type of roof shingles and Mr. Srote stating that they will be architectural grade, heavy-duty shingles. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- j. ARB-0190-25 – 521 Goethe Ave – R4
Morgan Conley, applicant – Second floor addition and a detached garage

Ms. Conley presented to the Board. The Board discussed the front gable vent, windows on the garage door, and adding a window or door on the west or north elevation. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) the vent on the front gable be removed, 2) a window or door on the west or north elevations, and 3) the front of the garage door needs windows. Seconded by Mr. Garware. Motion approved unanimously.**

k. ARB-0191-25 – 442 Magnolia Ave – R4

Tracy Collins, applicant – Front façade alteration with new covered porch
Ms. Collins presented to the Board. The Board had no comments. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Garware. Motion approved unanimously.**

l. ARB-0192-25 – 4 Sweetbriar Ln – R3

James Schulte, applicant – Attached garage and rear addition
Mr. Schulte presented to the Board. The Board discussed needing more details including a roof plan showing ridges, slope and material as well as updated elevations showing the existing home and the proposed addition with clear labels of materials and the size of windows and doors. The front elevation should also show a more accurate representation of the sloped grading. The Board also recommended hiring an architect and that the brick work should match the existing house. **Mr. Arenberg made a motion for a continuance on this project to a later date to address the need for detailed roof plans, elevation drawings. Seconded by Mr. Gordon. Motion approved unanimously.**


m. ARB-0193-25 – 625 Dougherty Ferry Rd – R4

Mark Williams, applicant – Rear second story addition, covered front porch
Mr. Williams presented to the Board. The Board suggested having four equally spaced front porch posts, a more prominent way to present the dormer, and adding windows on the garage door. **Mr. Mugg made a motion for a continuance on this project to a later date to address the need for a new front elevation drawings that include additional articulation, a reevaluated shed roof and windows on the garage door. Seconded by Mr. Gordon. Motion approved unanimously.**

n. ARB-0194-25 – 133 Manlyn Dr – R4

Ali Kluck, applicant – New single-family home
Mike Lewis presented to the Board. The Board discussed the anti-monotony rule and the houses on either side of this project. They suggested using brick for the column bases, changing the roof layout, adding gables, and/or splitting the windows. **Mr. Mugg made a motion for a continuance on this project to a later date to address the need for new elevation drawings that address the anti-monotony rule. Seconded by Mr. Gordon. 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 8:13 p.m.

	Chris Burton, Chair
---	---------------------

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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.