



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

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 20th meeting minutes. **Mr. Mugg made a motion to approve the October 20th minutes. Seconded by Mr. Gordon. Motion approved unanimously.**

I. Approval of Minutes – October 20, 2025

II. Sign Review – Old Business

III. Sign Review – New Business

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

Luke Morgan, applicant – Monument sign

Staff clarified that the sign would not be internally illuminated and would only be illuminated by landscape lighting pointing directly at the sign.

IV. Residential Review – Old Business

a. ARB-0161-25 – 505 S Clay Ave - R4

Jason Lehmann, applicant – Pool house

The Board discussed the structural integrity of the column with the knee wall.

V. Residential Review – New Business

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

Hannah Riebeling, applicant – Remove and replace existing rear deck

The Board had no comments.

b. ARB-0180-25 – 613 E Adams Ave – R3

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

The Board discussed wanting clarification on whether or not the concrete exposed in the addition would be painted white to match the existing style.

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

Fred Lutzeier, applicant – Detached pavilion in rear yard

The Board had no comments.

d. ARB-0182-25 – 304 Sugar Creek Rd – R4

Tom McHugh, applicant – Detached pavilion in rear yard


The Board discussed needing more information on the roof structure and treatment of the columns.

- e. ARB-0184-25 – 29 Thorncliff Ln – R3
Terry Zintel, applicant – Remove and replace existing rear deck
The Board discussed wanting to know the spacing of the railings and the treatment of the columns.
- f. ARB-0185-25 – 133 Embassy Ln – R3
Patrick Jones, applicant – Replacing rear deck
The Board had no comments.
- g. ARB-0186-25 – 1031 Couch Ave – R3
Nathan Rauh, applicant – Rear addition
The Board discussed the potential flashing issue with the existing window and the roof of the addition and whether or not the deck should have coverage underneath.
- h. ARB-0188-25 – 425 Way Ave – R4
Matthew Moore, applicant – Rear addition and detached garage
Staff clarified that the rendering showing the smaller dormer on the detached garage should be used as the originally proposed larger dormer does not meet code requirements. The Board had no comments.
- i. ARB-0189-25 – 75 W Glenwood Ln – R3
Austin Bosecker, applicant – New single-family home
The Board discussed whether or not a dormer should be added on the side elevation to break up the large section of roofing.
- j. ARB-0190-25 – 521 Goethe Ave – R4
Morgan Conley, applicant – Second floor addition and a detached garage
The Board discussed removing the vent on the new gable.
- k. ARB-0191-25 – 442 Magnolia Ave – R4
Tracy Collins, applicant – Front façade alteration with new covered porch
The Board had no comments.
- l. ARB-0192-25 – 4 Sweetbriar Ln – R3
James Schulte, applicant – Attached garage and rear addition
The Board discussed needing more detailed elevations showing the size and placement of the new doors and windows, a roof plan, and a better front elevation that reflects the slope of the site.
- m. ARB-0193-25 – 625 Dougherty Ferry Rd – R4
Mark Williams, applicant – Rear second story addition, covered front porch
The Board discussed ways to simplify the roof layout and pitches on the right elevation and whether or not a shed roof is appropriate for a front dormer.

- n. ARB-0194-25 – 133 Manlyn Dr – R4
Ali Kluck, applicant – New single-family home
The Board discussed the issue of monotony between the proposed home and the two adjacent properties.

- VI. Commercial Review – Old Business**
- VII. Commercial Review – New Business**

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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