

Architectural Review Board
Formal Session – Minutes
Tuesday, February 17, 2026 – 7:00 p.m.
Main Level Conference Room – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present: Chris Burton, Chair; Vice Chair; Dick Gordon, Ben Arenberg, Jeff Mugg, Jon Murphy. **Members Absent:** Ninad Garware, Andy Struckhoff.

I. Approval of Minutes – February 2, 2026

Mr. Burton called the work session to order at 7:00 p.m. and asked if there were any comments for the February 2nd meeting minutes. **Mr. Arenberg made a motion to approve the February 2nd minutes. Seconded by Mr. Mugg. Motion approved unanimously.**

II. Sign Review – Old Business

III. Sign Review – New Business

a. ARB-0009-26 – 811 S Kirkwood Rd – I1

Patriot Builds, applicant – Monument sign and wall sign for Patriot Builds
Dan Head presented to the Board. The Board had no comments. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

b. ARB-0011-26 – 711 S Kirkwood Rd – R5

Jason Teitelbaum, applicant – New monument sign faces for The Grove
Mr. Teitelbaum presented to the Board. He said the new monument sign will be made out of the same hard plastic material. The Board had no comments. **Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

c. ARB-0016-26 – 10811 Manchester Rd – B3

Plasti-Lite Signs, applicant – Wall signs and awning sign for Dean Team
Courtney Ezersky presented to the Board. The Board asked if the sign would be individual letters and if there would be lighting. Ms. Ezersky said the sign would be 12' by 5' with individual letters mounted on studs and that there would be no lighting. **Mr. Arenberg made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

d. ARB-0018-26 – 110 N Kirkwood Rd – B4

Fastsigns, applicant – Wall sign for Harmony Tea Shoppe
Jenn Meske presented to the Board. She noted that the logo would be two pieces and the letters would be individually mounted on 4-6 studs. The sign will be non-illuminated. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

IV. Residential Review – Old Business

a. ARB-0001-26 – 417 Bach Ave – R3

Boulevard Custom Homes, applicant – New single-family home
Bob Wilmering presented to the Board. The Board discussed putting band board on both sides, placing small windows in the kitchen on the left side elevation, having single 8” x 8” columns on the front porch and having glass in the garage door. **Mr. Arenberg made a motion to approve the case with the following requirements: 1) revise the front porch so that it has a half or full column against the wall and one 8” x 8” column on the other side of the porch, 2) add a row of glass to the garage door, 3) add band boards on the side elevations, and 4) add 1-2 transom windows in the kitchen. Seconded by Mr. Gordon. Motion approved unanimously.**

V. Residential Review – New Business

a. ARB-0010-26 – 36 Orchard Ln – R1

Kuehnle Construction, applicant – New single-family home
Matt Moran presented to the Board. The Board discussed adding board and batten on the upper rear gable and a vent on the lower rear gable. **Mr. Gordon made a motion to approve the case with the following requirements: 1) add board and batten to the upper rear gable, and 2) add a vent to the lower rear gable. Seconded by Mr. Murphy. Motion approved unanimously.**

b. ARB-0012-26 – 831 Elmtree Ln – R3

Mark Williams, applicant – Rear covered porch, new siding on house
Rick Mulligan, the homeowner, and Rick Detling, the builder, presented to the Board. The Board discussed the aluminum siding being replaced with the stucco Hardie board. **Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.**

c. ARB-0013-26 – 946 Curran Ave – R4

Matt Williams, applicant – Front covered porch
Matt Williams presented to the Board. He stated that horizontal beams are planned, the posts are 6” x 6”, the stoop is 4’ x 7’, the whole house has been re-roofed, and that the downspouts will be corrected. **Mr. Murphy made a motion to approve the case with the following requirement: 1) the work will match the details provided in the submitted drawings. Seconded by Mr. Gordon. Motion approved unanimously.**

d. B-0015-26 – 516 E Jefferson Ave – R3

Formwork Architecture, applicant – New rear two story addition
Tracy Collins presented to the Board. She noted that the siding will be painted to match the existing house and that the client does want a full vanity wall in the second floor rear bathroom. **Mr. Arenberg made a motion to approve the case with the following requirement: 1) add 1-2 transom windows in the second floor rear bathroom. Seconded by Mr. Gordon. Motion approved unanimously.**


- e. ARB-0017-26 – 1610 View Woods Dr – R1
Hidden Structures, applicant – Deck replacement with aluminum pergola
Jason Leeker presented to the Board. The Board asked if the gazebo is new or existing. Mr. Leeker stated it is existing while the deck and pergola will be new.
Mr. Mugg made a motion to approve the case as submitted. Seconded by Mr. Murphy. Motion approved unanimously.

- f. ARB-0019-26 – 901 Wood Ave – R4
22 Co. Property Management, applicant – Covered front porch and garage reconfiguration
Matt Williams presented to the Board and provided additional hard copy photos. The Board discussed the need to add bases and caps to the columns in addition to increasing the size of the columns using wraps. The Board noted the columns could be built in way to make them look 9” x 9”. **Mr. Mugg made a motion to continue the case to a date of the applicant’s discretion. Seconded by Mr. Gordon. Motion approved unanimously.**

VI. Commercial/Multi-Family Review – Old Business
VII. Commercial/Multi-Family Review – New Business

- a. ARB-0014-26 – 10336 Manchester Rd – B3
Edin Coralic, applicant - New Dutch Bros. drive-thru coffee shop
Edin Coralic presented to the Board. The Board discussed the window size and what would be visible. Mr. Coralic said the company may propose window clings with the signage application but otherwise one would see suspending shelving and operational items in the windows. He noted the building will be built using cultured stone while the trash enclosure will be built with split face CMU.

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. Arenberg. Motion approved unanimously. Meeting adjourned at 8:15 p.m.

	Chris Burton, Chair
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