



**MINUTES
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, DECEMBER 13, 2023, 2023 - 6:00 P.M.**

CHAIRMAN JEFFREY FERNHOFF
JOHN FALK
MIKE MORAN
REED VOORHEES
BRAD WEITEKAMP
JON EMERT

CITY ATTORNEY, ALEXANDRA SIEVERS
INTERIM CITY ADMINISTRATOR, ANDREW STEWART
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

The meeting was called to order by Chairman Fernhoff at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Emert

Absent: Mr. Falk, Mr. Weitekamp

APPROVAL OF MINUTES FROM NOVEMBER 8, 2023.

Mr. Fernhoff asked if there were any additions or corrections to the minutes from the November 8, 2023. There being none, he asked for a motion. Mr. Voorhees motioned approval of the amended minutes. Mr. Moran seconded the motion, which was unanimously approved.

**REVIEW OF PLANS FOR A TWO-STORY REAR ADDITION
TAYLOR AND KATHERINE ST. EVE, 263 ELM AVENUE**

Present: Jennifer Sims Taylor, Fendler + Associates, Inc.

Mr. Fernhoff opened the discussion.

Mr. Moran stated the Board tries to discourage builders and architects from using working drawings due to cost. Ms. Taylor thanked Mr. Moran for the information.

Drainage: Mr. Moran stated that the Board's civil engineer was not present, noted that the addition would be a teardown with a replacement in kind and added that the impervious surface would be reduced by 70 cf. Mr. Moran stated that there would be no need for drainage enhancements, as the new project would be generating less surface drainage.

Mr. Emert asked if the existing patio was brick, and if the whole area considered impervious. Ms. Taylor stated that she did not know. Mr. Moran stated that he was certain they counted it on civil plans, adding that he did not know if the seams were concrete or sanded joints. Chairman Fernhoff stated that the patio was joints were sanded. It was noted that brick patios were not generally a pervious surface.

Mr. Moran commented on the downspouts noting that he did not understand the corner placement near the doorway, adding that water would flow in front of the door. Mr. Moran stated that there was no stoop or concrete patio to support the entrance, connecting the driveway to the mudroom, with only grass and a downspout in the area. Mr. Moran suggested that the placement be located on the western corner or connect it to the northerly pipe which would be piped to a pop-up.

Mr. Moran noted that the drainage would not impact the neighbor but would affect the doorway noting that the drainage would need to be piped away from the house. Mr. Voorhees asked about the percentage of landscaping to pavement. Ms. Taylor stated that there was nothing in the area. Mr. Moran stated that a door stoop needed to be added and Ms. Taylor agreed.

Landscape: Mr. Weitekamp stated that there was not much landscape. Ms. Taylor stated that an overgrown holly would be removed, and the lawn area restored. Mr. Moran suggested that there was no need to stipulate backyard landscape adding that the homeowner can work on it over time.

Architecture: Chairman Fernhoff asked about the date of the original addition. Ms. Taylor stated that she did not know the age and added that it was unconditioned space with windows and very thin walls, adding that it was a very cold room. Chairman Fernhoff noted that the project was slightly above the FAR, added that the front elevation was not changing and noted that the back addition was tastefully done. Mr. Voorhees stated that it was a simple addition but took up much space in the backyard. Mr. Voorhees stated that there were very few windows on the elevations except the south façade. Ms. Taylor stated that the mudroom had one off set window, the bedroom had a north and south window adding that there were no windows to the rear. Ms. Taylor stated that they tried to design windows on the west wall, primary bedroom, but the family preferred not to add windows, including even transom windows. Ms. Taylor agreed that it was a blank elevation and added that the north kitchen wall did not get a window due to the addition of a hood and cabinetry. Mr. Moran stated that there was a nice window over the sink which made sense, adding that overall, the addition was more informal, away from the public's view. Ms. Taylor noted that the ac unit is positioned on the same side as the neighbor's ac unit, adding that there will be many shrubs added in the location. Mr. Moran noted that there were many trees already planted on the neighbor's side yard.

Chairman Fernhoff called for public comment.

There was no one present.

Mr. Moran motioned approval of the submittal with the following condition:

- Relocate downspout at inside corner of addition to northwest corner of mud room.

Mr. Voorhees seconded the motion which was unanimously approved.

REVIEW OF RESUBMISSION OF AMENDED PLANS FOR A SINGLE-FAMILY HOME
KORUS PROPERTIES, LLC, 993 GLENBROOK AVENUE

Present: Roger Bettlach, Korus Properties, LLC

Mr. Fernhoff opened the review of the submittal noting that the plans were reviewed by the Board of Adjustment, last Wednesday with much discussion. Chairman Fernhoff stated that that

the first appeal was approved to keep the stop work order in place and added that the variance request was approved by a vote of 3 to 2.

It was noted that drawing A11, included in the plans was not necessary for the plans.

Mr. Moran read a letter addressed to the Architectural Review Board, written by Phil Wilson, Architect, dated November 28, 2023, laying out the amendment request as follows:

Re: 23BLD-02358 for Proposed Residence at 993 Glenbrook Avenue – Glendale, Missouri

Attached please find a joined Acrobat PDF containing a modified Architectural Review Board set for amended review. Also included are the Construction Drawings for reference (as per Mr. Roger Bettlach – Korus Properties LLC).

Items modified on the ARB package to amend previous approval:

1. First Floor line raised 2”;
2. First floor plate lowered 2” to leave roof line unchanged;
3. Lower-level window and egress well at the front portion of the east elevation omitted;
4. Composite illustration and photo study noted as an estimate based on ‘counting brick’ method as directed by the City of Glendale, and as included as an approximation for ARB review only. (not for construction purposes).

Please let us know if anything else is needed.
Sincerely,
Phil Wilson

Mr. Bettlach stated that overall, there is tolerance for variability adding that the plans compensated for the error in the foundation height by cutting the wall by two inches. Mr. Bettlach stated that he thought it was generally outside of ARB’s purview. Mr. Moran stated that it seemed fine to him. Mr. Bettlach stated that they were leaving out the egress window adding that if it was okay with St. Louis County it would not be illustrated on the side of the property.

It was noted that there was no problem reclassifying changes with the County and it was also noted that there was no problem with the four items that were updated.

Chairman Fernhoff called for public comment.

Mr. Bill Miller, 1000 Nancy Carol,

Mr. Miller stated that he wanted to emphasize that the elevations are maintained in light of the drainage discussion adding that he did not know if the garage foundation was impacted in any way by the drainage don’t know if that impacted the garage foundation. Mr. Miller stated that the garage elevation is at the top of his 4’ fence, adding that the 580 contour has moved back approximately 40’. Mr. Bettlach stated that the elevation dropped down from the covered porch at the 581 contour, 4’ above bottom of fence line. Mr. Miller noted that he wanted to make sure that it was not an excuse to raise the elevation and to keep the slope toward the house minimized. Mr. Miller stated that he welcomed Mr. Bettlach and the Board to visit the house to see the elevation, adding that he was at the bottom of the precipice. Mr. Miller stated that the new house would be noticeably higher to houses on either side.

A friend of Mr. Miller's stated that the porch looked significantly higher from Mr. Miller's house, was concerned about lighting, and asked if the porch lighting would be obtrusive. Mr. Bettlach stated that there would be a center light in the ceiling of the porch, with the fan adding that the light would face downward.

Mr. Bettlach stated that the floor was verified and was drawn to plan. The neighbor stated that the foundation was high. Mr. Bettlach stated that the drainage would be collected and piped into the rock garden closer to the house, adding that the final grading needed to be done. Mr. Bettlach stated that he would meet with the neighbors when grading begins and noted that the grade would not be raised to the foundation level, adding that the foundation would be painted. It was noted that the finished grade would be 2.5' in the area.

Wendy Haffner, 1009 Glenbrook,
Ms. Haffner posed the following comments:

1. Since the variance was granted, why were the current plans submitted here for the ARB; It was noted that there was a second approval due to two submittals at the Board of Adjustment hearing.
2. Ms. Haffner asked about the location of bedroom #1; It was noted that it was located on the first floor.
3. Ms. Haffner questioned the basement ceiling height noting it was 9'; Mr. Bettlach stated that the basement had an 8' pour.

Mr. Emert motioned approval of the plans. Mr. Voorhees seconded the motion which was unanimously approved.

MISCELLANEOUS

Mr. Stewart stated that Mr. Hetlage, the City Attorney, would work on a preamble to the ARB Guidelines produced earlier by the ARB adding that the preamble would be forwarded to the Board. Mr. Stewart noted that the idea was to make the guidelines more user-friendly adding that the Board would have an opportunity to review the update. It was noted that an Index should be included in the preamble. Mr. Stewart stated that he hoped to see the supplement in January adding that the City needed regulations to help the ARB with approvals.

Mr. Stewart noted that the Mayor and the Board of Aldermen were looking at adding more members to the Plan Commission. It was noted that the ARB had looked at the area bank of architects and it was also noted that there was an active list of engineers for use when looking to add board members.

ADJOURNMENT

Mr. Moran moved adjournment of the meeting; Mr. Emert seconded the motion, which was unanimously approved.

These minutes amended as submitted this 27th day of March, 2024

Joanne Carr, Deputy City Clerk