



**MINUTES
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, JULY 12, 2023 - 6:00 P.M.**

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

CITY ATTORNEY, ANDREW BRAMMAN
CITY ADMINISTRATOR, BEN DECLUE

MEETING CALLED TO ORDER

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

ROLL CALL

Present: Chairman Fernhoff, Mr. Emert, Mr. Voorhees, Mr. Weitekamp, Mr. Falk

Absent:

APPROVAL OF MINUTES FROM JUNE 14, 2023.

Mr. Fernhoff asked if there were any additions or corrections to the minutes from the June 14, 2023. There being none, he asked for a motion. Mr. Voorhees moved approval of the minutes from June 14, 2023. Mr. Weitekamp seconded the motion, which was unanimously approved.

PRELIMINARY REVIEW OF DESIGN PLANS FOR A NEW SINGLE-FAMILY BRICK
AND FRAME HOME WITH A LOWER-LEVEL ATTACHED GARAGE
MIKE AND SARAH REEDY, 26 HILLARD

Present: John Yacovelli, Contractor, Yacovelli, and Sons
Mike and Sarah Reedy, Owners
Donna Boxx, Architect, PC

Mr. Fernhoff opened discussion about FAR, noting that the .30 is allowed and not .36 as listed on the application.

Mr. Emert stated that the design exceeded the floor area ratio and height requirements.

Ms. Boxx stated that they could be flexible about cutting things out, noting that the design was very close to requirements and added that they were trying to be mindful of the lot and its configuration. Ms. Boxx stated that they designed the garage under the house in the basement instead of placing it on the lot, adding that the footprint was the same and there would be a back porch.

Mr. Reedy thanked the Board for taking the time to review their plans, noting that he and Sarah had lived in the home for 9 years after living in Warson Woods, Rock Hill and Webster Groves.

Mr. Reedy stated that they bought the house once married and felt the community was a great place to raise a family which is now comprised of 2 children, 7 and 3 years old. Mr. Reedy stated that they love the community and wanted to be a part of this community for the long hall. Mr. Reedy stated that the house was built in the 1940's and with space added in 2005. Mr. Reedy stated that there were questionable issues including HVAC, electric and a lack of permitting for plumbing, adding that they wanted to remain in Glendale but in a new home. Mr. Reedy stated again that he appreciated the Board's time, welcomed feedback, and looked forward to living in Glendale for years to come.

Mr. Yacovelli stated that the tuck under garage was not using livable space noted that there was a hardship compared with other lots on the street with the way the lot dropped off, and impervious surface area has been reduced.

Mr. Voorhees asked if the floor area included the half story space and lower level. Ms. Boxx stated that they did not include the half story attic or basement level. Ms. Boxx also noted that there was a large fireplace in front of the house. Mr. Voorhees stated that regulations dictate that the basement space is considered above grade for this location. Ms. Boxx stated that the garage is right at the average grade, adding that this lot is different from many other lots in Glendale. Mr. Yacovelli stated that 50% of the lower level was below grade. Mr. Voorhees stated that the lower level did not appear to qualify as a basement. Ms. Boxx stated that they were reducing the FAR for the lot coverage. It was noted that the house was too big for the site. Ms. Boxx stated that if it is pulled down lower, space in the upper story would be lost. Mr. Voorhees stated that the area was huge, the massing was large, and the half story attic space would have to be included in the FAR.

Mr. Falk agreed with Mr. Voorhees noting that the topo and site plan showed increased vertical height, adding that the footprint was beyond the existing house by 5' with the extended patio and covering at the back and the 35' in front.

Mr. Voorhees stated that the other houses on the block are one story homes adding that the architect did a good job keeping the mass down on the front elevations, noting that it was compact and tight on the site. Mr. Weitekamp stated that the home looked massive from the Elmwood side. It was noted that Clif Side was the closest street on the rear side of the house. Mr. Weitekamp stated that he would like to see the houses labeled with addresses, including the houses across the street and add a key as to where the neighbors are located. It was noted that as long as the calculations are correct, no mitigation was necessary and taking it to Elmwood as much as possible. Mr. Weitekamp stated that he would like to see utilities on both landscape and site plans. Mr. Yacovelli stated that utilities were listed on the landscape plan and other plans as well. Mr. Voorhees stated that the Board had approved houses over the FAR but added that the designs needed to be extraordinarily good. Mr. Yacovelli stated that there was a two-story on Hillard, #6. Mr. Voorhees stated that all conditioned space must be calculated for FAR.

Mr. Emert stated that there might be exceptions to exceed FAR, adding that the calculations must be accurate noting that all space within the home meant to be included must be calculated. Mr. Emert stated that if the dormers were removed, it would reduce the size of the house and reduce the FAR. Mr. Voorhees noted that the garage was tucked under the house due to the slope, adding that there were other homes similarly designed. Mr. Voorhees stated that minimizing the garage was a good approach adding that it was the best place to add the garage. Mr. Voorhees stated that too much of the basement had not been calculated due to the grade and noted that the

mass could be brought down. Mr. Voorhees noted that if the half story was removed, the stair could be shortened, also greatly reducing the vertical mass of the house.

Chairman Fernhoff stated that he liked the design but added that it was a big house for the lot and noted that there were ways to dress it down. Mr. Voorhees stated that it had a nice floor plan and good features but had a problem with the mass.

Mr. Haskenhoff, City Forester, living at 900 Brownell, stated that since the house was sitting on the same footprint, and the height was okay, why would the FAR matter. Mr. Haskenhoff noted that a corner lot could be tricky but added that it was a beautiful home, and he would love to see it built. Mr. Haskenhoff stated that the Cherry should be saved in the front yard and noted that due to the power line trimming, the Red oak could not be preserved and needed to be removed.

Mr. Weitekamp stated that it was obvious that the Red oak was not salvageable.

REVIEW OF PLANS FOR A NEW TWO-CAR GARAGE
MARK AND AIMEE CORDES, 302 N. SAPPINGTON ROAD

Present: Ciera Langel, Iconic Construction

Mark Cordes, Owner

Steve Hayes, Iconic Construction

Drainage:

Mr. Falk asked if the existing drainage and proposed drainage takes into account the sidewalk, the driveway and the decking which will be removed and replaced. Ms. Langel stated that it did.

Mr. Emert noted that the driveway was sloping from garage to street and above the existing garage floor. Ms. Langel stated that was correct adding that they tried to place the footprint of the garage at the 636-line located at the side of the existing garage. Mr. Emert stated that at the right side of the garage, more foundation was visible, it was flat on the yard side, and 3' to 4' of foundation as it projects in the back was visible. Mr. Emert noted that as the corner is turned to the west, the façade is sloping back up to the patio. Ms. Langel agreed with Mr. Emert.

Mr. Emert stated that the exposed concrete needed to be covered and added it created an odd detail. Mr. Emert also noted there was brick band at the base of the garage. Mr. Emert asked if the siding would extend to the bottom and noted that bringing down the siding was necessary, adding that it could work with the angle and accentuate it with trim.

Mr. Falk noted that the finished floor of the garage was 641, and it seemed to be working back. Ms. Langel stated that would be the elevation of the patio. Mr. Falk stated that the site plan listed grades and spot elevations but no downspouts. Ms. Langel stated that there were 4 on the south side of the garage which would be directed towards the street and splash to the street. Mr. Falk noted that there was a composite deck in the past which allowed water to flow through it, adding that with a concrete deck, there needed to be a way to move the water from the deck out to the street. Ms. Langel stated that they would be sloping water out to the street from the patio.

Mr. Falk asked about the drainage once it comes off the garage, and patio or courtyard. Ms. Langel stated that it would turn down the concrete slab and would fall to landscaping in front.

Mr. Falk recommended that rocks be added at the courtyard and place drains in the middle of the concrete patio, and pipe water under the wall. Mr. Falk noted that there would not be much to affect the neighbors noting that the water will flow north to south to Beverly. Mr. Falk suggested that the two double swing doors be revisited, noting that it would be an awkward transition.

Landscape:

Mr. Weitekamp stated that the survey only showed a stump and noted that it would be nice to add a canopy tree on south side that would put shade on the patio and help with the street scape. It was noted that the old fireplace was nice. Ms. Langel stated that there was no way to save the old fireplace but noted that a new one would be added on the north side.

Architecture:

Mr. Voorhees stated that the garage fits well and includes a secluded but nice outdoor space, adding that it was a nice project.

Mr. Emert motioned approval of the plans with the following conditions:

Add a trench drain to the patio area;
Extend hardy board paneling down on the east elevation and partially on the north elevation;
Recommend adding a canopy tree on the south streetscape, anywhere along the line.

Mr. Falk seconded the motion which was unanimously approved.

MISCELLANEOUS

ADJOURNMENT

Mr. Falk moved adjournment of the meeting; Mr. Weitekamp seconded the motion, which was unanimously approved.

These minutes approved as amended this 13th day of September, 2023

Joanne Carr, Deputy City Clerk