

ARCHITECTURAL REVIEW BOARD AGENDA

March 6, 2018

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

#1 CONSENT AGENDA

- A. James Coopersmith – 6446 Belinder Avenue White vinyl fence in rear yard
- B. Bradley & Roys Thedinger – 2920 W 69th Street Small patio in rear yard
- C. Overhill Realty – 6537 Overhill Road Landscaping Plan

#2 City of Mission Hills

Renovation of Sunken Garden

#3 Jim Dyer

6150 State Line Road

Radon mitigation system on front of home

#4 Ron & Kelly Lockton

2321 W 59th Street

Landscaping and hardscape plan

#5 Walden Residence

6535 Wenonga Terrace

Changes to pool design and house detailing;
multiple hardscape modifications

#6 ~~TBL Investments~~ CONTINUED TO MARCH 20TH

~~6640 Indian Lane~~

~~New house and pool~~

* Variance required

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

#1 Consent Agenda

A. James Coopersmith

6446 Belinder Avenue

Mr. Coopersmith is proposing a new white vinyl fence in his rear yard.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed fence is similar to a stockade fence with a picket top. The main difference is the vinyl material that has previously been approved in the city.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

B. Bradley & Roys Thedinger**2920 West 69th Street**

The Thedingers are proposing a small patio in their rear yard.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed patio is on axis with their existing patio. It will be 14 feet wide and 10 feet deep. It is to be constructed of crushed rock and bluestone.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

C. Overhill Realty

6537 Overhill Road

Overhill Realty is returning to the ARB to present their landscaping plan as required.

Summary of Property:

- Character Area: Suburban (Transitional)
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed landscape plan provides extensive plantings around the perimeter of the yard as well as the perimeter of the house. There are no modifications to any of the previously approved hardscape elements.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The City is proposing the renovation of Sunken Garden (Mission Drive & Overhill Road) including the water feature and surrounding amenities.

A site visit has been scheduled for 2:00 p.m. on March 6th at Sunken Garden. City staff and members of the Park Board will be present to explain the project.

Summary of Project:

In designing the renovation, the goal of the Park Board was to preserve the natural landscape and historical aspects of Sunken Garden, while upgrading the water feature and enhancing access and usability. Toward that end, the City hired an ADA consultant to assist the City in meeting accessibility requirements.

The water feature will be reconfigured to be 22% smaller (and generally in the same location) and will have three new sprayer heads. A new meandering flagstone path will connect the west end of the park to an existing bench at the east end of the park.

Other new amenities include a new water fountain (to match the one installed at 64th & Belinder), a new picnic table, random stepping stones, new signage and a reconfigured stair at the east end of the park. Low voltage lighting will be provided at strategic locations throughout the park.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Mr. Dyer is proposing the installation of a Radon Mitigation system at the front of his home.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

Radon mitigation systems are typically installed at the side or rear of a home, with the preference being the inside of the home. Due to unspecified site restraints, the Dyers are proposing to locate the system at the front of their all brick home. They have agreed to paint the associated piping to match the brick or downspouts on the home.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Design guidelines generally discourage the installation of mechanical equipment in the public view.

The Locktons are returning to the ARB to present their landscaping plan and hardscape details.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed landscape plan provides extensive plantings around the perimeter of the yard as well as the previously approved cabana. The plans include extensive landscaping between the pool cabana and the street.

There will be 3 sets of stairs coming down from existing retaining walls into the new pool/cabana area. Stairs will be constructed of stone to match stone on the existing porch. The 2 set of stairs to the west will have iron gates which will connect to an iron fence being used for the Building Code required pool enclosure. Stepping stone paths are also proposed. There will also be a stacked stone wall around the mechanical units.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.7.3 on pages 104 through 108 of the Design Guidelines provides specific recommendations for site and landscape design. Subsection I discusses the importance of the front greenspace and how these areas should consist primarily of maintained lawns. This section encourages that lawns be seamless with the neighbors with no sudden changes in material, grade or landscape pattern. The proposed plan indicates an intricate system of hedges and landscape pathways that create outdoor spaces and visual blocks from the surrounding areas. **Discussion is recommended.**

#5 Walden Residence

6535 Wenonga Terrace

The Waldens are returning to the ARB with the finalized design for the pool associated with their new home and multiple hardscape modifications.

The proposed project is a substantial construction matter and was noticed with the new house.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The footprint of the house is an L shape. A large patio is proposed at the rear of the house at the elbow of the L shape. A portion of the patio will extend under a second-floor balcony. The proposed pool is directly connected to the patio and will form another L shape. Due to the slope of the property the northern corner of the pool will be above grade. A stone retaining wall will be constructed at the northeast side of the pool. The height of the wall is not indicated, but it appears to be approximately 5 feet tall at its highest point. Confirmation is required. A spa is incorporated into the corner of the pool and will be elevated slightly higher. All the stone walls are to match the foundation walls of the house. The Waldens indicated that the material for the patio was to "most likely be bluestone" during the original approval process.

In addition to the pool, a new mechanical yard is proposed at the northwest side of the house. The yard is dug into the lot and is surrounded by a stone wall and a wood gate. The stone wall will be 5'-4" tall at its highest point.

The configuration of the front walkway/porch has also changed. A low landscape wall will follow a meandering rectilinear walkway that connects the driveway to the front entry. This is a reduction from the previously approved design.

The home has multiple stone details including sloped sills at windows and at a water table. The Waldens are now proposing they be constructed of cast stone instead of the cut limestone which was originally approved. Similarly, they are requesting to construct the caps of the stucco faced chimneys from cast stone.

Lastly the project was originally approved with a steel sash glazing system at the Front Entry, Kitchen Bay, and Music room (northwest wing.) The Waldens are now proposing to change the music room to use the same window system as the rest of the house and limit the steel glazing to the front entry and front kitchen bay.

The site plan does not indicate a fence around the property. A fence will be required due to the pool. Clarification is required.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.