

ARCHITECTURAL REVIEW BOARD AGENDA

February 18, 2020

3:00 p.m.

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

#1 CONSENT AGENDA

- A. James & Linda Winn – 6425 High Dr Radon mitigation system
- B. Thomas Emery – 6520 State Line Rd Replace front window
- C. Spectrum – 6548 State Line Rd (ROW) New electrical service for equipment

#2 David Sylvester & Kara Heitz 2718 W 63rd Street

Replace windows and door
Continued from January 21st ARB Mtg

#3 Michael & Chasitie Walden 6535 Wenonga Terrace

Landscape plan; change in fence location

#4 Brad & Blair Jackson 3517 W 64th Street

Landscape plan

#5 Valerie Brandmeyer 3200 W 67th Street

Replace roof, doors, and windows

#6 Ajay Bansal & Aditi Gupta 2409 W 70th Street

Replace doors and windows

#7 Mark & Katie Moreland 3000 W 68th Street

Change to previously approved fence

* 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 & Linda Winn

6425 High Drive

The Winns are proposing a new radon mitigation system at the side of their home.

Summary of Property:

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

Summary of Project:

The proposed mitigation system is to be located at the right side of the house, behind an existing fireplace.

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. Thomas Emery

6520 State Line Road

Mr. Emery is proposing to replace an existing window, at the front of his house, with a new unit of a different style.

Summary of Property:

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

Summary of Project:

The existing window is a picture window with flanking double hung windows. The proposed window is a double picture window. The new window will have muntin bars to match the rest of the windows in home. The proposed window is more in keeping with the style of the house than the existing window.

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. Spectrum

6548 State Line Road (Right-of-way)

Spectrum is proposing installing a new 60 amp electrical service for their equipment.

Summary of Project:

The proposed service will be installed in the existing right-of-way equipment yard and consist of a cabinet approximately 28 inches wide, 17 inches deep and 48 inches tall.

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.

#2 David Sylvester

2718 West 63rd Street

Mr. Sylvester is proposing to replace 16 windows and 1 door in his home.

UPDATE: The project was continued to the February 18th meeting so that full elevation drawings could be provided showing the design intent with the consideration of adding some form of muntins on the new windows. No new elevation drawings were submitted and it is unclear if a design change has been made.

Summary of Property:

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

Summary of Project:

It is not clear if all of the windows in the house are being replaced, but the vast majority are. All of the proposed windows are the same size as the existing windows; however the style is being changed from full divided lights to clear view.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1 D on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section suggests that windows should match the given style of building chosen. The proposal to change from divided light windows to clear view windows will give the house a more contemporary and less traditional appearance. **Discussion is recommended.**

#3 Michael & Chasitie Walden

6535 Wenonga Terrace

The Waldens are returning to the ARB to present their landscape plan as required.

Summary of Property:

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

Summary of Project:

As part of the landscaping plan, the previously approved wrought iron fence return at the south side of the garage will be moved from the southeast corner (of the garage) to the southwest corner.

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.

#4 Brad & Blair Jackson

3517 West 64th Street

The Jacksons are returning to the ARB to present their landscape plan as required.

Summary of Property:

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

Summary of Project:

The proposed landscape plan does not modify any of the previously approved hardscape.

Multiple trees were removed as part of the project, including a 60" oak in the rear yard. When the project was originally approved, the ARB differed the discussion until the landscape plan was presented.

Ordinance Compliance:

The swimming pool is an existing non-conforming structure that will not be modified as part of this project.

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.

Ms. Brandmeyer is proposing an interior remodel that includes replacing the roof, doors and windows.

Summary of Property:

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

Summary of Project:

The materials of the new roof have not been indicated; clarification is required.

At the rear of the house, an existing sliding glass door is being replaced with a new single 6-panel door. Also at the rear of the house, an existing triple panel door will be replaced with a horizontal clear-view window.

Ordinance Compliance:

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

Design Guideline Review:

Section 2.7.1 D on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section suggests that windows should match the given style of building chosen. The proposal to change from divided light doors to a clear view window is not in keeping with the home's traditional appearance. **This recommendation has not been met.**

The Bansal/Guptas are proposing an interior remodel that includes replacing doors and windows at the back of the house.

Summary of Property:

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

Summary of Project:

At the rear of the house, multiple windows, doors and trim will be removed. One door will remain and be reinstalled as a full glass door. Two sets of triple sliding glass doors will be added. Another large section of windows will be replaced with a single clear-view horizontal window.

Above the horizontal window is a new copper exhaust hood. It is not clear how far from the house the hood will extend. Clarification is required.

In addition to the items listed above, a section of brick walkway will be removed. New stoops will be added to correspond with the new doors. The materials for these new stoops has not been indicated. 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:

Section 2.7.1 D on page 96 of the Design Guidelines provides specific recommendations for windows and doors. This section suggests that windows should match the given style of building chosen. All of the proposed windows and doors are clear-view which is not in keeping with the home's traditional appearance. **This recommendation has not been met.**

#7 Mark & Katie Moreland

3000 West 68th Street

The Morelands are returning to the ARB with changes to their previously approved project.

Summary of Property:

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

Summary of Project:

When originally approved, the Morelands proposed an iron fence to enclose their new pool. A white vinyl fence was installed in lieu of an iron fence. The Morelands are now requesting that the fence be approved as installed.

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 B on page 107 of the Design Guidelines provides specific recommendations for garden walls and fences. This section suggests that fences be made of wood or wrought iron. Vinyl is generally discouraged. **This recommendation has not been met.**

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