

ARCHITECTURAL REVIEW BOARD AGENDA

April 17, 2018

3:00 p.m.

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

#1 CONSENT AGENDA

- A. Rolando & Marinana Breier – 2227 W. 63rd Street Add brick veneer to second floor facade
- B. Mark Olberding – 2724 W. 63rd Street Remove existing chimney; replace doors

#2 **Bill & Brenda Shively** Solar panels on roof
3007 Tomahawk Road

#3 **Jon & Deborah Gendel** Addition
2012 Stratford Road

#4 **William & Maureen Grojean** New front entry surround & side porch;
6430 Belinder Avenue multiple window replacements

* 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. Rolando & Marinana Breier

2227 W 63rd Street

The Breiers are proposing to add brick veneer to the second floor of their home.

Summary of Property:

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

Summary of Project:

The proposed brick is similar in color and style to existing brick on the first floor. Like the first floor, the brick on the second floor will not wrap the outside corner.

All materials and detailing are to match the existing house.

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. Mark Olberding

2724 West 63rd Street

The Olberdings are proposing to remove an existing fireplace chimney at the center of their home, and replace two pairs of doors at the rear of the house with a new slider door.

Summary of Property:

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

Summary of Project:

The existing fireplace chimney will be removed in its entirety and the roofing patch to match the existing.

At the rear of the house, two doors with side lights will be replaced and a new 12-foot wide double slider will be installed in the opening.

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 Bill & Brenda Shively

3007 Tomahawk Road

The Shivelys are proposing a solar panel array at the rear of their home.

Summary of Property:

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

Summary of Project:

The Shively's home is a U shape around a center courtyard. The proposed solar array is located on the roof slopes that face the courtyard. The individual panels install flat to the roof surface.

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.

#3 Jon & Deborah Gendel

2012 Stratford Road

The Gendels are proposing an interior remodel that includes a new second floor restroom that is only visible from the rear or sides of the house.

Summary of Property:

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

Summary of Project:

The new addition extends out from near the center of the home's main mass. The new roof maintains the existing eave line and pitch. The ridge is slightly lower than the main ridge of the house. The left side and rear of the addition are fenestrated with short rectangular windows. A glass block window, similar in size, is to be installed on the right side. Please note, the rear elevation is mostly a blank wall.

All materials and detailing are to match the existing house.

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 William & Maureen Grojean

6430 Belinder Avenue

The Grojeans are proposing a new front entry surround, new side porch, and multiple window replacements.

Summary of Property:

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

Summary of Project:

The new front entry surround consists of stucco columns with a stucco frieze. The surround will project only a few inches from the front plane of the house. Coach sconces will be installed on each of the columns.

The side porch is at the right end of the home's main mass. The porch will be supported by a single 10 inch diameter tapered column that will sit on an existing wing wall. The new roof will match the pitch and material of the existing roof.

Two existing oculus windows on the front elevation will be replaced with new units with a simplified muntin pattern.

At the rear of the house, an existing quad-casement window will be replaced with a new triple casement window with shutters. The sashes of the proposed windows match the sashes of the existing windows. Please note, this is the only window on this elevation to include shutters and they are not proportional to the window opening.

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 Doors and windows. Subsection 1 recommends that shutters should only accompany windows if sized to match the window opening. **Discussion is recommended.**