

ARCHITECTURAL REVIEW BOARD MINUTES
May 14, 2020 Audio Meeting

Tom Erman called the meeting to order.

Roll Call: Virginia Eckhoff, present, Tom Erman, present, Kris Anderson, present, Alderman Kemper, present.

Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator and Jon Jespersen, Building Inspector and Plan Reviewer, Jay Reaves and Julia Phillips with Space Architecture and Design.

Tom Erman moved to approve the agenda, second by Kris Anderson. John Morgan noted that 1012 South Spoede Road was before the board for preliminary approval of a wrap around porch. The owner had submitted digital plans last Friday and submitted full size plans yesterday. There is basically no change to the design just a little more detail and he recommends that we add this to the agenda since it is basically a continuance of the previous submittal. Tom Erman moved to amend the agenda to add 1012 South Spoede Road for approval of the final plan for the wrap around porch, second by Kris Anderson, motion passed. Vote on the original motion as amended passed.

Approval of the Minutes: Tom Erman moved to approve the minutes of May 7, 2020, Kris Anderson, second, motion passed.

New Business:

- 1. 28 Portland: Request approval of exterior renovations. Jay Reeves presented the proposal summarizing the overall design. There will be two main changes to the house, the front entry and side entry and the existing brick will be painted white. The plan shows a new roof over the cantilever however the owners decided to keep the existing copper roof. They will be removing one tree that is leaning toward the house. The landscaping will remain primarily the same with some minor modifications. There are some minor changes being made to the plans that have been presented. Tom Erman stated that the board could approve these plans and if the changes are significant then the staff can bring**

them back to the board. Tom Erman moved to approve the plan submitted, second by Kris Anderson, motion passed.

- 2. 18 Lynnbrook: Request approval of a tree preservation plan for the demolition of the home. John Morgan went through the plan with the board and noted that there will be two grand trees removed. One of the grand trees is in the middle of the new home and the other will be along a driveway, the inventory states that both are in poor condition. There was general discussion on tree preservation plans and how some of them seem to always identify the trees that need to be removed as in poor condition. Tom Erman stated that maybe the board should drive by and look at the property. Kris Anderson moved to continue this until May 21, 2020, second by Virginia Eckhoff, motion passed.**
- 3. 10321 Arthur Place: Request approval of a deck. John Morgan noted that the deck will be approximately 21.5 feet from the rear property line which meets code and is in the R-2 district. He also stated that the deck is all work with a roof over it. The roof shingles will match the existing house. The plans do not state that the wood will be painted or stained so therefore it will be natural wood, the decking and posts are cedar and the rest is treated wood. Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.**
- 4. 1012 South Spoede Road: Request approval of a wrap around porch. John Morgan noted that the basic design is the same as the preliminary plan however there is more detailing such as cedar tongue and groove ceiling, landscaping around the perimeter of the porch to screen the lower section of the decking. Alderman Kemper inquired about the age of the home and if it is on the national registry. John Morgan stated that he recalls a couple structures in Frontenac being on the registry, but he is not sure about this one, this home was construction in 1900 and has been added onto. Virginia Eckhoff stated that the porch really adds some character to the house, and she likes the design. Virginia Eckhoff moved to approve as submitted, second by Tom Erman, motion passed.**

Old Business:

- 1. 12 Outer Ladue Drive: Request approval of exterior remodel and an addition. This was continued from the May 7, 2020 meeting pending submittals of material, colors, skylight detail and the board request that the foundation extend under the bay windows. John Morgan noted that he discussed this with the contractor and the contractor needs to review the foundation plan with the owner.**
- 2. 3033 Fallbrook: Request approval for the construction of an in-ground swimming pool. This was continued from the May 7, 2020 meeting pending submittal of a landscaping and screening plan. John Morgan noted that he did talk with the owner and that they are working on a landscaping plan and the owner agrees that something needs to be done for screening of the pool equipment and the pool in general since it is a corner lot. Kris Anderson moved to continue to the May 21, 2020 meeting, second by Virginia Eckhoff, motion passed.**
- 3. 12 Countryside: Request approval of the landscaping plan for the new home. This was continued from the May 7, 2020 pending submittal of a revised landscaping plan to address the issues the board brought up at the meeting. There was general discussion on what the board discussed with the contractor at the May 7, 2020 meeting. There seems to be some confusion and Tom Erman stated that doing meetings remotely is sometimes difficult when everyone is not looking at a plan together and can better point out their concerns. Tom Erman moved to continue this to the May 14, 2020 meeting, second by Virginia Eckhoff, motion passed. The board agrees that there are issues with some contractors submitting a comprehensive landscaping plan with the house and then coming back with much less landscaping primarily to save money. This is not what we want to see. Tom Erman did state that at the last meeting there was discussion on installing a taller tree at each end of the house. Virginia Eckhoff stated that we also discussed more vertical plantings and the contractor, Lee Witt, was saying that it was too expensive. Kris Anderson stated that he was not at the last meeting and was concerned that there was**

this large home, small plantings by the home and nothing in the large expanse of front yard, there should be some trees there possibly a grand tree and ornamentals and also the original plan had plantings along the front sidewalk and that is gone. Tom Erman moved to continue this to the May 21, 2020 meeting and the landscaping should be installed in accordance with the original plan or add more substance to the front and for the staff to contact the owners and invite them to the meeting, second by Virginia Eckhoff, motion passed.

- 4. 9 Terrace Gardens: Request approval of a trash enclosure. This was continued from the May 7, 2020 meeting pending submittal of code compliant material. John Morgan stated that he talked with the contractor and they will be withdrawing this item and plan to just install one small section of material to screen the trash cans. John Morgan did state that he informed the contractor that this is being looked at for the residential districts to set some standards for screening of trash cans especially in the R-2 district.**
- 5. 20 Villa Coublay: Request approval of an addition and exterior renovations. This was continued from the May 7, 2020 meeting. John Morgan stated that revised plans have been submitted and board has them. The only concern is the existing concrete wall at the back of the house. Kris Anderson stated that this wall is primarily visible from Ville Duchesne and backs up to the creek. The discussion was that the wall could be screened by vertical landscaping instead of asking them to brick an existing wall. Tom Erman moved to approve the plans as submitted with the stipulation that they screen the existing concrete wall with vertical landscaping, second by Virginia Eckhoff, motion passed.**

The next meeting will be May 21, 2020 and this meeting will also be remote.

Being no further business, Tom Erman moved to adjourn, Virginia Eckhoff second, motion passed.