

ARCHITECTURAL REVIEW BOARD AGENDA

July 7, 2020

3:00 p.m.

Pre-meeting to begin at 2:15 p.m.

#1 CONSENT AGENDA

- A. Marisa & Rick Fleenor – 3200 W 69th Street Replace driveway
- B. Christopher & Kristine Schoemann – 6536 High Drive Add brick edging to drive and walk
- C. Sirena Beyer & Gregg Davidson – 2608 W 70th Street Replace pergola

#2 Katherine & Bob Coughlin 2223 W. 63rd Street

Changes to previously approved project
Continued from June 23rd ARB mtg

#3 Chip & Holli Zuck 6505 Willow Lane

New dormers and cosmetic changes

* 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. Marisa & Rick Fleenor

3200 West 69th Street

The Fleenors are proposing to replace their existing asphalt driveway and brick walkway with a new concrete driveway and walkway with brick edging.

Summary of Property:

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

Summary of Project:

The Fleenors are proposing to use black concrete for their new driveway and walkway. The configuration of the drive and walkway will remain unchanged as will the existing drive approach.

They will also be replacing their existing brick stoop with a new brick stoop to match.

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. Christopher & Kristine Schoemann

6536 High Drive

The Schoemanns are proposing to add brick edging to their existing driveway and front walkway.

Summary of Property:

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

Summary of Project:

The proposed brick edging will extend the full length of the driveway, including the drive approach.

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. Sirena Beyer & Gregg Davidson

2608 West 70th Street

The Beyer/Davidsons are proposing to replace an existing pergola 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 pergola has the same footprint as the existing. The design is a post and beam structure with an open roof trellis.

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 Katherine & Bob Coughlin

2223 West 63rd Street

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

This project was continued at the June 9th and 23rd ARB meetings so the Architect/Contractor could present a new design.

Summary of Property:

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

Summary of Project:

In lieu of traditional drawings, the Coughlins have provided photographs of the house as it stands today.

They recently failed their final inspection. Most of the issues were related to errors on the original drawings that indicated windows being replaced that were not in the project scope.

At the west side of the new addition, two windows were omitted from the project scope. Similarly the pedestrian door to the garage was not replaced.

At the rear of the house, a double-hung window was installed in lieu of a casement window and two pairs of clear-view picture windows were installed in lieu of double-hung windows. The siding at a small bay windows was not installed, instead wood trim covers the bay.

At the right side of the house, several windows, that were not replaced, were misrepresented on the architectural drawings. The triple double-hung window that was installed, matches the approved drawings.

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 Chip & Holli Zuck

6505 Willow Lane

The Zucks are proposing cosmetic changes to a home they wish to purchase including new dormers, new siding and stone veneer, new front columns, new light fixtures and a new fence.

This project was continued at the June 23rd meeting so the drawings could be revised to illustrate the actual materials being used and how the stone will be installed at the building corners.

Summary of Property:

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

Summary of Project:

The house currently has painted weeping mortar brick for a large portion of the front façade. The Zucks are proposing to replace the brick with stone veneer in an ashlar pattern. The remaining siding will be horizontal lap.

The proposed dormers are both located at the front of the house. A small brow dormer is proposed over the garage, and a large gable dormer is proposed at the center of the main mass. A cupola is proposed at the gabled dormer. The new windows in the proposed dormers are similar to the home's existing windows.

They are also proposing to cover the front columns with new tapered columns, and to replace the home's existing coach lamps with new fixtures and replace the garage doors.

Lastly, the existing metal fence will be replaced with a 4 foot wood picket fence.

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.