

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, SEPTEMBER 10, 2019**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, September 10, 2019, in the Community Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:30 PM roll call indicated Chairman Benigas, Members Benes, Clarke, Forbringer, Sutcu and Wilmering were present.

Ryan Spencer, Planner, was also present.

MINUTES – 08/05/19

Chairman Benigas called for corrections or amendments.

Hearing none, Mr. Forbringer moved for approval, seconded by Mr. Clarke.

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

2520 Oak Springs Lane – New House

Joe Page, Schaub and Srote Architects, was present on behalf of the request.

Mr. Page described the project as a ranch house with a walkout basement. He explained the design differs from a traditional French countryside, but they still wanted to respect the style of the neighborhood. Samples of the stucco, brick, stone and architectural shingles to be used were shown.

Chairman Benigas inquired about the number of trees shown to be removed. In response, Mr. Page stated there are five trees to be removed however a previous builder already removed a number of trees on the property.

Chairman Benigas called for public comment.

David Cade, 2466 Oak Springs Lane, stated he is a trustee of the neighborhood. He explained the trustees previously did not approve of the material colors but they have

since been changed. He stated the trustees do have a concern over the location and style of the garage doors.

Alison Edmonds, 2448 Oak Springs Lane, stated the neighborhood has a concern over the contemporary style rather than the French countryside like the rest of the street.

Hearing no further comments, Mr. Wilmering moved for approval, seconded by Mr. Sutcu.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

2 Fordyce Manor – New House

Dennis Hayden, DH Custom Homes; Daniel Barnes, owner; Michael Hickey, Lewis Rice; and Andrew Haskenhoff, Frontenac Forestry; were present on behalf of the request.

Mr. Hayden described the project as a new house that meets the zoning requirements for floor area percentage and greenspace. Samples of the hardie board siding, brick, shingles and windows to be used were shown.

In response to Mr. Sutcu, Mr. Hayden stated the columns will be a round permacast style.

Chairman Benigas inquired about the trees to be removed. In response, Mr. Hayden stated there are two trees along Fordyce Manor that will remain however they have received feedback from the neighborhood in regards to three other trees marked for removal along Fordyce Manor. Mr. Clarke clarified that the trees in question are located along the City's right of way. Mr. Hayden explained one tree is in the location to connect water service to the new house and the other two would be located besides the driveway and would not survive during construction as they are already in poor condition.

Chairman Benigas called for public comment.

Tom Merker, 8 Fordyce Manor, stated as a trustee he is opposed to the removal of the three trees along Fordyce Manor. He explained the street is lined with oak trees and the trustees spend money to maintain the street trees each year. He stated a number of residents on the street have had their driveways replaced without damaging the existing trees.

Peter McCarthy, 6 Fordyce Manor, also stated he is a trustee of the neighborhood and he moved there because of the oak lined street. He added that one of the trees in front of his property was in poor condition but survived after root treatments.

Chairman Benigas asked why one of the trees is covered in poison ivy if the subdivision maintains and treats the street trees. Mr. Merker explained the previous owner was not agreeable to having the ivy removed and trees treated.

Mr. Haskenhoff stated as an arborist his recommendation is to remove the trees since the area is too wet for oak trees and would not survive during construction.

Mr. Barnes explained he offered to replace the smaller tree on the west side of the property. He added Frontenac Forestry and Gamma Tree recommended that the two oak trees be removed.

Extensive discussion followed regarding the condition of the oak trees and if they should be removed.

Chairman Benigas suggested continuing the project for the property owner and trustees to come to a resolution. Mr. Hickey asked to move forward as the two parties have not been able to agree to a compromise.

Discussion continued at length.

Mr. Wilmering moved to continue the agenda item to the meeting of October 7, 2019, seconded by Mr. Forbringer. The motion carried unanimously by voice vote.

932 Claymark Drive – New House

Nick Liuzza, NJL Custom Homes, was present on behalf of the request.

Mr. described the project as a story and a half house with a three-car rear entry garage. Samples of the stone, stucco and architectural shingles to be used were shown.

Chairman Benigas called for public comment.

Hearing none, Mr. Wilmering moved for approval seconded by Mrs. Benes.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

40 Muirfield Lane – Addition

Ken Callahan, Callahan Homes, was present on behalf of the request.

Mr. Callahan described the project as a master suite addition to the west side of the house. The stone, brick and shingles to be used were shown.

In response to Chairman Benigas, Mr. Callahan confirmed the proposed addition has received approval from the subdivision.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes moved for approval, seconded by Mr. Wilmering.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

13200 Thornhill Drive – Addition

Mark Whitley, owner, was present on behalf of the request.

Mr. Whitley described the project as a 700 sq. ft. two story addition with brick and siding exterior materials.

Chairman Benigas called for public comment.

Hearing none, Mr. Forbringer moved for approval, seconded by Mr. Wilmering.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

14 Vanessa Drive – Addition

Salam Rangwala, Rangwala Architects, was present on behalf of the request.

Mr. Rangwala described the project as a first floor master suite addition and matching brick and vinyl siding to the existing materials.

Mr. Wilmering suggested taking the siding as close to grade as possible rather than painting the foundation wall.

Mr. Sutcu inquired about the use of vinyl siding for the addition as it is not an allowed material. In response, Mr. Rangwala stated they wanted to match the existing vinyl.

In response to Chairman Benigas, Mr. Rangwala agreed to using hardie board for the addition rather than vinyl siding.

Chairman Benigas called for public comment.

Hearing none, Mr. Clarke moved to approve with the condition of hardie board siding be used and the siding be installed as close to grade as possible. Mr. Wilmering seconded the motion.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

726 Stifel Ridge Court – Addition

Donna Boxx, Donna Boxx Architects, was present on behalf of the request.

Ms. Boxx described the project as a 196 sq. ft. addition for an elevator with materials matching the existing house.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes moved for approval, seconded by Mr. Forbringer.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

OTHER

ADJOURN

There being no additional business the meeting adjourned at 7:08 PM.



Laura Lowell
Administrative Assistant