



Architectural Review Board
July 27, 2016 at 4:00 p.m. Westwood City Hall

Members Present: David Immenschuh, Chairman
Mimi Ahsmuhs
Ryan Bowden
Peter Newcomer

Also Present: Cory Fisher
Allison Bergman
John Watkins
Father Fongemie
Dan Himmelberg
Jessica B. James, City Attorney
Various residents of the City of Mission Woods

Chairman Immenschuh called the meeting to order at 4:00 p.m. A quorum was present. Two items were included on the agenda and the ARB took each up in turn.

1. Construction at the Fisher residence, 5369 Mission Woods Road.

Cory Fisher, the homeowner, gave an overview of the proposed exterior construction to his home located at 5369 Mission Woods Road. Mr. Fisher presented drawings to the ARB depicting that a door that is currently located on the front of the house in an area connecting the house to the garage will be removed and three (3) windows will be installed in place of the door. Mr. Fisher stated that the windows being installed in this area are part of the Pella Architectural Series with simulated divided lights. Chairman Immenschuh asked what sort of trim would be used for the windows. Mr. Fisher responded that the plans called for box trim that would be painted to match the colors used on the home.

Mr. Fisher stated that as a result of the construction additional roofing materials would need to be used. Mr. Fisher stated that rather than just finishing and redoing the portions of the roof impacted by the construction he and his wife have elected to put a new roof on the home. The

roof material will be the same shake cedar shingles that is currently used for the roofing material. Chairman Immenschuh asked if the Fishers considered a composite title for the roof. Mr. Fisher stated that they had considered this alternative but ultimately decided to stick with the look of the current roof and the cedar shake shingle. Board member Ahsmuhs asked if Mr. Fisher had hired a contractor for the roof work. Mr. Fisher stated they had obtained several bids but had not selected a contractor at this point.

Mr. Fisher stated that he anticipated that the color of the shutters on the house would be changed from the current teal green to Amherst grey. Mr. Fisher showed a sample of the Amherst grey color to the Board. Mr. Fisher also stated that they would be repainting the exterior of the home the same white color that is currently used.

Mr. Fisher then turned the Board's attention to the renovations on the backside of the home. Mr. Fisher explained that the "hashed" lines reflected on the plans indicated items that are being removed. Mr. Fisher stated that they will be removing a current French door and creating a new access point to the backyard and deck. Several small windows on the back of the house are being removed and replaced with new windows. These windows will be the same double pane Pella Architectural Series windows that will be used on the front of the house. Chairman Immenschuh asked Mr. Fisher to clarify if the two double windows reflected on the plans as being installed on the back of the house would have grids. Mr. Fisher stated that where the current windows do not have grids they would be replaced with similar grid less windows.

Mr. Fisher explained to the Board that the dormer on the back of the home is essentially being extended towards the direction of Shawnee Mission Parkway, and would not impact the neighbors' views of the golf course. The dormer will remain recessed back. Mr. Fisher also stated that the construction will stay within the current footprint of the house.

Chairman Immenschuh asked if there were any questions from the Board. There were none. Board member Newcomer made a motion to approve the application as submitted. Board member Ahsmuhs seconded the motion. Chairman Immenschuh then asked if there were any audience questions. There were none. All voted in favor the motion, which passed unanimously.

2. Construction at 2216 W 51st Street

The next item on the agenda was the proposed construction at 2216 W 51st Street. Dan Himmelberg, an architect, presented on behalf of the St. Philippine Duchesne Latin Mass Community ("Church"). Mr. Himmelberg began by displaying samples of the various materials that would be used for the proposed construction. These samples included a roofing material. However, Mr. Himmelberg stated that the ARB had previously approved the roofing material which had already been installed on the property. Mr. Himmelberg also presented a site plan

overview depicting the property located at 2216 W 51st Street (“Property”) and a portion of the neighboring property belonging to the Church.

Mr. Himmelberg first addressed the improvements to the fence along the back of the Property. Currently there is a chain link fence, along the back Property line. A cedar fence will be constructed in place of the chain link fence. A handrail will be installed along the back stairs and repairs will be made to the retaining wall in the back of the Property. Mr. Himmelberg stated that the retaining wall is constructed of stone which will be repaired to its original condition. Mr. Himmelberg also stated that there are plans to repair the various walkways and asphalt portions on the Property.

Board member Ahsmuhs asked for clarification on the height of the fencing. Mr. Himmelberg stated that the fencing goes from six (6) to four (4) feet along the back Property.

Mr. Himmelberg then addressed the construction to the front of the Property. Mr. Himmelberg presented a colored rendering of the front of the home and again showed the Board the materials for its review. Mr. Himmelberg stated new vinyl white windows and trim would be installed, as will a textured siding. Colored samples of the siding were shown to the Board. Mr. Himmelberg stated that there will be an accessible ramp to the front of the Property as well as handicapped parking spots on the front driveway.

Mr. Himmelberg stated that the plans reflect the Church’s intent to enclose a small front porch on the south east corner of the Property. According to Mr. Himmelberg, the front porch is currently leaking into the basement. Enclosing it will help address this problem and provide additional indoor living space.

Mr. Himmelberg described the corridor that will be added to the back of the house. The purpose of the corridor will be to allow parishioners to traverse the house without entering the individual meeting rooms.

Chairman Immenschuh asked what material would be used for the back deck. Mr. Himmelberg stated the Church had not finalized the material selection but that regardless it would be some type of pressure treated wood.

Board member Newcomer asked if the footprint of the home was being expanded. Mr. Himmelberg responded that the footprint would be expanded one hundred and fifty-five (155) square feet. According to Mr. Himmelberg this is largely due to the back corridor.

Erin Lowery, a resident who lives at 5318 Mission Woods Road, asked if all the changes being made were on the same plane, which Mr. Himmelberg confirmed. Ms. Lowery also asked about

the discrepancy between the drawings and the renderings and the windows on the front of the house. Mr. Himmelberg confirmed that the rendering correctly reflected the planned design. Ms. Lowery asked whether the planned Hardee siding was new to the home, which Mr. Himmelberg confirmed. Mr. Himmelberg also confirmed that it was the same material being used for the Church rectory which was approved by the ARB. Ms. Lowery stated that the same Hardee siding was not approved for the new construction at 5306 Mission Woods Road. Ms. Lowery stated that in her own opinion she does not like the look of the textured Hardee siding. Ms. Lowery asked several questions about the windows being installed. Mr. Himmelberg stated that they would be vinyl windows with one (1) inch simulated grids, internal to the glass and that no grids would be on the exterior of the windows.

Ms. Lowery next asked about the required markings for the handicap accessible parking spots in the front of the home. Mr. Himmelberg stated that this is a topic that the Church will discuss with the City and that the Church will comply with whatever the City requires but that the Church would prefer not to have a sign.

Edward Cantu, a resident who lives at 5301 Mission Woods Road, stated that he believed the issue was whether the construction met the standard of the neighborhood and not each individual's personal taste. Mr. Himmelberg stated that the Property has been abandoned for roughly two years so any construction would be an improvement. There was then a discussion between various citizens regarding the Property and the standard to be applied in reviewing the Church's request.

Board member Bowden then stated that the City does have a standard for exterior siding under Code Section 12-402, which Mr. Bowden read out loud. The proposed siding was not listed under this section and Chairman Immenschuh clarified that the requested Hardee siding would be a deviation from the Code.

Tommy Clemente, as resident who lives at 5307 Mission Woods Road, stated that there have been issues with other requests to use the proposed siding and windows. Mr. Clemente stated that many residents do not feel such materials match the architectural integrity of the neighborhood.

Mr. Cantu asked if there are any other houses in the neighborhood with rough siding. Mr. Himmelberg stated that the house next door to the Property has vinyl siding.

Chairman Immenschuh stated all of those in attendance needed to keep the discussion to the Property at issue. He also stated that the fact that the City may have allowed these materials in the past does not establish a precedent that the City has to follow and that every application is considered on an individual basis. Board member Ahsmuhs stated that these other materials may

have been used prior to the City actually having an architectural review board. Board member Bowden stated these materials may have been used without the Board's approval.

Chairman Immenschuh then addressed Mr. Himmelberg's statements that the Board approved this same material for the construction on the Church and the rectory. Chairman Immenschuh stated that the Church and rectory were in the Mission style which is much different than the residential property now at issue.

Carol Thomas, 2100 W 51st St asked why the City was again considering the Church's application on this Property when it had previously been denied by the City Planning Commission ("CPC") and the City Council. Chairman Immenschuh clarified that the issue before the ARB was limited to the exterior renovations of the Property and had nothing to do with the land use issue that was previously denied by the CPC and the City Council.

Board member Newcomer asked Mr. Himmelberg if the Church would consider the use of exterior grids on the windows. Mr. Himmelberg stated he would have to consult with the Church before agreeing to do so. Chairman Immenschuh also asked if the Church would consider using smooth instead of textured siding. Mr. Himmelberg again stated he would have to discuss it with his client. Board member Bowden stated he believed the Church should use cedar shingles.

Ms. Thomas asked if there would be a handicap access ramp to the front of the house. Mr. Himmelberg stated if the City required one the Church would comply. Chairman Immenschuh asked if there was a handrail design for access to the home. Mr. Himmelberg stated at this point he believed the ramp will be sloped enough that it will not require a handrail. Chairman Immenschuh asked about the material for the side entrance steps. Mr. Himmelberg stated it will be wood and metal.

Chairman Immenschuh then asked for additional comments or questions. There were none. Chairman Immenschuh asked for a motion. Board member Bowden made a motion to approve the application as submitted. Chairman Immenschuh seconded the motion. Chairman Immenschuh voted in favor of the motion. All others voted against and the motion failed.

Chairman Immenschuh stated that if the Church was willing to compromise on the siding and window materials and particularities the ARB would be willing to reconsider the application. Chairman Immenschuh asked Mr. Himmelberg if the Church had any questions. There were none.

Meeting adjourned at approximately 4:50 p.m.

Jessica B. James, City Attorney