

Architectural Review Board
April 23, 2014 at 4:00 p.m. Westwood City Hall

Members Present: David Immenschuh, Chairman
Mimi Ahsmuhs
Mary Hunkeler
Ryan Bowden
Pete Newcomer

Also Present: All permit applicants or their representatives
Numerous residents of Mission Woods
Heather S. Esau Zerger, City Attorney
Fred Sherman, Interim City Building and City Code Official

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

1. 1968 Shawnee Mission Parkway

Mr. John Wind presented plans for exterior renovations on behalf of the building owner. Also present on behalf of the property owner was Mary Ann McTigue. Mr. Wind provided a brief history of the building by way of background. The building was purchased in 2004. In December 2006, there was an idea presented to the City or certain representatives thereof to re-clad the building. Economic conditions then changed and the project was put on hold. Last September the building owner wanted to pick up the project again. A presentation was made in October 2013 to the ARB but no permit was issued at that time because the requisite notifications to neighbors had not been made. Subsequently, notifications were made. Following the October 2013 ARB meeting, the City notified the building owner of its intent to explore eminent domain. As part of that process, the City Council asked the property owner to prepare a building condition report. The City has elected not to proceed with eminent domain at this time and the building owner is moving forward with plans for exterior renovations. Mr. Wind referenced the report prepared for the City Council and the results of the report. All mechanical and interior plumbing will be replaced as part of the renovations.

- Mr. Wind outlined the phasing of the project Phase I – Exterior work including installation of curtain wall, repair fins, paint fins and plaster fascia and soffit, paint exposed concrete foundation, stain brick, repair and paint exterior stairs, remove obsolete roof top HVAC equipment and install new ground- mounted HVAC equipment needed for warm shell, install new roofing. Proposed start would be 60 days after permits are obtained and completion within 6 months. Also interior – demolition of interior gypsum board walls, demolish interior floor finishes, demolish lay-in ceiling system , demolish obsolete HVAC equipment and ductwork, install new HVAC equip needed for warm shell.
- Phase II – after phase I (and weather permitting) to include landscaping, parking lot striping (including ADA stalls), and installation of ADA-compliant ramp to access stair lobby.
- Phase III – upon signing letter of intent with tenant, remodel stair lobby, install ADA-compliant lift, build out ADA-compliant restrooms, build tenant space.

Chairman Immenschuh asked about timing of the renovations. Mr. Wind stated that they are committed to starting the project within 60 days of getting a building permit and expect the project to take approximately 6 months to complete.

Mr. Wind referenced photographs and the improvements to be made on the north and south side of the building. There are existing brick panels with concrete block behind. There are also window panels and fill panels. The plan is to come in and replace the brick with vision glass and extend from ceiling to floor. In some cases the brick provides a structural benefit, so some needs to be preserved for lateral bracing. On the new exterior, brick will be kept for bracing, but glass placed in front of it. There will still be spandrel glass to cover the construction of the floor.

Chairman Immenschuh asked about the staining of the brick a white color. The product they use is to penetrate into the brick and become less of a surface treatment and ultimately require less maintenance. A sample of the color they hope to achieve was shown.

The east and west ends of building are mostly brick. Mr. Wind referenced drawings of the east and west ends. There is an emergency escape stair that will be painted white and brick panels will also be stained. New vision glass will replace the existing vision glass.

Chairman Immenschuh asked about approximate location of mechanicals on east elevation. Mr. Wind referenced the location. There will be screening or landscaping as part of phase II. Mr. Wind would like to address landscaping in a contiguous manner so they can tie the landscaping together with the commercial properties on either side of 1968 SMP and create a more uniform look.

As for the roof, the plan is to replace the existing roof with EPDM (which is a rubber-like material) in a white color. A glass sample was shown. It is tempered and low E and the framing is anodized aluminum. Samples of the framing and the roofing materials were shown.

Mr. Wind opened the floor to questions. Chairman Immenschuh thanked Mr. Wind for coming back. Mr. Wind noted that six inches of insulation will be added to roof so there will be a piece added for transition.

Mr. Bowden asked about relocation of HVAC equipment and the rationale behind moving it from the roof to the ground level. Mr. Wind indicated it was partly aesthetic and also that it provides for more flexibility for possible multi-tenant use, in the event more units need to be added.

Chairman Immenschuh opened the floor to the audience for questions. There were none.

Ms. Hunkeler asked if the intention is to move forward with landscaping even if no tenant is acquired and Mr. Wind indicated in the affirmative, as part of phase II. He also indicated they would come before the ARB for approval of the landscaping plan.

Mary Hunkeler moved approval, and Pete Newcomer seconded. Chairman Immenschuh asked for any further questions or discussion and there were none. Upon a vote of the ARB, the motion carried unanimously.

2. Bush Residence at 5353 Mission Woods Road

Skip Hurst, Architect and Rick Bush and his fiancé, Kim presented their plans for exterior renovations to the ARB. The exterior renovations involve taking off the balcony on the front, left side of the home which is unusable and has been there since 1956. The balcony is only accessible by windows. They would also like to even the upper left side out with rest of house and put in pillars to support it. The remaining 97% of the renovation project is interior. Mr. Bush reported that the house originally belonged to his parents. The living space in the home is to the rear of the house and the kitchen is to the front. The exterior work will include window changes, a gabled entrance with a foyer inside, and pushing out the upper patio. Interior changes were noted for the Committee members also. The only added space is pushing out the balcony on the front. The siding, paint, etc. will all match. Some of the existing windows will also be replaced to match the existing windows.

The property owners opened the floor for questions. A color sample for body of the house was shown, along with trim and front door colors. The existing roof will be the same. There will be a combination of siding and shingles, as it exists now. Chairman Immenschuh asked about the fireplace, which existing currently and won't be changed. It cannot be seen from anywhere except the golf course.

Chairman Immenschuh asked about the timeline for exterior work. They will start the exterior process as soon as the approvals are granted. There will be no dumpster and the debris will be hauled away on a regular basis.

Chairman Immenschuh asked about windows and they are following the design of the existing windows. They are looking to put a casement window with transom on the side of the home above the kitchen sink in order to get more light there.

The floor was opened for comments from the members? Mimi Ahsmuhs asked about whether the colors could be softened a bit or made more subtle? Some discussion on this point ensued.

Pete Newcomer moved to approve the project as presented and Ryan Bowden seconded the motion. All voted in favor and the motion carried unanimously.

3. Kay property – 5332 Mission Woods Road

William and Paula Kay live in Westwood Hills and have loved Mission Woods for a long time. They purchased the home at 5332 Mission Woods Road in January and the house needs a lot of work. They have decided to redo the kitchen and work in the back yard. They would like to take off a screened-in porch that was added a number of years ago. The screened-in porch has linoleum floors and dark wood paneling on the walls. It blocks the light coming into the dining room and living room. It is an Edward Tanner house they would like to bring back to its original state. In addition to removing the screened-in porch, there is a tree on the east side of the property which is in poor shape.

Mimi Ahsmuhs asked about rationale for taking off the screened porch. Mr. and Mrs. Kay indicated there is a door inside the home which does not lead anywhere – it is blocked by the screened porch but does not open to the porch. They would like to put window in where the door is now. The dining room does have a door going to the screened-in porch. The room is unusable to them. Removal would allow better light to the dining room.

Mr. and Mrs. Kay also applied for a permit for remodeling the kitchen. Because this work will occur exclusively on the interior of the home, the ARB need not consider and approve the plans.

Mary Hunkeler asked if landscaping will be done on the other half lot. Mr. Kay indicated that landscaping will be done on the east side and the back of the house. Right now, the Kays would like to brick in a patio and do some flagstone pathways in the back of the house. This will be a combination of the existing landscaping and additional landscaping. The cement in back of the house is breaking up, so the cement will be removed and flagstone and plants will be added. The yard is flat behind the home.

Mr. Kay stated they are not concerned about losing the living space provided by the screened-in porch since they are actually moving into a larger home than the 1800 sq. foot house in which they live now.

Bill Sanders asked about ultimate, best-use plans for the side yard. Mr. and Mrs. Kay have considered trying to split the lot and build another home on the side yard. As they age, they'd like to have a home that is one level or maybe with an elevator. They think the lot may be large enough to split and they would build something that would blend in and add value to the property. Mr. Kay reported that discussion has been had with John Renner and they have preliminary plans that suggest the lot could be split in half, but that is in the future. They are looking at that a year from now. They own two homes now so they want to fix up the home at 5332 Mission Woods Road, sell their Westwood Hills home, and then possibly build a new home and sell the existing home at 5332.

Mr. Bachand asked whether the ability to split the lot was a reason for removal of the screened porch. Mr. Kay reported that with or without the removal of the room, the new home would meet the set-back requirements on all sides and the size requirement of the City's code.

Mary Hunkeler asked about whether they could put an elevator in the existing house. Mrs. Kay reported that it would be difficult to retrofit to support the weight of the elevator.

Mr. Kay indicated they have been looking for lots for the last 10 years and this is the house, lot and location they prefer and like.

A resident of the City requested the ARB defer a decision until Mr. and Mrs. Kay provided full plans for the entire project the envision, rather than breaking it into phases. Mr. and Mrs. Kay responded that they want to redo the kitchen and get more light into the house. The issue of splitting the lot is not one they have settled on and may or may not arise in the future.

The kitchen remodel was reviewed in some detail. John Eck helped draw up the kitchen design. Mr. Kay reviewed the changes, which will include removal of a wall, inclusion of new cabinets, new appliances, etc. The kitchen has been the same since 1941.

The ARB turned its attention to the landscaping proposal. The Kays want to remove limbs from an evergreen tree that are dragging on the ground and also to remove the half dead tree on the east neighbors' side. The neighbors to the east will discuss the removal of the half-dead tree with the Kays. Mr. Kay believes the half-dead tree is a soft maple. He reported that a person with some expertise in dealing with trees came out and notified them the tree needed to be removed.

Bill Sanders stated that in his history with City issues, one of the biggest concerns in Mission Woods relates to green space. He believes it is only fair to tell the Kays that there will likely be significant opposition to splitting the lot and putting in another home on the side lot. Ms. Henry is also concerned about potential increased water problems with adding more homes in the area.

Pete Newcomer moved to approve the removal of the half-dead tree subject to discussions with the Brents (the neighbors to the east), trimming of the evergreen tree, the landscaping plan, and

renovations to the screened-in porch that leave the existing roof in place (thereby allowing the Kays to explore other uses for the room). Ryan Bowden seconded the motion. Upon vote of the Board, four members voted in favor and one abstained.

4. Mitchelson Residence – 5341 Mission Woods Road

Alicia Mitchelson, homeowner and John Mackaman of Elswood Smith Carlson architects presented the renovations related to 5341 Mission Woods Road.

Chairman Immenschuh indicated he will recuse himself from voting on this permit application because he has consulted with the Mitchelsons on this project. Ms. Mitchelson introduced the project to the ARB. The Mitchelsons have been in Mission Woods for over 25 years. The proposal the Mitchelson's have submitted is to do a remodel bringing the home more up to date, for example updating the galvanized plumbing. They would like to build second-car garage. Currently, they have to haul lawn equipment from the basement, so with the remodel, they will achieve extra storage space for this equipment. The remodel will also extend the kitchen out 10 feet. Then, on the upper level, the guest bedroom will be increased by 10 feet, allowing for a closet and a guest bathroom.

Mr. Mackaman indicated there are three main characteristics that will be achieved by this renovation. They include: a second car garage; updating, modernizing and enlarging the kitchen, and providing a closet and bathroom access for the guest bedroom.

The goal is to appear as seamless as possible with existing house. A simple extension of roofline will occur at its existing height. The goal is to match what is there with design and materials. A new roof will be added as part of the renovation.

Mr. Mackaman referred to architectural drawings. The dotted lines show where the existing house ends and where the new construction will be added. The existing dormer will be recreated over the new garage and the windows replaced. The ridge of the roofline extends out to the west.

The west side view changes very little but has new windows. The foundation will be covered with stone. At the back, the existing low wall at the east end will be recreated on the west end. The existing porch will be enclosed with new windows, which was shown on the drawings. The east side will be unchanged except to see a new window. The drawing was shown of the new storage space under the garage. The door into the storage area is a solid slab door.

Neighbor Lori Franklin expressed concern about the metal slab door and about drainage issues. Mrs. Franklin also expressed concern about the change in use to the side of the property where her home is located. She also expressed concern about the windows used in the garage. There was also concern expressed about the location of the new air conditioning unit. They do not want construction equipment on their property with sprinkler heads, etc.

Mary Hunkeler agreed with the concern about the steel door and with the windows into the garage, which she thinks also looks commercial, referring to the small square windows. Ms. Hunkeler also agreed that drainage is becoming a more critical issue within the City. The architect indicated they could perform a drainage study.

Mimi Ahsmuhs expressed concern about encroachment on the easement and it was established that the improvements will not encroach. She also expressed concern about sight lines.

Terry Cooper, who lives with Mayor Tietze at 5338 Mission Woods Road, read a statement of objection to the project. In summary, they love the view they have of the golf course. The proposed project will diminish their view of golf course and, they believe, will decrease their property value. Mayor Tietze asked if the Mitchelsons have considered a tandem garage. Mrs. Mitchelson indicated they did consider this and it will not work to extend the garage and take space from the kitchen.

Mrs. Mitchelson inquired as to any site-line or view-shed rules or regulations. Chairman Immenschuh referenced the general language related to the same.

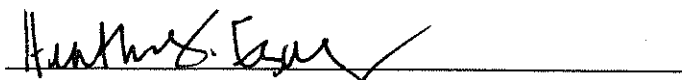
Chairman Immenschuh requested the owner consider putting up 2x4s and tarp to simulate the sight line impediment and to reconsider the other issues raised by the neighbors including drainage, landscaping, sprinklers, proximity to easement, windows, doors, the location of the air conditioning unit, etc.

Mr. Newcomer inquired regarding the Mitchelson's timing for a re-submittal with clarifications. Mrs. Mitchelson indicated she needed to discuss the issues with their contractor.

Mr. Cooper offered a web base definition of "view shed" for the ARB's consideration.

The ARB agreed to table the issue with assurance that the ARB will convene to discuss any new developments as soon as it can after the permit applicants' request (assuming proper 5 day notice is given to neighbors).

Meeting adjourned at approximately 5:45 p.m.



Heather S. Esau Zenger, City Attorney