



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

ARCHITECTURAL REVIEW GUIDELINES

Background

The City of Glendale has always prided itself in offering high quality housing opportunities to preserve architectural integrity of housing by assuring compatibility with existing neighborhood and to preserve green space. In order to assure that new construction meets high quality standards and is in general conformity with the style and design of surrounding structures, the Architectural Review Board considers all exterior aspects of a structural and their location. The Architectural Review Board will consider several criteria including but not limited to context, style, scale and proportion, types and quality of materials, color preservation of period detail, landscaping and effect of the construction upon the flow of water runoff. Redevelopment of residential properties has accelerated dramatically in virtually all neighborhoods over the past several years. It is important to assure that the quality of construction remains at a high level.

ARCHITECTURAL GUIDELINES

I. FRONT ENTRY/FRONT YARD GARAGES

Front entry/front yard garages have been a popular architectural feature in many communities for several years. However preservation of, and respect for, existing architectural styles requires that such garages are consistent with the character of the surrounding area and that they do not result in a significant loss of green space.

A. Garage Doors

It is recommended that no more than two garage doors (single car width) may be installed facing any one street for new residential construction. Should the applicant deem three doors necessary, the applicant must demonstrate that all other possibilities have been examined and every attempt to mitigate the impact must be taken. Garage doors should be compatible with the structures.

B. Front Entry Doors

The front entry door to a building should be located in such a manner as to face the front yard and street rather than face the side or rear yard. Where the lot size or other features necessitate a side facing primary entry, the applicant must demonstrate that such design is necessary and compatible with the adjacent neighborhood.

II. SITE WORK

Landscaping and related provisions are an important consideration when reviewing new construction plans. It is increasingly important to preserve and enhance the trees, landscaping and the topography already in existence.

A. Topography

Every attempt shall be made to preserve the topography of the property. If the topography must be altered to accommodate construction, the plan must contain specific information regarding the proposed topography change and its impact on the flow of drainage.

B. Tree Preservation Plan

The preservation of mature trees on lots is encouraged. The applicant shall be required to submit a plan showing trees and other significant plant material as they currently exist and how they will be preserved. The Architectural Review Board will approve the landscape plan, which maximizes landscaping on the site.

If preservation of all existing trees is not possible, a tree replacement plan on a one-to-one basis utilizing tree species similar to those displaced will be required. Any viable tree to be removed measuring greater than 1 foot caliper should be replaced on site. The overall measurement of all replacement trees must equal the same caliper as those removed.

Scrub trees, dead trees or trees, which are diseased in excess of 50% will not be considered viable trees needing replacement, but must appear on the landscape plan and be designated as scrub, dead, or diseased.

C. Impervious Coverage

In order to preserve green space, the Architectural Review Board shall consider the percentage of the total lot which may be covered by impervious material. Impervious materials shall include, but not be limited to, surfaces such as tile and shingled roof surfaces, compacted sand, lime rock, clay asphalt, concrete, driveways, retaining walls, stair wells, stairways, walkways, pools, decks and patios at grade level and other similar structures.

III. LIMITATIONS OF SIZE OF STRUCTURES

- A. In the R-1 Zoning District,
 - 1. Every lot shall have an area of not less than ten thousand (10,000 square feet) and a minimum width of 80 feet; except, that if a lot of record has less area than herein required, the lot may be used for a single family dwelling.
 - 2. Residential construction in the building envelope of a lot as defined by the setback rules contained in Section 400.140 D of the R-1 Zoning District regulations, shall be limited to a Floor Area Ration (FAR) of .5, unless extraordinary circumstances are shown to the Architectural Review Board.
- B. In the R-2 Zoning District
 - 1. Every lot shall have an area of not less than seven thousand five hundred (7,500) square feet, and a minimum width at the building line of sixty-five feet; except, that if any lot of record which has less area than herein required, that lot may be used for a single family dwelling.
 - 2. Residential construction in the building envelope of a lot as defined by the setback rules contained in Section 400.190D of the R-2 Zoning District Regulations shall be limited to a Floor Area Ratio (FAR) of .5, unless extraordinary circumstances are shown to the Architectural Review Board.

IV. OTHER ARCHITECTURAL CONCERNS

The architectural details associated with a construction project are often a primary factor in defining the quality of that development and its compatibility with neighboring properties.

V. NEIGHBORHOOD CONCERNS

A. Height/Density Relationships

The primary concern of neighbors related to new construction is the height and density of the proposed structure compared to adjacent residences and the design of the development as it relates in style, size and context to the surrounding neighborhood. Each owner/architect is required to submit a colored *elevation* at a ¼inch =1 foot scale depicting the proposed structure in a street view, accurately depicting the height, width, density and mass in relation to neighboring structures. The Architectural Review Board also reserves its right to request color perspectives or three-dimensional models, if needed, on a case-by-case basis.

The Architectural Review Board will consider the density of construction based on the construction size limitations using floor area ration as described above and defined in Section 400.040 of the Zoning Code.

B. Exterior Facades

Another primary concern of neighbors is the material used on the exterior facade of structures newly constructed. Materials used in an existing exterior wall shall be consistent with the character of the neighborhood and should be of the highest standard possible. Each applicant is required to submit information indicating the finish materials that will be used on exterior facades of the proposed structure.

C. Architectural Features

Finally, neighbors are concerned with the appropriateness of Architectural features in new buildings; the extent to which the building or structure would be harmonious with or congruous to the neighborhood. Toward that goal, applicant shall submit elevations and information on design elements proposed to harmonize proposed structure with neighborhood.

D. Project Compliance

The Architectural Review Board shall not issue approvals in cases where the applicant has failed to comply with the previous terms and conditions of the Architectural Review Board on any prior approval issued for any work within the City.

VI. MODIFICATIONS

In instances where an applicant can demonstrate just cause in relation to matters of aesthetics, and not structural integrity, the Architectural Review Board shall have the authority to approve a modification.

VII. NOTIFICATION OF ADJOINING PROPERTY OWNERS

The property owners adjoining the residence in which an application for review has been submitted to the Architectural Review Board will be notified of said application, in the event, that they would like to comment to the Board on said application.

ARCHITECTURAL REVIEW BOARD

Item Breakdown

Meetings held: 2nd Wednesday of each month at 6:00 p.m. in the City Hall Auditorium.

At least 2 weeks before the meeting, please bring ten (10) copies (should be on 11 x 17 paper) of the following into City Hall:

1. ***Site Development Plan-***
 - A. Current and proposed contours of the lot, including property boundaries, setbacks and existing structures.
 - B. Current and proposed impervious coverage, including before and after lot drainage calculations. Differential runoff should be captured by a stormwater system. FAR.
2. ***Tree Preservation and Landscape Plan.***
 - A. Including caliper size of existing trees.
3. ***Color Elevation*** (only one copy of this is necessary)
 - A. At a 1/4" = 1 foot scale depicting the proposed structure in a street view, accurately depicting the height, width, density and mass in relation to neighboring structures.
4. ***Pictures of surrounding homes-*** (one set of pictures is fine)
 - A. Supply color photos of existing property and neighboring properties.
5. ***Information on finish materials-***
 - A. List what items are being used on the exterior facades of proposed structure.
6. ***Elevations and information on Design Elements-*** proposed to harmonize proposed structure with neighborhood.
7. ***\$100 Application Fee***

Please see the ARB Guidelines and Process memos for more information.



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APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE DATE OF ARB MEETING ESTIMATED COST

PROJECT ADDRESS GLENDALE, MO 63122

NAME OF PROPERTY OWNER PHONE NUMBER

CONTRACTOR (NAME) PHONE NUMBER

CONTRACTOR ADDRESS

ARCHITECT (NAME) PHONE NUMBER

ARCHITECT ADDRESS

DETAILED DESCRIPTION OF WORK BEING PROPOSED:

SQ. FT. OF NEW CONSTRUCTION SQ. FT. OF EXISTING STRUCTURE

WIDTH OF NEW CONSTRUCTION (FT.) WIDTH OF LOT (FT.)

DEPTH OF NEW CONSTRUCTION (FT.) FLOOR AREA RATIO (FAR)

HEIGHT OF STRUCTURE NUMBER OF STORIES

COMMENCE DATE ESTIMATED COMPLETION DATE

Applications must include the following items:

- 1) Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR.
2) The location of current and proposed impervious coverage including before and after lot drainage calculations. Differential runoff should be captured by a stormwater system.
3) Proposed landscaping plan including location and caliper size of existing trees.
4) Floor plans (1/4 inch = 1 foot scale) for all proposed structures and FAR.
5) Provide color photos of existing property and neighboring properties.
6) Building elevation of each face of structures (1/4 inch = 1 foot scale). For additions include full elevations of existing structures. List finished floor elevations in relationship to neighboring homes.
7) Provide information on finished materials that will be used on exterior facade of proposed structure. (Not required if matching existing materials.) Provide at least one colored elevation at a 1/4 inch = 1 foot scale.
8) \$100 application fee

SIGNATURE OF APPLICANT ESCROW REQUIRED: YES X ESCROW AMOUNT \$