



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
March 11, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, March 11, 2026. Chairman Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

<u>Members Present</u>	<u>Members Absent</u>
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Chairman Fernhoff	Jon Emert
Laura Switzer	John Falk
Mike Moran	
Reed Voorhees	
Brad Weitekamp	

Also present was Frank Johnson, City Administrator; Gabby Wesche, Community Engagement Officer; Kori Neely, City Engineer; and Kate Henry, City Attorney

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes from the February 11, 2026 meeting. The motion was seconded by Mr. Weitekamp and unanimously carried.

REVIEW OF PLANS FOR AN ADDITION – Mark and Ann Pratt, 41 Berry Oaks Lane

Chairman Fernhoff introduced the project at 41 Berry Oaks Lane and invited the applicant to present. The project’s architect, Max Bemberg, presented the proposal. The homeowners were also in attendance.

Mr. Bemberg explained that Missouri 811 (Dig Rite) was not able to locate the sewer or water lines on the property; therefore, they are not shown on the plans. He clarified that no changes to the utility connections are proposed and that the first-floor addition will be located at the rear of the home.

Drainage

Ms. Neely stated that there are no drainage concerns.

Site Design and Landscaping

The ARB noted that the applicant is mitigating additional stormwater. The applicant also noted that the driveway has been expanded to improve maneuverability when entering and exiting the garage, as well as to improve connection with the accessibility ramp.

Mr. Weitekamp clarified that a tree removal plan is not required because the addition is being constructed upward and to the rear and does not involve tree removal.

Mr. Weitekamp also noted an inconsistency between plans regarding the retaining wall, which extends to the end of the driveway in one plan but not in another. He emphasized that all plans should be consistent.

The ARB determined that the driveway includes more pavement than necessary and suggested simplifying the layout.

Architecture

The ARB requested clarification on exterior materials. Mr. Bemberg explained that the design includes wood on the front porch and dark bronze metal fascia to complement the window tones.

The ARB noted that the main soffit on the left side of the north elevation is not shown on the roof plan.

The ARB members expressed appreciation for the low roofline of the second story, noting that it helps control the overall massing of the home.

There was no public comment regarding the project.

Mr. Moran moved to approve the applicant’s project with the following condition:

- Correct the length of the ramp and front wall on the civil plans to match the architectural plans.

The motion was seconded by Mr. Weitekamp. The motion passed with a vote of 5 “Aye”, 0 “Nay,” and 2 Absent. The votes was as follows:

Reed Voorhees	“Aye”
John Falk	Absent
Mike Moran	“Aye”
Brad Weitekamp	“Aye”
Jeff Fernhoff	“Aye”
Laura Switzer	“Aye”
Jon Emert	Absent

REVIEW OF PLANS FOR A NEW HOME – Benchmark Homes, 810 Brownell Ave.

Chairman Fernhoff introduced the project at 810 Brownell Ave. and invited the applicant to present the project. The project’s builder, Benchmark Homes, had three representatives in attendance—Project Manager, Jeff Brinkman; CEO, Mark Rasch; and Architect, Tim Hollerbach.

The applicant and ARB members reviewed the issues identified during the preliminary review at the February 11 meeting and the revisions made to address them. Benchmark Homes noted that they:

- Added board and batten siding on the gables.
- Added brick to the side elevation.
- Adjusted the chimney to be located within the side yard setback.
- Removed the chimney “doghouse” design.
- Reduced the size of the detached garage to comply with the City’s size limit.

The applicant noted that the project slightly exceeds the maximum Floor Area Ratio (FAR) of 0.30, with a proposed FAR of 0.326. The ARB expressed acceptance due to the small lot size.

Drainage

The ARB noted that the sewer line in the rear yard is not shown on the landscape plan. It was also noted that the roof plan shows three downspouts in both the front and rear, while the civil plan omits one downspout.

Site Design and Landscaping

The ARB expressed a preference for the landscape plan to be overlaid on the civil plan.

Mr. Weitekamp noted that a proposed tree is shown on top of a drainage outlet and advised relocating either the tree or the outlet.

He also suggested selecting tree species suitable for high-moisture conditions (e.g., cypress or sour gum) if planted near drainage features.

The ARB noted that Tree B is located between gas and water utilities and suggested shifting the soakaway pit pipe to accommodate the tree.

Architecture

The ARB expressed satisfaction with the revised design. While noting that the side elevations remain somewhat flat, they agreed that the updated chimney design and materials improve visual interest and break up the scale.

The ARB discussed the termination of the brick façade at the front corners. The applicant proposed wrapping the brick approximately two feet onto the side elevation. The ARB left the final determination to the applicant.

The ARB suggested aligning the upper-story window with the lower window for improved symmetry.

There was no public comment regarding the project.

Mr. Moran moved to approve the applicant’s project with the following conditions:

- Resolve the conflict between tree C and the south soakaway pit popup emitter. Move either the popup emitter or the tree, or change the species of tree C to a high-water uptake variety such as a Cypress tree or similar.
- Change location of tree B to be west of the water service line and south of the BMP. Adjust the BMP main drain from the house as needed to make room for the tree.
- Add the downspout from the high roof on the southwest side of the house to the civil plans.
- Revise the design of the brick façade at the front corners of the house.

The motion was seconded by Mr. Voorhees. The motion passed with a vote of 5 “Aye”, 0 “Nay,” and 2 Absent. The votes was as follows:

Reed Voorhees	“Aye”
John Falk	Absent
Mike Moran	“Aye”
Brad Weitekamp	“Aye”
Jeff Fernhoff	“Aye”
Laura Switzer	“Aye”
Jon Emert	Absent

REVIEW OF PLANS FOR A NEW HOME – John Scharf, 5 Hillard Rd.

Chairman Fernhoff introduced the project at 5 Hillard Rd. and invited the applicant to present the project. The project’s builder, John Scharf, and architect, Tim Hollerbach, presented the project to the ARB.

Mr. Scharf explained that the existing house was demolished due to foundation and mold issues.

Drainage

Ms. Neely stated that there are no drainage concerns.

Site Design

The ARB confirmed that the tree line would be removed. Mr. Scharf clarified that it consists of overgrown brush.

The ARB noted a discrepancy between plans regarding the size and location of the patio. Mr. Scharf stated the patio is 10' x 16'. The ARB requested that the architectural plans be revised to match the civil plans. The ARB also noted that underground stormwater piping near the front walk should be rerouted around the retaining wall rather than beneath it. They further discussed coordinating the top of the wall to step down with the adjacent stairs.

Landscaping

The ARB requested additional detail in the landscape plan, including delineation of plant bed borders and ground cover areas.

Architecture

The applicant provided samples of vinyl shaker-style siding and a comparable hardy board product.

The ARB noted that vinyl siding is not permitted for new construction under its guidelines.

The ARB expressed appreciation for the home’s cohesive design and relationship between the main structure and detached garage.

Mr. Weitekamp advised careful selection of materials for the retaining wall to ensure they are complementary, particularly given the use of stone and siding on the home.

There was no public comment regarding the project.

Mr. Moran moved to approve the applicant’s project with the following conditions:

- Revise the patio in the architectural drawing to match the civil plan.
- Reroute underground storm piping at the southeast corner around the front yard retaining wall, not under it.
- Note the top of the retaining wall in the front of the walk and coordinate the top of wall to step down with the stairs in the grade.
- Show the borders of plant beds and clarify lawn and ground covers in the landscape plan.
- Select an exterior cladding material from the acceptable list in the ARB guidelines.

The motion was seconded by Ms. Switzer. The motion passed with a vote of 5 “Aye”, 0 “Nay,” and 2 Absent. The votes was as follows:

Reed Voorhees	“Aye”
John Falk	Absent
Mike Moran	“Aye”
Brad Weitekamp	“Aye”
Jeff Fernhoff	“Aye”
Laura Switzer	“Aye”
Jon Emert	Absent

**MISCELLANEOUS -Impervious
Surface Definition and Basement
Depth Regulations**

Mr. Johnson and Ms. Neely discussed whether areas beneath overhangs should be considered impervious surfaces when calculating total impervious coverage. The ARB determined that only the building footprint should be counted and that overhang areas should not be included. The Board suggested adding a formal definition of “impervious surface” to the zoning code.

Mr. Johnson also asked whether the City should regulate basement depth due to stormwater and foundation concerns, referencing issues at 725 E. Essex Avenue. He noted that the City of Kirkwood requires water table testing to determine allowable basement depth.

The ARB determined that such regulation falls outside its purview and should instead be addressed through county building codes.

ADJOURN

Mr. Moran moved to adjourn the meeting at 8:15 p.m. The motion was seconded by Mr. Voorhees and unanimously carried to adjourn the meeting.