

**MINUTES OF THE MEETING
ARCHITECTURAL REVIEW BOARD
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI
THURSDAY, AUGUST 17 ,2023**

A meeting of the Architectural Review Board of the City of Ladue, St. Louis County, Missouri was held Thursday, August 17, 2023, 8:30 a.m., via Zoom meetings, 9345 Clayton Rd. The following members were present: Chairman Matt Wolfe and Members Fred Goebel and Diane Lochner. The following is a list of the items on the agenda for the meeting, in the order they were reviewed and the outcome.

1. **20 Robindale – Kitchen addition and screened porch:** Unanimous vote for approval as submitted. Matt Wolfe presented the project and recused himself from the vote. The vote reflects that of Fred Goebel and Diane Lochner.
2. **13 Litzsinger Lane – New residence:** Unanimous vote for continuance. The divider muntins on the windows and doors are not consistent on all sides. The sizes and proportions of the muntins on the front windows seem to differ among the windows and the side and rear windows do not have muntin bars at all. Add muntins to all windows and doors. The front elevation is all brick and stone, and the other three sides introduce siding but have no stone. All sides need to have a cohesive design and use of materials; add stone as building mass and trim to other building elevations. Maintain consistent appearance to masonry work integrating corbelling of brick at gables to roof as on front façade to other elevations. Design rear and both sides consistent with proportions and massing to align with front façade more vertical appearance. Fiber cement siding is not used consistently with the style of the home; revise and integrate. The steeply sloped landscape areas on the site are awkward in appearance, require consideration with other drainage and sinkhole engineering. The depth of the backyard basin seems deep and awkward with no usable space remaining. First floor height seems too high in relation to adjacent properties. It should be noted that City staff spoke at the meeting regarding the various stormwater concerns that exist on the property with respect to the sinkholes that are present. The City has provided preliminary review comments on the site plan to the applicant. Subsequent to providing the preliminary review comments, the City received a grading permit application from the builder to cap a sink hole that is noted on the plan, and that permit will be denied as the project must be viewed holistically. No grading is permitted on the site until the City and MSD approvals are obtained for stormwater control on the property, including compliance with the sinkhole ordinance, and the City issues a Building Permit for the project. Additionally, staff noted that a variance will be required for the artificial fill that is being proposed.
3. **10 Little Lane – Screened porch and terrace:** Unanimous vote for approval as submitted.
4. **9841 Old Warson Rd. (Old Warson Country Club) – New golf/tennis facility:** Unanimous vote for continuance. The dormers lack trim and detail compared to the rest of the building, add profiled moldings along roofline edge, window surrounds and siding corners. Add gable end trim moldings to the rake-boards below roofing, to match detailing on the Clubhouse. All window divider muntins need to be consistent on the building as well as be consistent in

proportion and scale with the other buildings. Indicate standing seams at 12 or 16 inches on center running vertically up the curved surface of the copper roof, with corner caps and trim to retain the hand-made appearance of these building features. The additional outside lower-level storage area seems tacked on and not integrated into the design of the building. We understand that the stormwater rain drainage will run concealed within the building columns from the low-slope roof areas.

A handwritten signature in black ink, reading "Ashley Quinn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Respectfully submitted, Ashley Quinn