

**City of Brentwood
ARCHITECTURAL REVIEW BOARD
Minutes for March 18, 2021 Meeting**

The meeting was called to order at 7:02 PM by Matt Forman. Board members Matt Forman, Paul Turner and Carl Karlen were in attendance. Steve Muskopf was also in attendance as staff liaison.

Old Business

1. Approval of the February 18, 2021 Minutes

New Business

- | | | |
|---------------------|----------|-------------------|
| 1. 2431 Annalee Ave | New Home | Approved as noted |
|---------------------|----------|-------------------|

Other Business:

Public Comment: See Attached Emails

Adjournment

The meeting was adjourned at 7:51 PM .

Steve Muskopf

From: lou102@sbcglobal.net
Sent: Thursday, March 18, 2021 6:30 AM
To: Steve Muskopf
Cc: David Dimmitt; Steve Lochmoeller
Subject: Opposition to plans for 2431 Annalee Avenue.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:
Michael Honchar (Mr.)
2430 High School Drive
Brentwood, Missouri 63144-2216
314-665-6219

A.R.B.,

I will not be available for the Architectural Review Board meeting for 2431 Annalee Avenue on March 18, so I am sending these comments. My comments will address storm water control in the proposal and water control in the property since that will affect the condition of my property due to likely flooding and the degradation of the property and thus the value of all the surrounding properties. It seems clear to me that the proposal will cause unacceptable water accumulation in that property, and quite possibly surface water flooding. The accumulation of ground water enhanced by the proposed design will make the property at 2431 Annalee impossible to maintain leading to a loss of value which is likely to cascade to surrounding properties. I am therefore opposed to accepting the redevelopment plan as written.

Plumbers' secret: water flows down hill. If the builders are not installing a houseboat, they had better deal with the inevitable water influx that will degrade and/or destroy what they have proposed. A stinking, moldy mess will not help the City, the neighborhood or my property value.

In my opinion, the plans do not adequately address the control of surface and ground water at the 2431- Annalee property since generic "cookie cutter" engineering was employed. The ground property is a bog and a receiving basin for natural water flows from the surround and the engineering does not acknowledge that obvious fact. The basement ("Lower Level) will be under constant threat of leakage and/or moisture permeation which will degrade the value of the structure and thus the value of nearby properties.

History:

I have not been able to locate any "realistic" renditions of the original ground surface in this area. Most "maps" were "artistic" interpretations designed to attract investors or property purchasers, but it seems clear that the Annalee property has always been a flow-way for drainage of ground and surface water coming from the south and from the west. Any new structure must contend with the ground being saturated sediment that will always be a bog. The original drainage was probably directly east along Litzinger Avenue to the area of what is now Mary Ave and then down to Deer Creek. From scattered pictures, it appears that the direct drainage to the east was disrupted when Shady Lane was improved into the North and South Road. The shift of Litzinger Rod from the route west of Brentwood Blvd. to Eulalie on the east is probably a ghost of the old outflow route. An early photo of North and South Road looking south,

<https://bwd1919.wordpress.com/2020/11/23/north-and-south-road-1934/>

shows the drop off on the left (east) at the location of the current City Hall. The ditch along the left (east) side of the road "disappears" near that drop off. I would guess that the original outflow from the Warren property that crossed the route of North and South Road was combined with a ditch/pipe along what is now Annalee Ave. to Harrison and then under North & South Road (currently Brentwood Blvd.), near the site of City Hall and then east to the area of Mary Avenue. When this area of the Warren property was platted, and Annalee Avenue created, that drainage outflow to the north was buried and eventually became part of the Saint Louis Metropolitan Storm Sewer system. That outflow is no less important now than it was at that earlier time.

<https://bwd1919.wordpress.com/2020/09/24/dr-isaac-shelby-warren/>

The rear of 2431 Annalee Ave. receives ground water seepage from the high ground to the south and from the high ground to the west. After the wet (winter & spring) season there is water seeping out of the ground near the rear property line at the rear of 2434 High School Drive (Ms. Chris Miranti) from water impoundments to the south. Both 2430 (my property) and 2434 High School Drive appear to have been built in a swale. In the rear of 2430, after a wet season, water percolates out of the ground at what appears to be the original ground surface level. That water apparently comes from an impoundment in the high ground near Madge Ave. between High School Drive and Bremereton Road. High School Drive and its storm drains intercept only the surface runoff heading toward the east. The ground water still makes its way along the original, now buried, ground surface.

On the surface and below, water is heading to the properties along Annalee Ave, especially 2431 Annalee. Neither the storm water plan nor the structural engineering plan show any effective attempt to deal with that flow. It appears inevitable that the rear of the property will have standing water and useless soft ground and that the interior will be constantly threatened by moisture inflows. Note, also, that standing water will be a breeding place for insects that will plague all nearby residents.

Engineering:

1) The concrete drain along the north edge of the property is essential to limit surface water pooling in 2431 Annalee, in the rear of 2430 High School Drive, and probably on the adjacent property at 2427 Annalee Avenue. That pipe is identified as "15" RCP". I haven't measured that line but it seems about right. That size shows that there is no practical way to maintain that obsolete install. That line has a buried 90 degree turn with no cleanout or access for an adult. Mr. David Slazinik the son of an early, if not the original owner, the late John Slazinik, used to tell of his father sending him into that pipe to clear debris from that bend. The lack of a clean out (manhole) at that bend would never be tolerated in a modern install, and any adult who sent a child into such a situation would probably be subject to arrest. It is inconceivable that that essential drain line would be kept clear by future owners of the property. The demolition plan notes "Public Sidewalk (Do Not Disturb)". I take this to be an attempt at humor. As can be seen at the demolition at 2408 and 2436 High School Drive, the heavy equipment (crawler backhoe, debris trucks, concrete trucks) will shatter the walk into rubble. An additional layer of gravel was needed at 2436 High School Drive to provide a reasonable passage for pedestrians. It is inevitable that the sidewalk at the front of 2431 Annalee Ave. will suffer a similar fate and thus its presence will provide no deterrent to installing a cleanout for the drain line below. Cleanouts (manholes) are not free but as pre-fabricated units, are not ridiculously expensive. A manhole (clean out) at that bend in an essential drain is absolutely necessary. A blockage of that drain will inevitably lead to flooding of the rear of my property (2430 High School Drive) as well as at 2434 High School and 2427 Annalea Ave.

2) The elevations indicated in the plan do not appear correct. The property at 2431 Annalee currently appears to slope downwards to the rear property line where it meets the rear of 2430 High School Drive, while the plan seems to include higher elevations that are either on 2430 or 2426 High School Drive properties. Even if the property at 2431 Annalee is re-graded to encourage drainage into the basin holding the drain pipe entry along its north border, that would effectively create a weir at the property line causing flooding at the rear of 2430 and 2434 High School Drive from the natural flows of run-off and ground water. Note that there is a "trench" or "ditch" along the southern boundary of 2431 Annalee Ave. to encourage drainage from the extreme rear of the Annalee property to an existing underground pipe

that brings the water to the area of concrete drain line at the northern border. That "ditch" is high maintenance and does not in any event make the rear of the property at 2431 Annalee Ave. useful. A prior resident tried to park a camper in the yard and found it sunk to the axles in the boggy ground. Regrading the rear will not improve the drainage or the soil water content. The Slazinik family had an above ground swimming pool in the rear yard since it was useless for anything else. That rear yard of 2431 Annalee was, and is likely to always be, a water soaked bog.

3) The plan does not address surface water run-off coming from the high ground to the south. The "ditch" along part of the southern border of the property catches some of the run-off heading for the rear of the property but that "ditch" is usually blocked by leaves and other debris. There is nothing to keep that run-off from reaching the southern face of the proposed residence and soaking the ground adjacent to the foundation or, for that matter, overflowing the stairwell edge or access leading to basement (lower level) flooding. There is no indication of footing drains that might draw ground water away from the foundation wall. Spray-on water proofing doesn't last forever and even hairline foundation cracks will admit moisture and degrade the value of the property. The residence absolutely needs water control to keep the structure usable by carrying off ground water and run-off.

4) The use of a "drywell" is another bit of humor. That property is a saturated bog due to ground water and surface water run-off into that low lying property. When I moved in with my late wife decades ago, I swore that I could see "conical hats", water buffalo, and an occasional Navy periscope at the rear of the property. The drywell in the proposal would just add more water to the sediment in that drainage flow-way. The property was and is a bog (low lying property).

If there has to be some accommodation for storm surge run-off, then the property needs a detention basin of some sort, not a "drywell". In the Owen Ridge development in Webster Groves (on the other side of Deer Creek), the storm water is directed into a basin/pool with a small outlet to the slope above Deer Creek and with a large opening overflow. Most storm run-off accumulates in the basin from which it is slowly released into the Creek (actually onto the UP RR lead right-of-way, and then into the creek). Storm drainage of surface water and roof down spouts of the Annalee property might be held in a rock-filled basin with a small outlet to the concrete drain line and a larger "overflow" outlet without any attempt to add some of that water to an already saturated area of ground composed of sediment that will already be receiving normal inputs of ground and surface water.

5) Down spouts dumping into the front yard will aggravate the problem of ground water threatening the basement (Lower Level). In that boggy area, all down spouts should connect to the concrete drain line (directly, or perhaps through a detention structure), or to the street. Water permeation into the basement (lower level) will render that portion of the structure unusable.

The developers apparently do not realize or hope that others will not realize, that they are proposing run-of-the-mill engineering for a "special needs" environment. What they propose will make the exterior property difficult to use and will threaten the condition and value of entire structure. The result will degrade the value of the Annalee property and thus all the adjacent properties. The concrete drain line was installed for a reason. That reason has not gone away. Make effective use of the drain to protect the proposed residence and the surrounding properties.

Thank you.

Steve Muskopf

From: Pokikki <pokikki@excite.com>
Sent: Tuesday, March 16, 2021 8:17 PM
To: Steve Muskopf
Subject: 2431 Annalee comments for ARB meeting March 18
Attachments: drainage water BEFORE rain (1).JPG; copy Rain 3 9 19 (1).JPG; copy torrential rain (3).JPG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have two inputs for the ARB.

1. Please require all exterior lighting to be shielded so that light splash stays on the homeowners property, and especially does not project laterally into the bedroom windows of neighbors. Light pollution has grown into a big problem in this area.
2. I think the water problems in the rear yard of this and adjoining properties is only going to become worse with the design shown on the preliminary drawings. There will be a 250 sq ft increase in impervious surface (thus a loss of 250 sq ft pervious surface). Right now, with all the pervious surface in the back yard, water still backs up into adjacent yards (mine included). I am attaching a picture of 2431 Annalee backyard taken March 10, 2021, the day BEFORE the rains came, after a string of 9 rain-free days (high temperatures from 50°F to 74°F). You can see that water was pooling anyway. The sump design will be inadequate, as the existing drains on 2431 and 2433 carry some of the flow from the southern hilly area away right now, and the designed sump will do nothing to relieve that water. (I'm assuming TBR on the existing drains means 'to be removed'? Please let me know if this is incorrect.) The bottom of my backyard is a soaked sponge right now, and will stay that way into late spring at best. Without a way to carry the water out that flows from the south, I will have a constant pond in my yard. To make matters worse, when the sump fills, it appears it will discharge above ground ('daylight'), down the hill of 2431, and into my and the adjoining back yards. This sump design is great for handling water from the structure at 2431, but the water problems in that area extend beyond any one property's boundary lines, unfortunately, and this is the time to address correcting the problems, when the property is being redeveloped.

Thank you for your consideration.

Chris Miranti

2434 High School

(Also attached for illustration of the problems - pictures of 2431 backyard March and November 2019)

Steve Muskopf

From: Pokikki <pokikki@excite.com>
Sent: Thursday, March 18, 2021 9:31 AM
To: Steve Muskopf
Subject: 2431 Annalee - More Data
Attachments: Rain 3 18 21 (1).JPG; Rain 3 18 21 (2).JPG; Rain 3 18 21 (3).JPG; Rain 3 18 21 (4).JPG; Rain 3 18 21 (5).JPG; Rain 3 18 21 (6).JPG; Rain 3 18 21 (7).JPG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm sending a few more pictures taken this morning that illustrates what happens when it rains, and why it is so important to properly design any redevelopment around these properties. It's not even raining heavily, just a "normal" rain, but as infill has expanded, this problem has just gotten worse.

Hopefully these seven pictures will help the design engineers come up with an appropriate solution. This email is an addendum to my prior email of 3/16/21.

Chris Miranti
2434 High School