



**MINUTES
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, JUNE 14, 2023 - 6:00 P.M.**

CHAIRMAN JEFFREY FERNHOFF
JOHN FALK
MIKE MORAN
REED VOORHEES
BRAD WEITEKAMP
JON EMERT

CITY ATTORNEY, ALEXANDRA SIEVERS
CITY ADMINISTRATOR, BEN DECLUE

MEETING CALLED TO ORDER

The meeting was called to order by Chairman Fernhoff at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Weitekamp, Mr. Falk

Absent: Jon Emert

APPROVAL OF MINUTES FROM MAY 10, 2023.

Mr. Fernhoff asked if there were any additions or corrections to the minutes from the May 10, 2023. There being none, he asked for a motion. Mr. Voorhees moved approval of the minutes from May 10, 2023. Mr. Moran the motion, which was unanimously approved.

REVIEW OF PLANS FOR A REAR ADDITION, FRONT PORCH, AND A 1 ½ BAY GARAGE

BRIAN AND LAURA PARKER, 20 ALGONQUIN WOOD PLACE

Present: Mark Critchfield, Mainline Group Architecture, LEED, Principal
Brian and Laura Parker, Owners

Mr. Fernhoff opened discussion on 20 Algonquin Wood Place.

Mr. John Falk has recused himself.

Drainage: CDI civil engineer on project.

Mr. Critchfield stated that the Parker's were interested in updating their home including the addition of a new front porch, a rear addition, and a 1.5 bay garage. Mr. Critchfield stated that the porch design would follow the classic colonial Doric columns, adding that nothing else would be changing in the front yard. Mr. Critchfield stated that on the back side they were adding an oversized 1.5 car garage attached to existing small two car garage, an open porch staircase on east side of porch, and essentially dividing the decking into two areas, a high area and low area divided by a retaining wall. Mr. Critchfield stated that the storm water runs to the creek on the golf course property. Mr. Critchfield stated that the rear line of the project shown on page P1.1 was a spliced photo of the combined view of the adjoining neighbors along with 20 Algonquin Wood and noted that the new construction would stay within the buildings lines of

their property and would overlook the golf course. Mr. Critchfield noted that the driveway transitioned from the street, would be expanding the driveway, and removing the wood deck which space would be taken up by the new 1.5 car garage. Existing garage, driveway transitioned from street and only expanding drive and taking off wood deck and will be inhabited by garage. Mr. Critchfield defined the enclosed plans and noted that the new gutter and downspouts would drain into a subgrade piping system to popup emitters, and into a well on the lower yard and that would capture all the water off the upper yard. Mr. Critchfield stated that a note on the plans called out the native plantings which will be appropriate for a rain garden, adding that pop ups were noted as well. Mr. Critchfield also stated that was important to understand where the downspouts and gutters were located, adding that there were notes on various drawings indicated locations and directions for drainage.

Mr. Moran stated that the civil plan was incorrect, adding that once the civil plan is corrected, the downspout issue should disappear. Mr. Critchfield stated that the PDF was taken off the drawing, and the roof was back sloping, but added that the issue was duly noted.

Expanded driveway, same elevation nearly, that is it on drainage plan. Chairman Fernhoff asked if there was much of a change to the driveway? Mr. Critchfield stated that the driveway was expanded, with nearly the same elevation, adding that the dimensions were located on the drainage plan.

Mr. Critchfield stated that the native planting area would be a traditional garden and would have modified soil. Both Mr. Moran and Mr. Weitekamp asked if there would be a basin there and asked if the area needed to be bermed on one end. Mr. Weitekamp asked if the space could be more linear as opposed to deep, where it is flatter and asked if the intent was to catch water at the popup. It was noted that at contour 559 to 553, there was a 6' drop. Mr. Weitekamp stated that the shape should be east to west on the flatter part of the site, instead of north to south and should be reflected on the landscape plan. Mr. Weitekamp also stated that he did not want to interrupt walking area at the steps, adding that the area could be broken up into two. Mr. Critchfield stated that the owner had flexibility adding that in the area near 554, and 544, honeysuckle had been removed and replaced with all native planting adding that the hill was planted with ground cover to help stop erosion. Mr. Weitekamp stated that a linear design would be helpful, and the issue could be covered under conditions. Mr. Critchfield stated that he was comfortable with size, shape and location and could change the current plan.

Mr. Voorhees noted that there was a downspout shown on the west elevation where the existing garage meets house, adding that the east elevation addition will have higher coping, and it will be a parapet. Mr. Voorhees noted that there was a hip roof existing, and asked if the piping would take the water out at the parapet. Mr. Critchfield stated that it would. Mr. Moran stated that the downspout was not clear, adding it needed be placed near the cornice assembly to drain out of the valley using some sort of scupper situation. Mr. Moran added that it could go to an underground drain to a popup.

Landscape:

Mr. Weitekamp asked about the type of tree to be removed one questions, adding that it did make sense to plant something between this house and the neighbors on the right side of the stairs for privacy to screen the east side. Mr. Critchfield stated that the tree is an old Dogwood. Mr. Weitekamp stated that an understory ornamental tree should be added to break up the gap.

Mr. Voorhees stated that there was a grade change at the driveway and asked if there would be some mechanism to catch the water flowing down the driveway and noted that there was a double line or wall drawn on page C2 and wondered if that was a wall. Mr. Critchfield stated

that there was a retaining wall there, adding that there was a gap in the wall for drainage and noted that they could not change the driveway. Mr. Moran asked Mr. Voorhees if he approved of water escaping over the sidewalk. Mr. Voorhees did approve.

Architecture:

Mr. Moran stated that he liked the design, adding that the creation of the cornice would help to meld the new with the old style, especially on the arrival side. Mr. Moran stated that he also liked the outside corner on the other side, noting that entire design was nice.

Mr. Moran noted that the outdoor room had the same elements and unity, adding that he appreciated that the addition would be brick, which would enhance the view of the house from down the hill. It was noted that the portico looked good. Mr. Voorhees stated that it was a nice simple way to add space, adding that it would be a classy outdoor space fronting the golf course. Mr. Moran stated that three-D elevations were nice and wondered what software was used. Mr. Critchfield stated that it was a product called Scetchup from Endscape.

Mr. Voorhees asked if there were shades on all three sides. Mr. Critchfield stated that there were except at the stair adding that a post was added in that location. Mr. Moran stated that the front entrance was nice, adding that the design expressed the same kind of architecture and noted that the house was simple but done well with nice enhancements. Mr. Critchfield stated that the porch would be 25' from front property line for setback requirements adding that there was very little elevation change in the front.

Chairman Fernhoff called for public comment.

Mr. Tchen, 21 Edwin Ave.

Mr. Tchen commented about drywells and asked if this planned drywell would be protecting the neighbors and also asked if there was a way that the drywell will always be accessible and usable as designed noting that his neighbor covered a drywell, possibly making it inoperable.

Mr. Tchen stated that there should be a way to protect drainage systems related to the change of ownership. It was noted that the current drywell system is what has been approved and cannot be changed. Chairman Fernhoff and Mr. Moran stated that this issue was a good topic adding that the city could consider advertising the rules.

Mr. Moran motioned approval of the plans with the following conditions:

- Reconsider shape of raingarden running east to west instead of north to south;
- Recommend addition of ornamental tree;
- Revise drawing C2 for downspout removal;
- Submit Landscape plan prior to approval.

Mr. Weitekamp seconded the motion which was unanimously approved.

REVIEW OF RESUBMITTED PLANS FOR A NEW TWO-STORY SINGLE-FAMILY HOME
PEARL CONSTRUCTION, 20 EDWIN AVENUE

Present: Rex Pearl, Pearl Construction

Mr. Pearl stated that the drainage calculations were changed, noting that 2,000 sq. ft. plus would be directed to the drywell, adding that the front half of the house will go to the flow well.

Mr. Pearl stated that the back gutters would drain to the landscape area and the others would flow down to the swale. Mr. Falk approved. Mr. Pearl stated that the circular drive was removed, and a hammerhead was added which allowed the change in size of the drywell to be 10' x 13' and 4' deep.

Mr. Moran noted that the drawings are a little behind on the site design and asked about the contours. Mr. Pearl stated that elevations were not reflecting the contours due to grading and noted that the porch side wall would extend down further to 623 with a finished floor at 628 with a 5' drop. Mr. Moran noted that balusters or guards on porch should be added and to some degree on the side adding that it might be a point to come up to the last column on the front side and on the west side. Mr. Pearl stated that the porch would have frost wall around it with brick underneath. Mr. Moran stated that it would be nice if the brick at the porch could go all the way down. Mr. Pearl stated that it was 623 on the southeast corner, and at 624, it would upset the planned window. Mr. Pearl noted that the patio would be lower and there may be a few more steps. Mr. Moran and Mr. Voorhees stated that either the patio could be lowered, add a lower grade, or add a retaining wall. Mr. Pearl stated that he designed something similar at 10 Edwin.

Mr. Moran stated that if the patio was high a railing would add a nice accent noting that the issue needed to be resolved.

Landscape:

Ms. Pearl stated that there were questions about 4 trees on back line, adding that it was determined that their health status was 50% or worse, and proposed that the trees be removed adding that their goal was to separate property line with a hedge line. Mr. Weitekamp stated that he appreciated the tree survey, adding that it illustrated that the Ginkgo needed to be removed and noted that it was a shame to see those go as well as the Post Oak. Mr. Weitekamp stated that the landscape plan was nice and noted that the grading discussion showed clean lines. Mr. Weitekamp asked how the wall in front would be reflected from the back. Mr. Pearl stated that the knee wall would hold symmetry at the front. Mr. Weitekamp stated that a plant schedule was needed, adding that it should always be included with the landscape plan. Mr. Weitekamp asked about the white colored surface on the plan wondering if the material was quartz or decomposed granite. Mr. Pearl stated that it would be pervious material and would be located throughout the garden area and added that the pergola will be added to the garden area with steppingstones in various areas. Mr. Weitekamp stated that the formal garden design will fit the design of the house. Mr. Weitekamp asked if a binder would be used for the gravel to ensure that it does not wash away. Mr. Pearl stated that they would. Mr. Weitekamp stated that the utilities, particularly the sewer lateral line will be running in the spot indicated, and if so, it will be too close to the Holly trees. Mr. Pearl stated that he would move the line away from the Holly. Mr. Weitekamp also stated that the choice of a Burning bush in the landscape should change to another type of planting such as Oak Leaf hydrangea, Leather leaf Viburnum or Ninebark. Mr. Pearl stated that he liked the Leather Leaf and noted that he would make the change.

Architecture:

Mr. Moran asked if the windows were egress windows. Mr. Pearl stated that they were adding that the windows on the front elevation were egress as well. Mr. Moran asked if the basement extended under the mudroom. Mr. Pearl stated that it would but added that there was no basement under the porch or garage. Mr. Moran stated as commented at the last meeting, the architecture was composed well, adding that the plans should reflect the corners on the drawings for railings at the patio for safety. Mr. Voorhees stated that the Landscape plan was nice with Mr. Falk noted that it was robust.

Chairman Fernhoff called for public comment.

Jon Tchen, 21 Edwin

Mr. Tchen asked about the driveway and how far it would be located from the property line on the north side. Mr. Pearl stated that there was a 10' side yard setback from the driveway, with a 12" wide driveway. Mr. Tchen stated that he appreciated how the trench was designed to run around the perimeter to protect neighbors.

Robert Schuster, 26 Edwin

Mr. Schuster asked about the setback from the sidewalk to the house. Mr. Pearl stated that the setback currently was 32.5' and would be 58' once the new house was built, adding that the distance would allow for gradual grading and a level hammerhead. Mr. Schuster asked if there would be a fence installed. Mr. Pearl stated that there would be a fence installed due to the planned hot tub installation.

Mr. Pearl stated that the finished floor elevation was 628 at the top of foundation with the floor measuring 13.5' above or 629.8. Mr. Moran asked that the grade be resolved and shown on the plans.

Mr. Moran motioned approval of the plans with the following conditions:

- Resolve grading around the south end of the house, retaining walls and guard rails or railings at the patio;
- Submit a plant schedule with Landscape plan;
- Reroute Sewer Lateral line to protect trees;
- Add finished floor elevation measurements on plans;
- Change Burning Bush to another species.

Mr. Voorhees seconded the motion which was unanimously approved.

MISCELLANEOUS

Mr. DeClue reported that the City was partnering with MSD to design a storm water Ordinance noting that a surveyor needed to be hired. Mr. DeClue noted that the engineers were doing sitework and as part of the Ordinance wording, possibly something could be added to lock in on a property's plans to be amended with permissions.

Mr. Moran asked if a date was set to meet with the Board of Aldermen to discuss guidelines. Mr. DeClue stated that a date had not been set, adding that it had been very difficult to organize a meeting due to time constraints. Mr. DeClue stated that a small committee was formed including Mr. Voorhees, Mr. Falk, and Chairman Fernhoff along with Alderman Lane and Alderman Nauman to discuss changes. Mr. Moran asked if the language related to building heights and basements had been approved. Mr. DeClue stated that those items were also on hold per the Board of Aldermen.

ADJOURNMENT

Mr. Moran moved adjournment of the meeting; Mr. Weitekamp seconded the motion, which was unanimously approved.

These minutes approved as submitted this 12th day of July, 2023

Joanne Carr, Deputy City Clerk