



**MINUTES  
ARCHITECTURAL REVIEW BOARD  
WEDNESDAY, APRIL 10, 2024- 6:00 P.M.**

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

CITY ATTORNEY, ALEXANDRA SIEVERS  
INTERIM CITY ADMINISTRATOR, ANDREW STEWART  
DEPUTY CITY CLERK, JOANNE CARR

**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. Emert, Mr. Falk, Mr. Weitekamp, Ms. Switzer

Absent:

**APPROVAL OF MINUTES FROM MARCH 27, 2024.**

Mr. Fernhoff asked if there were any additions or corrections to the minutes from the March 27, 2024. There being some, he asked for a motion. Mr. Falk motioned approval of the amended minutes. Mr. Voorhees seconded the motion, which was unanimously approved.

**REVIEW OF PLANS FOR A NEW ATTACHED GARAGE AND FRONT PORCH  
RAYMOND LANGE, 967 VICTORIA AVENUE**

Present: Joseph Davidson,  
Raymond Lang and Lisa Simmons, Owners

Mr. Fernhoff opened the discussion.

Mr. Falk recused himself.

Total of new should be added together .15 is closer to accurate FAR per Mike's question

Drainage: brad downspout on south east corner dotted line shows piping. Jon everything daylighting...under the patio in the back. Everything in front will be daylighting in the front. Sw corner of garage that angles under the drive, and connect to other pipe. Mike taking same amount of water to back yard and there is a lot of dissipation in the back no problem with it daylighting without a flow well. Existing piped underground. In the back...piping will be reconnected if there is a problem...set a limit on the concrete patio comes out for

permit...suggestion. Reed neighbor to the east front yard...would it be useful to put a curb in to slow the flow...no runoff issue in the front yard...Lang no issues with water to the east...a curb makes sense...reed is suggesting a curb located partially down the driveway...manage the driveway water. Can do, Laura, what will the retaining wall goal to connect to driveway no...from Lisa to Laura.

Landscape: Brad not much on there...want to see a rough landscape plan...would like to move the Jap maple and replace it, there will be shrubbery there. Species quantities on drawing to city hall.

Architecture: plan how to use the garage. Now have a 1 car garage, make it big enough to tinker on vehicles motor cycles and bicycle and would like insulated garage...one car with workshop inside. The breezeway is now a wasted space and would like to use the space better. Man garage...too narrow for a two car garage, and deep for a one car...

Mike thinks the new garage doesn't substantially change the look of the existing house the architecture is improved with the addition and the porch makes sense and looks good. Jon drafting thing new garage door no articulation on windows, will there be trim board on windows and garage door. Add trim board...needs it. Reed 1.5 garage used to be a big deal..but like the idea. Depth will be good with that...a little over maximum garage frontage but will be okay. It is nice to see a modest house and keep it...refreshing..lived hear 15years sound structure empty nester and don't need anything more. 1 criteaque columns add one column and would look balanced, respase the 4 columns would work if they were balanced simple rational relationship...solution to it.proportionality would work reed.

Chairman Fernhoff called for public comment.

Peggy Mackey 2 to the east. Support of what they are doing. Will this line up with their porch. It will be back a little behind 975...

Will the siding be white okay Mike. Or off white...send to city hall.

Mr. Moran motioned approval of the submittal with the following condition:

1. Connect two downspouts garage sw se
2. Planting plan for front bed for backcheck
3. Shjow trim around window garage
4. Respace columns on
5. Add curb driveway edge east side to align with adjacent home, to the end of the house next door or porch next door.

Mr. Weitekamp seconded the motion which was unanimously approved.

PRELIMINARY REVIEW OF A SINGLE-FAMILY HOME  
ANDREW AND LINDSEY PAUTLER, 12 CAMBRIDGE COURT

Present: Pauter, owners  
Mike Lewis, Lewis Homes

Mr. Fernhoff opened the review

Drainage: talk about andy with Frontenac looking at trees, trying to locate driveway so water drains to the street, city tree has many roots...trying to show site design, location of house for cars in and out and positioning of porch in back water and electric in back...other is front...new house 2 story side entry garage living across back, and wanted good size porch...wanted to check all the boxes for the owners.

Site and drainage, suggest connecting downspouts and piping under sidewalk from garage and all should be shown on plans. Front of house portion...should be shown in plans. John would like to see ask sterling to calculate the stormwater, 1061 sq ft catch water, need the roof plan...shaded with calculation need area listed so we know it is the appropriate size. If you need to add another downspout that's ok. Water from north to back yard...bring it forward release pressure from the back, three in front stay in front. Mike m. john stay in front...pop up should be closer to the street. Porch two car garage and some of the front of the house go to street...and drain towards the driveway and swale would pick up surface water. 3 on north side...to street.outside corners in the front of the structure. Any water channeled to the front would work best john to mike...under walk piping a few feet from sidewalk.

There is pooling in the back...

Water service comes out the back along with powerlines.

Jon to john is the driveway sheet draining to the back yard. The driveway will drain to the front yard...as much water to the front as possible, mike. Sterling will adjust...curb is good. Top of footing at 620, garage could be dropped? Finished floor at 621...floor of garage with the joists plate etc., down from the top of the foundation, just a few inches not a foot...raise garage floor...garage needs to be lower than 618.6 at street. 619 or higher will take the water to the street with the street at 16.6 and get 11 inches. Still grade the back side jon yes from mike.

Is drywell imposing on tree H. it is a magnolia that are health and will be saved. Mike believes the drywell will need to be shifter away from trees.

70 ' spruce in the front of the lot which has been there forever. Transpose plan to save tree. Brad it is worth looking at flipping the house...neighbor likes the current design of the house liked the garage to the south...andy explored all options...and tree needs to go.

The massing of the house feels more correct as laid out. The lateral cant be moved. A significant tree should be planted in the front yard. Trees need to be on landscape plan. Landscape plan should incorporate tree study. Remove trees that are not on the property from the plans.

Landscape plan, include trees, the board needs a design that can be phased in but needs a plan. Need street study to scale to understand how neighbors relate to each other. Drainage pipes need to keep tree location in mind. Sump pump will be in back. John to mike l. if there is a way to get it away from the swail, front left corner only if we can get enough fall.

Landscape:

Architecture:

Consider how to balance columns, the spacing is not right. Mike m. adjust windows or something can be adjusted...the porch could be extended to help the balance. First thing you see...good massing on the south side for the neighbor. Back porch is finished and it looks good.

Jon brick wainscot just stops, but it should turn the corner should run to the inside corner of the garage. Add a backdoor somewhere on the house. Laura, south side straight wall hip roof instead of gable roof? Discussed the north façade and how to bring it down without losing mass. Think about it...mike m. to owners and mike l.

Side entry garage does not relate to 10' rule.

Chairman Fernhoff called for public comment. Mr. Whelan

### MISCELLANEOUS

### ADJOURNMENT

Mr. Falk moved adjournment of the meeting; Mr. Vorhees seconded the motion, which was unanimously approved.

These minutes approved/amended as submitted this 8<sup>th</sup> day of May, 2024

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Joanne Carr, Deputy City Clerk