



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

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

CITY ATTORNEY, ALEXANDRA SIEVERS
CITY ADMINISTRATOR, FRANK JOHNSON
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: None

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, Dadoworks
Raymond Lang and Lisa Simmons, Owners

Mr. Fernhoff opened the discussion.

Mr. Falk recused himself.

Mr. Moran commented that .15 was closer to the actual FAR percentage.

Drainage:

Mr. Weitekamp commented on the downspout on the southeast corner noting that the dotted line showed piping. Mr. Emert stated that everything appeared to be daylighting under the patio in the rear yard. Mr. Davidson stated that everything draining in the front yard will be daylighting in the front and added that the southwest corner of the garage angles under the drive and will connect to another pipe. Mr. Moran stated that taking the same amount of water to backyard

would not be a problem adding that there is as there is much dissipation space without the use of a flow well. Mr. Davidson stated that all existing piping was underground. Mr. Voorhees asked if it would be useful to place a curb to the east front to ease flow to the neighbor on the east side. Mr. Lang stated that there was no runoff issue in the front yard but noted that a curb would make sense. Mr. Voorhees suggested that a curb be located partially down the driveway to manage any additional water. Ms. Switzer asked about the retaining wall and if it would connect to the driveway. Ms. Simmons stated that it would not.

Landscape:

Mr. Weitekamp stated that there was not much of a landscape plan and asked that one be provided for the final approval. Mr. Lang stated that they planned to move the Japanese Maple adding that shrubbery would be added once the project was complete. Mr. Weitekamp stated that he wanted to see species and quantities on the final plans, to be back checked at City Hall.

Architecture: Mr. Lang stated that there was currently a one-car garage adding that they wanted to expand the size to make space for a workshop for his motorcycles, bicycle, and vehicle. Mr. Lang stated that he wanted to insulate the space and create more usable space where the breezeway was located.

Mr. Moran stated that the new garage would not substantially change the look of the existing house adding that the architectural design was an improvement with the addition and the porch which all makes sense. Mr. Emert asked if there would be trim board on the windows and garage door adding that there was no articulation in the current design. Mr. Davidson stated that they would add trim board. Mr. Voorhees liked the idea of the expanded garage adding that the depth would be good and did not have an issue with the slight increase in the garage frontage size due to the nice design. Mr. Voorhees stated that it was nice to see a modest house with a nice addition noting that it was refreshing. Mr. Lang stated that he had lived in the home for 15 years, was an empty nester and did not need anything bigger. Mr. Voorhees stated that he had one critique which was related to the columns and asked that the columns be respaced to balance the look of the front porch adding that it would work if there was a simple rational relationship and proportionality would work. Mr. Davidson stated that would make the change.

Chairman Fernhoff called for public comment.

Peggy Nacke, 983 Victoria Place

Ms. Nacke stated that she supported what the family was planning but asked if their porch would line up with her porch. Mr. Davidson stated that the porch line would be a little behind.

Mr. Moran stated that he approved of the white or off-white siding and asked that it be backchecked at City Hall.

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

1. Connect two downspouts at southwest corner of garage and southeast corner of porch to one pipe to simplify the front drainage;
2. Include new landscape plan for front planting bed including species and quantity for City Hall backcheck;
3. Show trim around garage windows and door;
4. Respace the porch columns;
5. Add curb to east edge of driveway to align with adjacent home, to the length of the neighbor's home or the porch.

Mr. Weitekamp seconded the motion which was unanimously approved.

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

Present: Andrew and Lindsey Pautler, Owners
Mike Lewis, Lewis Homes, Contractor

Mr. Fernhoff opened the review

Drainage:

Mr. Lewis stated that he spoke with Andy Haskenhoff, Frontenac Trees, trying to locate a driveway to the water would drain to the street adding that there was a City tree located in front of the house which has many shallow roots. Mr. Lewis stated that they tried showing the site design, the location of the house for cars and driveway and for positioning of the porch related to the rear water line and electrical line. Mr. Lewis stated that their design would be a two-story home with a side entry garage with living space running along the back of the house with a nice-sized porch.

Drainage:

Mr. Falk suggested connecting downspouts and piping under sidewalk from garage adding that all piping and downspouts should be shown on plans. Mr. Falk stated that he would like to see the stormwater calculations from Sterling Engineers and needed a roof plan with shading indicating all drainage calculations listed so the Board knows the size of area and the amount to be discharged. Mr. Falk stated that if another downspout needed to be added that would be okay. Mr. Lewis suggested that water from the north be drained to the backyard. Mr. Moran stated that the water should be brought forward to release added pressure to the backyard. Mr. Falk agreed that the three downspouts should be drained to the front adding that the pop up should be located closer to the street. Mr. Lewis stated that the porch, two-car garage, and some of the front roof would be drained to the street toward the driveway. Mr. Falk suggested underground piping daylighting a few feet from the sidewalk. It was noted that there is pooling in the backyard.

Mr. Emert asked Mr. Falk if the driveway was sheet draining to the backyard. Mr. Lewis stated that the driveway will drain to the front yard adding that he would try to bring as much water to the front as possible. Mr. Lewis stated that Sterling Engineering would show adjustments and the curb was good.

Mr. Emert asked if the garage elevation could be dropped noting that the top of the footing was marked at 620. Mr. Lewis stated that finished floor was 621 with the floor of the garage and joist plates, etc., down from the top of the foundation, just a few inches not a foot. Mr. Lewis was asked to raise the garage floor. Mr. Lewis stated that the garage needed to be lower than 618.6 at the street. Mr. Emert stated that 619 or higher will take the water to the street with the street at 616.6 and get 11 inches. Mr. Emert asked if the grade would remain the same in the back. Mr. Lewis stated that it would.

Mr. Moran asked if the drywell would be imposing on tree H. Mr. Lewis stated that tree H was a Magnolia in good health which would be saved. Mr. Moran stated that the drywell will need to be shifted away from trees.

Mr. Moran stated that there was a 70' spruce in the front of the lot which has been there forever and asked if the plan could be transposed to save the tree. Mr. Weitekamp stated that it would be worth looking at flipping the house. Mr. Whelan, the neighbor at 14 Cambridge, stated that he

liked the current design of the house with the garage located on the south side of the house. Mr. Haskenhoff stated that they had explored all options, trying to save the City tree adding that the tree needed to be removed.

Mr. Lewis stated that the massing of the house felt more correct as laid pit adding that lateral line could not be moved. Mr. Weitekamp stated that a significant tree should be planted in the front yard adding that all trees needed to be listed on the landscape plan noting that the landscape plan should incorporate the tree study. Mr. Moran asked that all trees that are not currently on the property should be removed from all site plans and landscape plan.

Mr. Weitekamp stated that the landscape plan needed to include all trees currently on the property adding that the Board needed a design which could be phased in but needed a plan. Mr. Moran stated that the Board needed a street study, to scale, to understand how neighbors relate to each other. Mr. Falk stated that drainage pipes need to keep tree location in mind. Mr. Lewis stated that the sump pump would be located in the back. Mr. Falk noted that if there was a way to move the water away from the swale that would be better than the current location. Mr. Lewis stated that he would try his best, hoping they could manage the best grade for the fall.

Architecture:

Mr. Moran asked that Mr. Lewis consider how to balance columns, adding that the spacing was not right noting that possibly windows or doors could be adjusted to gain balance. It was noted that possibly the porch could be extended to help create balance. Mr. Moran noted that the massing on the south side was good for the neighbor and the rear porch looked good.

Mr. Emer would like the brick wainscot to turn the corner adding that it should run to the inside corner of the garage. Mr. Emert stated that the current design looked pasted onto the house. It was noted that there should be a back door added somewhere on the house. Ms. Switzer commented on the south side wall wondering if there should be a hip roof instead of gable roof. Ms. Lewis stated that they had discussed the north façade and how to bring it down without losing mass adding that he would bring the idea to the owners.

It was noted that the side entry garage did not relate to 10' rule regarding the distance of the garage from the house which was a rule for a front entry garage.

Chairman Fernhoff called for public comment.

Mr. Whelan, 14 Cambridge Court

Mr. Whelan was worried about the house dwarfing his home but understood that the house could not be flipped due to the massing on the southside which would be the result. Mr. Whelan also did not like the idea of the removal of the large spruce owned by the City.

Mr. Moran summed up the Board's suggests as follows:

1. Redirect west downspouts to connect across the front of the house and extend popup emitter towards street, away from swale on the north side of the house;
2. Consider lowering grade at 621.77 or raise garage floor 1' to allow driveway to slope toward Cambridge in front;
3. Coordinate landscape plan with both demo site plan and proposed site plan, remove any trees that are not currently on the lot, add utility markings, drainage piping etc., or any other information pertinent to the plans including landscape names (plantings may be phased in;

4. Provide street view context drawing showing street elevation in referenced to neighboring homes.

MISCELLANEOUS

ADJOURNMENT

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

These minutes amended as submitted this 8th day of May, 2024

Joanne Carr, Deputy City Clerk