



**MINUTES  
ARCHITECTURAL REVIEW BOARD  
WEDNESDAY, JUNE 12, 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, ANDREW BRAMMAN  
CITY ADMINISTRATOR, FRANK JOHNSON  
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

The meeting was called to order by Mr. Voorhees at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Emert,  
Mr. Falk, Mr. Weitekamp, Ms. Switzer

Absent: Chairman Fernhoff

APPROVAL OF MINUTES FROM MAY 8, 2024.

Mr. Voorhees asked if there were any additions or corrections to the minutes from the May 8, 2024. There being some, he asked for a motion. Mr. Moran motioned approval of the amended minutes. Mr. Falk seconded the motion, which was unanimously approved.

REVIEW OF PLANS FOR A TWO-STORY ADDITION  
11 HILL DRIVE, MATTHEW AND REBECCA ERICSON

Present: Rex Pearl, Pearl Construction  
Becky Ericson, Owner

Mr. Voorhees stated that this was a resubmittal of the project. Mr. Pearl stated that the family regrouped for a few years, and now have decided to resubmit for the start of the project.

Mr. Pearl stated that they would be changing the position of a tree, will be adding windows to the garage doors, and added that the entire house would be sided in white hardy board. Mr. Moran stated that it would be beneficial to add information regarding materials to be used on to all the elevations.

Mr. Voorhees stated that the comments from the last meeting noted that there was consideration of adding a window in the bath above the double doors and asked if that was planned. Mr. Pearl stated that he would like to add a window in the upstairs bath to increase light in the room. Also, Mr. Pearl stated that the existing garage door would be replaced with windows across the top

adding that they may raise the door so it will match. Mr. Voorhees asked if the new door would be 8'. Mr. Pearl stated that it would be 8'. Ms. Switzer noted to Mr. Weitekamp that the shed roof window was existing, but the other window was not. Mr. Pearl stated that all windows would be replaced.

Mr. Falk asked if Mr. Pearl planned on maintaining the same flow which goes to the hill noting that the site coverage was decreasing. Mr. Pearl stated that the patio would be removed in the back, decreasing the impervious area. Mr. Falk stated that all that information should be noted on the drawing. Mr. Falk noted that the staff would backcheck the drawings including tree placement, siding, and windows. Mr. Pearl stated that sod would replace the patio.

Mr. Voorhees asked if there was anyone from the public who wished to speak.

Rick Wimmer Brown 9 Hill Drive

Mr. Wimmer stated that he thought the design was fantastic.

Linda Whitley, 19 Hill Drive.

Ms. Whitley stated that she wanted the builder to make sure that the drainage did not affect their yard. Mr. Pearl stated that if the water was not draining into the yard now, it would not happen later, adding that the driveway would be wider and would drain to the street.

Mr. Moran motioned for approval with the following conditions:

- Revise site plan to show removal of asphalt patio;
- Show new Bald Cypress tree;
- Clarify siding material and color;
- Identify all replacement windows;
- And indicate new garage door with lights.

Mr. Emert seconded the motion which was unanimously approved with a voice vote.

REVIEW OF PLANS FOR SECOND STORY ADDITION  
449 ELM AVENUE, TAMSIN MASCETTI

Present: Tamsin Mascetti, Owner and designer

Ms. Mascetti stated that her plans included an addition over the garage and a small bump out behind the garage.

Drainage: Mr. Falk stated that the existing and proposed drainage were the same and was not too concerned, adding that the drainpipe should daylight to the pop-up emitter which drains to the creek in back.

Mr. Weitekamp stated that the drainage could be extended over the second block noting that there were two walls. Ms. Mascetti stated that there was a swale in the location which would become exaggerated over time adding that the downspouts will be in the same place but with the pipes buried as part of the new plan at the 584-contour mark. Mr. Falk stated that the drain would be closer to the house which was good. Mr. Voorhees stated that he was concerned about over taxing the creek. Mr. Falk stated that extending the pipe was okay.

Ms. Switzer asked a question regarding the calculations for the FAR and whether the garage was included. Mr. Moran stated that the application numbers do not list all the numbers adding that the drawings were accurate. Mr. Voorhees and Mr. Emert stated that the calculations looked correct, and Ms. Switzer noted that the application missed the garage.

Landscape: There were no changes to the landscape.

Architecture: Mr. Moran stated that he liked the addition, the architecture and the form of roof, and the design of the overhang. Mr. Moran commented on the height of the three windows facing the street wondering if the windows should be sized closer to the transom size. Mr. Emert had the same comment. Ms. Mascetti stated that the windows were in the walk in closed and thought taller windows would look better in relation to the bedroom windows. Mr. Voorhees stated that the upper story was massive and did not relate well to the design but added that the proportion was unique. It was noted that there were different sized windows on the side and back of the house as well. Mr. Voorhees stated that the house was unique adding that the roof line looked good adding that the addition conveyed the roof line well. Mr. Voorhees also noted that the garage roof was awkward with the metal roof awning. Ms. Mascetti stated the front façade would look bare without it but noted that she understood what was said about the pitch difference. Mr. Moran suggested engaging the roof entrance with the opposite roof eave, pulling it out over the entry a little deeper and unifying the roof line into one element. Mr. Moran also noted that the small soffit could be sided in shingles so the line would feel the same and could project out further even though the front door is recessed. Mr. Falk stated that it was a unique feature of the home. Mr. Moran noted that Forney should look at it again. Mr. Voorhees stated that he liked how it was tied together, how the fascia line continues across and dies into the wall adding that the design could be come down slightly to the left. Mr. Emert asked if the roof was converted from a flat roof to a sloped roof. Ms. Mascetti stated that happened July of 2020. Mr. Emert noted that the metal roof pitch needed to come down slightly to the left.

Mr. Voorhees asked if there was anyone from the public who wished to speak. There were none.

Mr. Moran motioned for approval with the following conditions:

- Eyebrow roof over garage should be redesigned with single material so form works better with existing eaves.

Mr. Falk seconded the motion which was unanimously approved with a voice vote.

PRELIMINARY REVIEW OF PLANS FOR A NEW HOME  
814 ALEXANDRA, RIDGEWAY DEVELOPMENT

John Ridgeway, Owner, Ridgeway Development

Mr. Ridgeway passed around his preliminary plans including the elevations and proposed site plan in hopes of discussing the planned design for ARB guidance and approval.

Mr. Ridgeway stated that he was trying to design a home that was accommodating the designs of the neighborhood noting that there was a low ranch on one side and a two-story home on the other side. Mr. Ridgeway stated that the last builder's design was a big box adding that he knows that the ARB was moving away from that type of design. Mr. Ridgeway stated that this design would be a story and a ½ with the primary room and kitchen on the first floor and the other bedrooms located upstairs. Mr. Ridgeway stated that there was a utility easement in the back of

the lot which was the reason for the placement of the rear detached garage which placement also created the hardscape and driveway element.

Mr. Emert stated that this package was in its design stage, but would need more information related to grading, drainage and neighborhood context. Mr. Ridgeway stated that he was not at the step for a full water study. Mr. Falk stated that an underground drywell /flowell or buried rain barrel with rocks around it might be needed to mitigate the extra 600 sq. ft. and added that the current published guidelines, require drainage, site plan, etc., for application.

Mr. Moran stated that the massing and form are quite nice noting that the on the left side, the roof is hipped down, the gable side is facing the abutting garage and most of the mass of the second floor is encouraging. Mr. Moran stated that the design was on track but would like to understand how the site would work regarding the driveway, the grading, the landscaping, i.e., what trees were coming out or going back in. It was noted that the back 20' was elevated 4' and the property slopes down which was an issue for the garage. Other than that, the lot is flat so will need to direct the water towards Alexandra.

Mr. Ridgeway stated that the trees were not well-maintained noting that the Tree of Heaven which had an 8" caliper would be removed and replaced adding that he would be mindful of the neighbor's tree with regard to the garage foundation. There was a question about locating the garage on the easterly side of the site and preservation of the current driveway pattern. Mr. Ridgeway stated that most of the mass was on the left side of the property and chose to put the driveway on the other side of the property.

Mr. Weitekamp stated that the neighbor's trees are a concern adding that it would be helpful to see how the design would impact the tree at its drip line.

Mr. Ridgeway stated that as a builder and resident, I would have designed a front entry garage but noted that all houses have single garages and with a 60' width lot, he would hope that cars would be parked in the back. It was noted that there was room for a front entry garage and that people did want small homes with neighborhood preservation in mind. Mr. Weitekamp stated that the project was nice but added that care needed to be taken for the oak tree on the neighbor's property. Mr. Moran stated that it was difficult for the community to agree with a front entry garage. Mr. Weitekamp stated that he liked the house and appreciated the description of the location of the mass, adding that Mr. Ridgeway understood the thought behind the guidelines.

Mr. Emert stated that liked the design of the side elevation and liked the brick façade and windows but noted that the neighboring house would be up against a 2-story home. Mr. Emert noted that the long wall was hard to accommodate, adding that the breakfast room could lose 2' but agreed that the roof line was nice and did break the elevation.

Ms. Switzer stated that she thought the design was nice noting that Alexandra did not have many teardowns as yet and added that this design would fit the street well. Mr. Switzer stated that she understood both sides of the garage issue related to front versus back and noted that everyone talked about the charm of Glendale and noted again that the design would fit the street. Mr. Ridgeway stated that he did not plan this home as a spec home but was planning a good marketing package for a buyer and would look for the buyer first.

Mr. Falk stated that the ARB did not see Buleuski homes very often but added that he had never seen a home that he did not like. Mr. Falk noted that regarding stormwater, there seems to be no increase in impervious surface area but asked where the water would drain. Mr. Ridgeway stated that the downspouts in the front will be discharged to the street. Mr. Falk suggested that both the

downspout in front and the one in back should drain to the street and noted that the garage will be difficult to drain. Mr. Falk asked if the west side of the house had water issues. Mr. Ridgeway stated that there was a swampy area where the garage will be placed. Mr. Falk suggested that a curb could be positioned on the right side of driveway and pitched away from the house and given a 1% slope. It was noted that there was an MSD inlet on the street. Mr. Falk asked about the relationship of the front façade to the neighboring homes. Mr. Ridgeway stated that the front façade was lined up with the neighbors' homes adding that the porch is also aligned with the other porches. Impervious material was discussed as an option for the driveway to reduce water runoff with a Cornelia home offered as an example.

#### GUIDELINE DISCUSSION

The Board was in agreement with the guideline changes.

#### MISCELLANEOUS

None

#### ADJOURNMENT

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

These minutes approved/amended as submitted this 11th day of September, 2024.

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Joanne Carr, Deputy City Clerk