

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
February 6, 2020

Chairperson – Lauren Triebenbach - Board Members present: Charles Buscher, James Hoffman, Susy Azcueta & James Hoffman. Village Inspector, Mike Belsha

The meeting came to order at 5:30 p.m.

The **first** item on the agenda is **5966 N. Santa Monica Blvd.** The proposed project is for a façade change. Justin Morales, associate of the project, and Rich Ramos, the contractor, were present to explain the submitted plans while the Board reviewed them and video. Discussion keys: Window style is inconsistent with architecture; presence of 2x4's above windows; changing roof color. Proposed windows in white, calls out the size difference; bring drawing to scale that shows final, full design. No neighbors in attendance. **After further discussion, Jason Stuewe made a motion to approve the plans. Jim Hoffman seconded. A vote was taken and unanimously passed to deny. (0-5)**

The **second** item on the agenda is **1020 E. Sylvan Ave.** – The proposed project is to construct a two-story addition to the rear of the home. The style of the addition will be maintained with matching brick veneer, matching board & batten vertical siding, matching roof pitches, matching overhangs, gutters and window styles. Existing second floor dormer styles will be duplicated on the addition as well. Jim Ghere from Gabor Design (designer/builder) was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Siding material on chimney; presence of leaded and unleaded windows on home and addition. Neighbors in attendance: None, but a letter from the neighbors at 1017 E. Lexington was submitted regarding drainage concerns.

**After further discussion, James Hoffman made a motion to approve the submitted plans with the following condition: The new, proposed sided chimney must be masonry like the other chimney. Jason Stuewe seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **5970 N. Bay Ridge Ave.** – The proposed project is to construct a two-story addition with full basement on the rear of the home. Jeremy Niederjohn, the homeowner, and John Van Rooy, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Presence of 5 different volumes on back of house; the house has many different types of windows and discussed addition of freeze board. No neighbors in attendance. **After further discussion, Charles Buscher made a motion to approve the submitted plans with the following condition: Add freeze board on existing house to line-up with freeze board on addition. James Hoffman seconded. A vote was taken and passed. (4-1)**

**The ARC minutes from the January 23, 2020 meeting were reviewed. James Hoffman made a motion to approve them as submitted. Jason Stuewe seconded. A vote was taken and unanimously passed. (5-0)**

**With no other matters on the agenda, Charles Buscher made a motion to adjourn the meeting at 7:00 P.M. James Hoffman seconded. A vote was taken and unanimously passed. (5-0)**

# ARC Checklist

## Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Side	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Rear	<input checked="" type="radio"/> YES	<input type="radio"/> NO

## Height

Most Design areas limited to 25'	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 25.1' - 30' design area must have a pattern of this height	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 30.1' - 35' addition requirements met per RDG	<input checked="" type="radio"/> YES	<input type="radio"/> NO

N/A

## Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is consistent with the style of the home	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entries should be retained with remodels	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

## Garages and Parking Areas

Garages location is consistent with Design area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Attached garage is NOT the dominant feature when viewed from the road	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Attached garages at the front or side are not wider than 1/2 the width of the structure	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Three garages meet RDG specs in 16.31 1 D. iii.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Attached garages on corner lots does not cause paving at or near the corner	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Front facing attached garage single door can't exceed 30% of the combined width of structure	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Driveway pavement is minimized as per the RDG	<input checked="" type="radio"/> YES	<input type="radio"/> NO

N/A

## Scale and Massing

Compatible to the adjacent houses	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Foundation height is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO

## Specific Design Elements of Architectural Style

Proposed project is architecturally consistent on all sides concerning the following:

Siding material is consistent with style of house	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roofing material is on approved list	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roof slopes are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Window styles/size/proportions are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Chimneys (generally masonry)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Garages and Sheds are compatible with house style	<input checked="" type="radio"/> YES	<input type="radio"/> NO

no leaded glass  
discuss  
N/A

## Misc.

Exterior lighting meets RDG (pg 185)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Site Plan		
Project does not impair lot's beauty	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	<input type="radio"/> YES	<input checked="" type="radio"/> NO

If no to any of the above, mitigation measures are (16.31 III. B. 1-7)

Discussion prints - leaded glass windows; chimney  
not masonry

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Three garages meet RDG specs in 16.31 1 D. iii.	<input type="radio"/> YES	<input type="radio"/> NO
Attached garages on corner lots does not cause paving at or near the corner	N/A <input type="radio"/> YES	<input type="radio"/> NO
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## If no to any of the above, mitigation measures are (16.31 III. B. 1-7)

Window style  
 overhang on east elevation  
 trees needed - needs to be added to existing siding