

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
February 15, 2018

Chairperson: Roy Wagner - Board Members present: Patricia Frost, Peter Quehl, Bob Rowe, Jason Stuewe & Susy Azcueta. Village Inspector, Mike Belsha

Meeting came to order at 5:35 P.M.

The **first** item on the agenda is **5059 N. Diversey Blvd.** – The proposed project is to raze the existing garage and construct a new two-car garage. Michael Bohman, the contractor, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Add vent on gable to match the house. No neighbors in attendance. After further discussion, **Bob Rowe made a motion to approve the submitted plans with the condition that a vent is added on the East gable to match. Peter Quehl seconded. A vote was taken and unanimously passed. (6-0)**

The **second** item on the agenda is **347 E. Carlisle Ave.** – The proposed project is to review tabled plans for the exterior finish on the new addition. Nick & Jennifer Nedostup, the homeowners, and Sarah, the designer, from Sazama were present to explain the resubmitted plans while the Board reviewed them and the video. No discussion keys. No neighbors in attendance. After further discussion, **Peter Quehl made a motion to approve the resubmitted plans. Patricia Frost seconded. A vote was taken and unanimously passed. (6-0)**

The **third** item on the agenda is **4626 N. Morris Blvd.** – The proposed project is to construct a second floor addition over an existing first floor kitchen bump out in the rear of the home. James Bartelme, the Builder, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Proposed casement windows don't match any on the existing house. Siding material doesn't fit brick of house. Gable addition – rest of house is hip roof. No neighbors in attendance. **After further discussion, Patricia Frost made a motion to table the case. Jason Stuewe seconded. A vote was taken and unanimously passed. (6-0)**

The **fourth** item on the agenda is **823 E. Sylvan Ave.** – The proposed project is to raze the existing detached garage and add a 2-story addition. The addition will consist of a family room, kitchen and attached 2-car garage on the first floor and the second floor will add a master suite, etc. All exterior materials to match the existing style and color. Owen Laven, the architect, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Consider brick as opposed to Lap siding? Big-maybe too big. Long wall creates canyon effect with large, blank spots. Addition dwarfs the house.

Neighbors in attendance: **Stephanie Lyons-809 E. Sylvan** - addition needs to be consistent with size and styles of homes in neighborhood. Verify height. **Julia Duval-817 E. Sylvan** – materials-siding doesn't fit the house. Size too big. Concern with the drainage of the water as to where it will go. **After further discussion, Peter Quehl made a motion to table the case. Bob Rowe seconded. A vote was taken and unanimously passed. (6-0)**

Bob Rowe left the meeting after Case 4 and Jason Stuewe left during Case 5

The **fifth** item on the agenda is **829 E. Sylvan Ave.** – The proposed project is to raze the existing house and construct a new modern farmhouse style home. It will have a large, welcoming covered front porch and an attached two-car garage. The exterior materials will be vertical board and batten, double hung windows, metal roof accents. Massing and building materials are present in the design area. The new total square footage will be 3,865 feet. Owen Laven, the designer, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: front facing garage doesn't fit design area; house is huge for neighborhood. Chimney should be masonry.

Neighbors in attendance: **Stephanie Lyons-809 E. Sylvan**-design not consistent in the neighborhood; scale & massing. White faux look of house makes it look bigger than it is. **Theresa Quantance-725 E. Lake View-Mequon** size homes on Whitefish Bay lots. Walls of these homes dwarf the neighbors. **Sally Jipson-832 E. Sylvan**-water runoff; not going to have any trees on Sylvan. Apartments behind will look right in to these homes. **Sara Fiorita-820 E. Sylvan**-Keep new home similar in size and style to house; metal roof doesn't fit neighborhood. **After further discussion, Patricia Frost made a motion to table the submitted plans. Peter Quehl seconded. A vote was taken and unanimously passed. (4-0)**

Review Amended ARC minutes from the February 1, 2018 meeting.

Minutes from the ARC meeting from February 1, 2018 were reviewed. Susy Azcueta made a motion to approve the minutes as submitted. Peter Quehl seconded. A vote was taken and unanimously passed. (4-0)

With no other matters on the agenda, a motion was made by Patricia Frost to adjourn the meeting at 6:40 P.M. Peter Quehl seconded. A vote was taken and unanimously passed. (4-0)