

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
March 5, 2020

Chairperson: Lauren Triebenbach - Board Members present: Susy Azcueta, Heather Goetsch, Jason Stuewe & Tammy Herpel. Village Inspector, Mike Belsha

The meeting came to order at 5:33 p.m.

The **first** item on the agenda is **4706 N. Wilshire**. The proposed project is to remove the existing glass panels from their sunroom and provide and install three new insulated walls at the existing foundation. The proposed scope includes sliding glass French doors to provide access to the existing patio and two large, new windows. Tina Timm, the designer, and Carlos Droeger, the builder, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Doors and windows will be green to match the rest of windows and trim details. No neighbors in attendance. **After further discussion, Jason Stuewe made a motion to approve the plans with the following conditions: Trim around windows and doors to match in color with the rest of windows; trim under gutter to match detail of addition on opposite side; lights to match style of existing lights on exterior. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

The **second** item on the agenda is **826 E. Sylvan Ave.** – The proposed project is to construct a 20' wide x 26', two-story addition to the rear of the home with a full basement. (On Northwest side). Gerry Timms, the owner, and Peter Wells, the designer, were present to explain the proposed project while the Board reviewed the submitted plans and video. Discussion key: Rear setbacks compared to adjacent neighbors; corner boards on addition-not on existing home; trim board on bottom of addition. Neighbors in attendance: Sarah Fiorita-820 Sylvan–concerned with rear setback and loss of light. Happy it is getting renovated-loves the design. Sally Jipson-832 Sylvan–driveway to be traffic for this addition-nowhere to park on the street.

After further discussion, Tammy Herpel made a motion to approve the submitted plans with the following condition: Corner boards and freeze boards on addition to match existing home. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)

The ARC minutes from the February 20, 2020 meeting were reviewed. Susy Azcueta 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, Heather Goetsch made a motion to adjourn the meeting at 6:15 P.M. Jason Stuewe 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'	NA	<input type="radio"/> YES	<input type="radio"/> NO
Between 25.1' - 30' design area must have a pattern of this height		<input type="radio"/> YES	<input type="radio"/> NO
Between 30.1' - 35' addition requirements met per RDG		<input type="radio"/> YES	<input type="radio"/> NO

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	NA	<input type="radio"/> YES	<input type="radio"/> NO
Attached garage is NOT the dominant feature when viewed from the road		<input 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 type="radio"/> YES	<input type="radio"/> NO
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		<input type="radio"/> YES	<input type="radio"/> NO
Front facing attached garage single door can't exceed 30% of the combined width of structure		<input type="radio"/> YES	<input type="radio"/> NO
Driveway pavement is minimized as per the RDG		<input type="radio"/> YES	<input type="radio"/> NO

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 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)	N/A	<input type="radio"/> YES <input type="radio"/> NO
Garages and Sheds are compatible with house style	N/A	<input type="radio"/> YES <input type="radio"/> NO

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

* Lights in new addition to match as closely as possible
 If no to any of the above, mitigation measures are (16.31 III. B. 1-7)
 * Doors & windows to be painted to match dark green of current windows & doors
 * Trim under gutter is copper and will match trim on

826 E Sylvan
3-5-20

ARC Checklist

Setbacks compatible per 16.31 1. A.?

- Front
- Side
- Rear

YES NO
 YES NO
 YES NO

Height

- Most Design areas limited to 25'
- Between 25.1' - 30' design area must have a pattern of this height
- Between 30.1' - 35' addition requirements met per RDG

~~YES~~ YES NO N/A
~~YES~~ YES NO N/A
 YES YES NO N/A

Entries and Porches

- Entries are consistent with the Design Area
- Entry is consistent with the style of the home
- Entries should be retained with remodels
- Entry is prominent and oriented to the street (unless Design Area pattern)

YES NO
 YES NO
 YES NO
 YES NO

Garages and Parking Areas

- Garages location is consistent with Design area
- Attached garage is NOT the dominant feature when viewed from the road
- Attached garages at the front or side are not wider than 1/2 the width of the structure
- Three garages meet RDG specs in 16.31 1 D. iii.
- Attached garages on corner lots does not cause paving at or near the corner
- Front facing attached garage single door can't exceed 30% of the combined width of structure
- Driveway pavement is minimized as per the RDG

YES NO
 YES NO
 YES NO
 YES NO
 N/A YES NO
 YES NO
 YES NO

Scale and Massing

- Compatible to the adjacent houses
- Scale and mass facing public street is compatible with Design Area
- Foundation height is compatible with Design Area

YES NO
 YES NO
 YES 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
- Roofing material is on approved list
- Roof slopes are compatible
- Window styles/size/proportions are compatible
- Decorative features are compatible (corbels, rails, columns, etc.)
- Chimneys (generally masonry)
- Garages and Sheds are compatible with house style

YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 N/A YES NO

Misc.

- Exterior lighting meets RDG (pg 185)
- Site Plan
 - Project does not impair lot's beauty
 - Drainage approved by ARC (if NO, the Village staff to review)

Needs to meet code YES NO
 YES NO
 YES NO

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

no corner boards
no freeze board around addition