

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
March 21, 2019

Chairperson – Lauren Triebenbach - Board Members present: Susy Azcueta, Heather Goetsch, Jason Stuewe, and Bob Rowe. Village Inspector, Mike Belsha

The meeting came to order at 5:35 p.m.

The **first** item on the agenda is **4640 N. Lake Dr.** – The applicant is seeking a Certificate of Appropriateness from ARC to be able to raze this house. Mike Riopel, attorney for Broderson & Ruvin, and Rob Ruvin, owner of the house, were present to explain their request while the Board reviewed submitted paperwork and video. Discussion key: Haven't showed enough "good faith" effort to satisfy the ordinance; want to hear from Mr. Broderson; want to hear from Nick Ruvin on the proposed sale of the property. No proof has been shown that the house is trying to be sold.

Neighbors in attendance: **Dr. Jennifer Peltz-4673 N. Lake Dr.**-where is the land owner? **Jeff Aiken-Historic Preservation**-what is the reason for doing this? What will happen to the lot? **Tom Fehring-Historic Preservation**-property owner wants to tear it down only to have better view of the lake, is what has been suspected. **After further discussion, Jason Stuewe made a motion to deny the request. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

The **second** item on the agenda is **6352 N. Bay Ridge Ave.** – The proposed project is to review amended approved plans for two front door roof overhangs. The overhangs will be constructed on self-supporting wood brackets in lieu of full height posts that would require footings. They will be clad with copper standing seam roofing materials. Bob Nash, the owner/builder & Paul Geisen, the designer were present to explain the project while the Board reviewed the submitted plans and video. No discussion keys. No neighbors in attendance. **After further discussion, Bob Rowe made a motion to approve the plans as submitted. Jason Stuewe seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **5937 N. Lake Dr.** – The proposed project is to include removing the one-story family room on the west side of the house and constructing a two-story brick and siding addition at the west side of the home. The addition will also include a one-story tandem garage addition, allowing for a two-car garage in total. All existing brick on the home will be painted and existing siding will be replaced to match new siding. The homeowner and Meg Baniukiewicz, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Rooflines, wall heights & eaves not lining up; center laundry window with door below; add window above patio doors. Adding a lot of size to this structure-scale and height of addition too much for lot and design area.

Neighbors in attendance: **Jennifer Peltz-4673 N. Lake Dr.**-smallest lot in design area. FAR is too much; more than any other home in the design area. Letter from **David & Stephanie Beatty-5931 N. Lake Dr.**-they approve of the addition. **After further discussion, Bob Rowe made a motion to approve the submitted plans with the following conditions: New addition wall height to be reduced to existing wall height. Add new window on north elevation; circle or square shaped window above patio doors. Window in laundry room be centered over the door below. Heather Goetsch seconded. A vote was taken and motion passed. (4-1)**

The **fourth** item on the agenda is **5906 N. Bay Ridge Ave.** – The proposed project is to construct a new single-story addition to the back of the existing house. Exterior materials used shall match with existing. The homeowner and Patrick Jones, the architect, were present to explain the proposed plans while the Board reviewed the submitted plans and video. Discussion key: Flat roof. No neighbors in attendance. **After further discussion, Jason Stuewe made a motion to approve the submitted plans. Susy Azcueta seconded. A vote was taken and motion to approve the plans was unanimously passed. (5-0)**

**The ARC minutes from the March 7, 2019 meeting were reviewed. Heather Goetsch made a motion to approve them as submitted. Susy Azcueta seconded. A vote was taken and unanimously passed. (5-0)**

**With no other matters on the agenda, Jason Stuewe made a motion to adjourn the meeting at 7:20 P.M. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

