

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
April 5, 2018

Acting Chairperson: Charles Buscher - Board Members present: Susy Azcueta, Mary LaFrombois, James Hoffman, Jason Stuewe & Peter Quehl. Village Inspector, Mike Belsha

Meeting came to order at 5:30 P.M.

The **first** item on the agenda is **5815 N. Shoreland Ave.** – The proposed project is to review expired, previously approved plans for a two-story addition and new garage. John Potter, the owner, was present to explain the submitted plans while the Board reviewed them & the video. No discussion keys. No neighbors in attendance. After further discussion, **Peter Quehl made a motion to approve the submitted plans. James Hoffman seconded. A vote was taken and unanimously passed. (6-0)**

The **second** item on the agenda is **130 W. Silver Spring Dr.** - The proposed project is to review the plans for a new commercial sign. Drew Santora from the sign company was present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Why two different fonts. No neighbors in attendance. **After further discussion, Peter Quehl made a motion to approve the submitted plans. James Hoffman seconded. A vote was taken and unanimously passed. (6-0)**

The **third** item on the agenda is **5655 N. Lake Dr.** – The proposed project is to construct a new wooden play structure that will replace the existing structure. Beth, from the church was present to explain the submitted plans. No discussion keys. No neighbors in attendance. **After further discussion, Jason Stuewe made a motion to approve the submitted plans. Peter Quehl seconded. A vote was taken and unanimously passed. (6-0)**

The **fourth** item on the agenda is **4953 N. Elkhart Ave.** The proposed project is to approve the new garage not built per approval. Hugo Rojas, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. No discussion keys. No neighbors in attendance. **After further discussion, James Hoffman made a motion to approve the submitted plans. Susy Azcueta seconded. A vote was taken and unanimously passed. (6-0)**

The **fifth** item on the agenda is **6229 N. Bay Ridge Ave.** The proposed project is to raze the existing garage and to construct a new 22' x 30' detached garage that will match the aesthetics of the house. Chris Novoa, the homeowner, and Jerry Kosy, the builder, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Add rake board to match house. No neighbors in attendance. **After further discussion, Jason Stuewe made a motion to approve the submitted plans with the condition that the trim on the gable match the gable details on the existing house. James Hoffman seconded. A vote was taken and unanimously passed. (6-0)**

The **sixth** item on the agenda is **5745 N. Bay Ridge Ave.** The proposed project is to raze the existing garage and to construct a new 22' x 24.5' detached garage that will match the aesthetics of the house. Dave & Kelly Freda, the homeowners, and Jerry Kosy, the builder, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Discussion about grade around the garage; roof pitch; exposed block on the garage and to add a freeze board on the front gable of the garage. No neighbors in attendance. **After further discussion, Peter Quehl made a motion to approve the submitted plans with the conditions that an 8 inch freeze board above the overhead door on front gable; trim or rake board to match the house; right elevation siding to continue to the elevation with the input of a retaining wall. Mary LaFrombois seconded. A vote was taken and unanimously passed. (6-0)**

The **seventh** 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 location of the new attached garage is essentially in the same place as the existing one. The materials and architecture of the addition will match the existing materials that are found on the existing home. The scale, massing and architecture of the addition will be consistent with the existing. Brett Fraizier, the drafter, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Step back of 2nd floor above garage doesn't fit. How will brick be topped off on rear elevation? Matching double doors would be more appropriate on rear elevation. Right elevation windows don't match existing house in size. Scale of addition, 2 different styles of architecture, original house and new addition.

Neighbors in attendance: **Stephanie Lyons-809 E. Sylvania**-Scale, massing, and style of house doesn't fit. Narrow lot, house creates canyon effect, roof slopes not consistent. Odd placed windows, garage should be in back of house. **Joe Wilson-721 E. Sylvania**-their addition was designed to fit the house and neighborhood, didn't push the limit on how big they could build. The addition violates the design guidelines, will change the character of the block. **Rita Rojahn-837 E. Sylvania**-Addition dwarfs old house. Addition doesn't blend into original house.

After further discussion, Peter Quehl made a motion to approve the submitted plans. Jason Stuewe seconded. A vote was taken and not passed. (0-6)

The **eighth** item on the agenda is **829 E. Sylvania Ave.** – The proposed project is to raze the existing house and rebuild a two-story, 3,220 sq. ft. house. The original plan has been revised per comments from the neighbors and the Board. Brett Fraizer, the drafter from Patera, was present to explain the submitted revised plans while the Board reviewed them and the video. Discussion keys: House seems more “rural.” Style doesn't fit design area. Garage shouldn't be visible from the front. Massing on the west side is too big. Roof pitches should match. Step back of 2nd floor doesn't fit. Windows don't align enough. Transom windows should have minion bars. Vertical siding stretches the house.

Neighbors in attendance: **Stephanie Lyons-809 E. Sylvania** – Mass too large, garage doesn't follow design guidelines, home should be compatible with design area, stone and brick, not vertical siding. **Rita Rojahn-837 E. Sylvania**-Too long, too close to lot line compared to existing home, vertical siding doesn't work for block, keep scaffolding off her property. **Terry Quantance-725 E. Lakeview**-Don't put Mequon sized homes on Whitefish Bay lots. **Joe Wilson-721 E. Sylvania**-This house's current design would radically change the feel of the neighborhood.

After further discussion, Jason Stuewe made a motion to reject the revised submitted plans. Mary LaFrombois seconded. A vote was taken and unanimously passed. (6-0)

The ARC minutes from the March 15, 2018 meeting were reviewed. James Hoffman made a motion to approve them as submitted. Peter Quehl seconded. A vote was taken and unanimously passed. (6-0)

With no other matters on the agenda, a motion was made by Mary LaFrombois to adjourn the meeting at 7:09 P.M. Peter Quehl seconded. A vote was taken and unanimously passed. (6-0)