

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
May 2, 2019

Chairperson – Lauren Triebenbach - Board Members present: Heather Goetsch, Charles Buscher, James Hoffman and Peter Quehl. Village Inspector, Mike Belsha

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

The **first** item on the agenda is **5300 N. Hollywood Ave.** The proposed project is to remove and replace the screen porch on the South side of the house. The new screen porch would be constructed of painted cedar (white) with an asphalt shingle roof to match the existing on the house. The homeowner and Jeff from Flagstone Landscape, were present to explain the project while the Board reviewed the submitted paperwork and video. Discussion keys: Discussed roof styles-copper vs. cedar shake vs. asphalt. No neighbors in attendance. **After further discussion, Peter Quehl made a motion to approve the plans as submitted. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

The **second** item on the agenda is **5578 N. Bay Ridge Ave.** –The proposed project is to construct a second floor addition to the existing home of 850 square feet. First floor siding will be removed and new siding will be installed on the entire house. The homeowner and Matt Jones, the builder, were present to explain the project while the Board reviewed the submitted paperwork and video. Discussion keys: Siding on house and garage should match in Reveal & style; matching grid pattern in windows; center window in front over door. No neighbors in attendance. **After further discussion, Peter Quehl made a motion to approve the plans as submitted with the condition that the siding on the front of garage match the new siding on the house. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **500 E. Carlisle Ave.** The proposed project is to raze the existing attached one car garage on the Lake Dr. side of the home and construct an attached two car garage and second story master bedroom. The homeowner and Mark from B&E contractors were present to

explain the project while the Board reviewed the submitted plans and video. Discussion keys: Move the garage forward 6 feet; cedar siding doesn't match the house. Blank space on back of addition; size & massing. Shutters need to be more consistent? No neighbors in attendance. After further discussion, **James Hoffman made a motion to approve the plans as submitted plans with the following conditions: Add window on left side of garage service door with shutters, centered under the window above it. Add window to 2nd floor left of existing window, centered over existing window shown on North elevation of garage-also with shutters. Peter Quehl seconded. A vote was taken and passed. (3-2)**

The **fourth** item on the agenda is **5061 N. Idlewild Ave.** - The proposed project is to raze the existing, detached two car garage and replace it with an attached two story addition comprised of the garage and rooms above. The new addition exterior will maintain the design language of the existing house. The homeowners and Steve Linden & Mike Dindorf, the builders, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Handled scale & massing well; design area doesn't support attached garage; empty space on South elevation. Neighbors in attendance: **Kristina Ebner-4730 Cramer-existing garage is almost attached-looks great. After further discussion, Charles Buscher made a motion to approve the plans as submitted. Heather Goetsch seconded. A vote was taken and unanimously approved. (5-0)**

The **fifth** item on the agenda is **4906 N. Hollywood Ave.** – The proposed project is to raze the existing single-family home and detached garage and replace them with a new single-family home and detached garage. Included in the project are site upgrades including a new driveway, walks and patio. Bob Nash, the builder and Paul Geisen, the designer, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Size & massing too big-width of house is less than neighboring houses; changing rooflines or styles could bring down scale of house. Depth is too long.

Neighbors in attendance: **Candace Warren-4922 N. Hollywood-not opposed to razing home, she is opposed to footprint and size. The neighborhood doesn't support this size house; overbuilt McMansion-why same floor plan; house that size will take away sun & ability to grow things. Jason Hernandez-5109 Woodburn-supports it; house is narrower than neighbors; fits right in with neighboring houses. Dale Edmund-4900**

Hollywood-2600 ft. not a reduction but this is WFB and we live here for the charm; if you want a bigger house, move to a different neighborhood. **Suzy Van Cleave-5353 Berkeley**-Setback should be compatible in rear of property; gable roof adds to massiveness; shed roof would reduce scale; **Alex Amormino-5506 Shoreland**-size of house is on par with what is going on in America. **Ann Rickowski-5506 Shoreland**-Great house; people want 4 or more bedrooms; this house can't have an addition; this house is average compared to houses being built in America.

Doug Guinn-820 E. Birch-Good job using F.A.R. for neighborhood; this house is at 99.8% of houses in neighborhood. **Jennifer Peltz-4673 Lake Dr.**-26.5% for being in this area; this house is 73" larger than average for design area; this house is too big. **Ramin Eghbali-1015 Colfax**-F.A.R. is a data point, not a criteria; all new houses will exceed F.A.R. per block by a lot because the housing stock in WFB is so old. Smaller home wouldn't sell in today's age; people want more. **After further discussion, James Hoffman made a motion to approve the plans as submitted. Peter Quehl seconded. A vote was taken and passed. (3-2)**

The **sixth** item on the agenda is **4820 N. Diversey Ave.** – The proposed project is to review tabled plans for the tear down of a single family house and to construct a new, four bedroom, and two & a half bathroom single family house. *Lauren Triebenbach recused herself from this case.* The homeowners/builders were present to explain the project while the Board reviewed the submitted plans. No discussion key. Neighbors in attendance: **Carol Hoerth-506 Hampton**-Is this house going to be taller than neighboring houses? **Mike Kabara-4911 Hollywood**-Sq. ft. seems OK; Board should be considerate of the neighborhood with these projects. **Doug Guinn-820 Birch**-No discussion of F.A.R. on this house; these houses will be biggest on the block. **Tom Hoerth-506 Hampton**-F.A.R. discussion seems pointless so he won't talk about it; this Board needs a guideline to go by. **Suzy Van Cleave-5353 Berkeley**-Why two-story house in neighborhood of 1 ½ story houses; roofing & styles don't fit neighborhood.

After further discussion, James Hoffman made a motion to approve the plans as submitted with the condition that code compliant lights be installed at all exits. Heather Goetsch seconded. A vote was taken and passed. (4-0)

The **seventh** item on the agenda is **4810 N. Diversey Ave.** – The proposed project is to review tabled plans for the tear down of a single family house and to construct a new, four bedroom, and two & a half bathroom single family house. *Lauren Triebenbach recused herself from this case.* The homeowners/builders were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: The two houses are so similar-adding shutters on windows and less trim would make the house look significantly different. No neighbors in attendance. After further discussion, **James Hoffman made a motion to approve the plans as submitted with the condition that shutters be placed on all windows except transom windows. Charles Buscher seconded. A vote was taken and passed. (4-0)**

The ARC minutes from the April 18, 2019 meeting were reviewed. Heather Goetsch made a motion to approve them as submitted. Charles Buscher 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 8:10 P.M. Peter Quehl seconded. A vote was taken and unanimously passed. (5-0)

