

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
May 3, 2018

Chairperson: Lauren Triebenbach - Board Members present: James Hoffman, Charles Buscher, Brian Medina, Peter Quehl, David Domres & Heather Goetsch. Village Inspector, Mike Belsha

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

The **first** item on the agenda is **5423 N. Santa Monica Blvd.** The proposed project is to review tabled plans for a two story addition. John Kannenberg, the homeowner, and Jim French, the architect, were present to explain the resubmitted plans while the Board reviewed them and the video. Discussion key: Too contemporary for the design area? Neighbors in attendance: **Mike McGann-5431 N. Santa Monica**-just wanted to see the plans; dark trim won't fit in the design area. **After further discussion, Brian Medina made a motion to approve the resubmitted plans. Peter Quehl seconded. A vote was taken and passed. (5-2)**

The **second** item on the agenda is **5327 N. Berkeley Blvd.** – The proposed project is to construct an arbor over a new built-in grill at the South end of the rear yard. The arbor will be 8' tall and 8' wide. The cooking station/fireplace will be a minimum of 6' from the North property line and will be a natural/wood burning unit with a height of 7'8", 2'10" deep and 4'3" wide. Bill Gardner, the homeowner, and Gary Urban, the contractor, were present to explain the project while the Board reviewed the submitted plans & the video. No discussion keys. No neighbors in attendance. After further discussion, **David Domres made a motion to approve the submitted plans. Charles Buscher seconded. A vote was taken and unanimously passed. (7-0)**

The **third** item on the agenda is **5360 N. Berkeley Blvd.** - The proposed project is to raze the existing 20'x20' detached frame garage and to construct a new 24'x24' detached, frame Gable-style garage. Chip Fetherston, the homeowner, and Jerry Kiefer, the contractor, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Window on the garage, or vent on front gable, why no returns? No neighbors in attendance. **After further discussion, David Domres made a motion to approve the submitted plans with the**

condition to add returns on the gables to match the house and gutter to have elbow added and return to garage. Peter Quehl seconded. A vote was taken and unanimously passed. (7-0)

The **fourth** item on the agenda is **5242 N. Bay Ave.** – The proposed project is to raze the existing 12'x20' detached frame garage and to construct a new 20'x26' detached, frame Gable-style garage. Doug Leonhardt, the homeowner, and Jerry Kiefer from J.D. Griffiths, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Roof pitch doesn't match the house; returns should match the house. No neighbors in attendance. **After further discussion, James Hoffman made a motion to approve the submitted plans with the conditions that the garage should be an 8/12 pitch, no 6/12; add returns to match the house on front and rear elevations. Brian Medina seconded. A vote was taken and unanimously passed. (7-0)**

The **fifth** item on the agenda is **4753 N. Diversey Blvd.** The proposed project is to review tabled plans from a previous ARC meeting for the construction of a two-story addition. William Henika, the homeowner, and Cole Humberg, the contractor, 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, Charles Buscher made a motion to approve the submitted plans. Heather Goetsch seconded. A vote was taken and unanimously passed. (7-0)**

The **sixth** item on the agenda is **5683 N. Lake Dr.** The proposed project is to raze and replace an existing sunroom in the rear yard. Max Wedewant, the homeowner's grandson, and Richard Cass, the contractor, 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, Peter Quehl made a motion to approve the submitted plans with the conditions that the siding be vinyl to match the existing house and roof pitch to match the house. David Domres seconded. A vote was taken and unanimously passed. (7-0)**

The **seventh** item on the agenda is **1101 E. Fairmount Ave.** The proposed project is to construct a two-story addition; the first floor will be an attached, two-car garage with a mudroom. Aaron & Kelly Sics, the homeowners, and Mike Dindorff and Steve Lindner, the contractors, 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, Brian Medina made a motion to approve the submitted plans. James Hoffman seconded. A vote was taken and unanimously passed. (7-0)**

The **eighth** item on the agenda is **5849 N. Bay Ridge Ave.** The proposed project is to construct a two-story addition. The original intent was to match the existing brick and take the new brick up to the second floor roofline. However, we have not been able to source a brick match to the existing brick, so will use a color complimentary smart siding. Mike Bailey, representing the homeowner, and Robert Gasse, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Review plans for the house only as the garage isn't on the agenda or in the Statement of Intent. Grills only on first floor of addition to match the house. No neighbors in attendance. **After further discussion, Brian Medina made a motion to approve the submitted plans. Charles Buscher seconded. A vote was taken and unanimously passed. (7-0)**

The **ninth** item on the agenda is **823 E. Sylvan Ave.** The proposed project is to raze the existing, detached garage and construct a 2-story addition and new detached garage. The materials and architecture of the addition will match the existing materials that are on the Tudor style home. All the roof pitches and windows will match the existing. Owen Lavin, the architect, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Three materials on house; would look better with only two. Garage has lap siding. Discussed roof pitches. Too much timber and stucco. Still too big – has a canyon effect. Garage doesn't fit in with the house.

Neighbors in attendance: **Stephanie Lyons-809 E. Sylvan**-Likes this better but still too big, canyon effect, siding doesn't fit house. **Rita Rojahn-837 E. Sylvan**-Massing too big, worries this will set precedence for 829 E. Sylvan to be built also too big. Neighbors did a conservative addition, this one should be also. **Sally Jipson-832 E. Sylvan**-Size too big, doesn't want to lose trees, siding not good. **After further discussion, Dave Domres made a motion to table the submitted plans. Jim Hoffman seconded. A vote was taken and unanimously passed. (7-0)**

The ARC minutes from the April 19, 2018 meeting were reviewed. Charles Buscher made a motion to approve them as submitted. Jim Hoffman seconded. A vote was taken and unanimously passed. (7-0)

With no other matters on the agenda, a motion was made by Brian Medina to adjourn the meeting at 7:35 P.M. Jim Hoffman seconded. A vote was taken and unanimously passed. (7-0)