

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
May 7, 2020

Chairperson: Lauren Triebenbach - Board Members present: Heather Goetsch, David Domres & Jim Hoffman. Village Inspector, Mike Belsha

The meeting came to order at 5:31 p.m.

The **first** item on the agenda is **5517 N. Berkeley Blvd.** The proposed project is a two-story addition on the rear/west side of the existing structure. The addition will be on an existing foundation and slab that currently houses a screen porch; no changes to the existing footprint. The proposed materials will match the existing house. Also proposed is an overhang on the front porch. Steve Wiershem and Amy Young, the homeowners, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Width of overhang brackets. **After further discussion, Dave Domres made a motion to approve the submitted plans with the following condition: Front braces on front overhang to be wider. Heather Goetsch seconded. A vote was taken and unanimously approved. (4-0)**

The **second** item on the agenda is **5537 N. Berkeley Blvd.** – The proposed project is to convert the existing attached garage into a living space and changing the façade also. Christopher & Elizabeth Shuele, the homeowners were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Chimney materials on the new addition, stucco on the addition. **After further discussion, David Domres made a motion to approve the submitted plans. Jim Hoffman seconded. A vote was taken and unanimously approved. (4-0)**

The **third** item on the agenda is **6147 N. Santa Monica Blvd.** – The proposed project is to remove existing chimney and flat roof and replace with roof trusses and shingles to match existing. Also, a new sliding door will replace an existing bay window. A new, detached double car garage

will be constructed. Michael Welman, the architect, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Windows, doors; addition of shutters; lack of windows on the garage. **After further discussion, Heather Goetsch made a motion to approve the submitted plans with the following conditions: Shutters added to all windows to match those on the front of the house; 2 faux shuttered windows added to first floor south elevation; 1 faux shuttered window added to garage on the south elevation. Jim Hoffman seconded. A vote was taken and unanimously approved. (4-0)**

The ARC minutes from the April 23, 2020 meeting were not ready for review.

With no other matters on the agenda, Dave Domres made a motion to adjourn the meeting at 6:32 P.M. Heather Goetsch seconded. A vote was taken and unanimously passed. (4-0)

ARC Checklist

Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Side	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Rear	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Height

Most Design areas limited to 25'	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Between 25.1' – 30' design area must have a pattern of this height N/A	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Between 30.1' – 35' addition requirements met per RDG N/A	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Entry is consistent with the style of the home	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Entries should be retained with remodels	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Garages and Parking Areas No change

Garages location is consistent with Design area	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Attached garage is NOT the dominant feature when viewed from the road	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Attached garages at the front or side are not wider than ½ the width of the structure	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Three garages meet RDG specs in 16.31 1 D. iii.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Attached garages on corner lots does not cause paving at or near the corner	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Front facing attached garage single door can't exceed 30% of the combined width of structure	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Driveway pavement is minimized as per the RDG	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Scale and Massing

Compatible to the adjacent houses	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Foundation height is compatible with Design Area	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roofing material is on approved list	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roof slopes are compatible	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Window styles/size/proportions are compatible	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Chimneys (generally masonry)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Garages and Sheds are compatible with house style N/A	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Misc.

Exterior lighting meets RDG (pg 185)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Site Plan		
Project does not impair lot's beauty	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

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

ARC Checklist

Setbacks compatible per 16.31 1. A.?

Front	YES	NO
Side	YES	NO
Rear	YES	NO

Height

Most Design areas limited to 25' Already over 25' but no change - existing	YES	NO
Between 25.1' – 30' design area must have a pattern of this height	YES	NO
Between 30.1' – 35' addition requirements met per RDG	YES	NO

Entries and Porches

Entries are consistent with the Design Area	YES	NO
Entry is consistent with the style of the home	YES	NO
Entries should be retained with remodels	YES	NO
Entry is prominent and oriented to the street (unless Design Area pattern)	YES	NO

Garages and Parking Areas N/A - attached garage is being removed

Garages location is consistent with Design area	YES	NO
Attached garage is NOT the dominant feature when viewed from the road	YES	NO
Attached garages at the front or side are not wider than ½ the width of the structure	YES	NO
Three garages meet RDG specs in 16.31 1 D. iii.	YES	NO
Attached garages on corner lots does not cause paving at or near the corner	YES	NO
Front facing attached garage single door can't exceed 30% of the combined width of structure	YES	NO
Driveway pavement is minimized as per the RDG	YES	NO

Scale and Massing

Compatible to the adjacent houses	YES	NO
Scale and mass facing public street is compatible with Design Area	YES	NO
Foundation height is compatible with Design Area	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	YES	NO
Roofing material is on approved list	YES	NO
Roof slopes are compatible	YES	NO
Window styles/size/proportions are compatible	YES	NO
Decorative features are compatible (corbels, rails, columns, etc.)	YES	NO
Chimneys (generally masonry)	YES	NO
Garages and Sheds are compatible with house style N/A	YES	NO

Misc.

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

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

Discussion of stucco chimney with wood timbers - matches architectural style of the home
~~Size/massing is appropriate because no addition is being added - just non-living space converted to living space.~~

ARC Checklist

Setbacks compatible per 16.31 1. A.?

Front	YES	NO
Side	YES	NO
Rear	YES	NO

Height

Most Design areas limited to 25'	YES	NO
Between 25.1' – 30' design area must have a pattern of this height N/A	YES	NO
Between 30.1' – 35' addition requirements met per RDG N/A	YES	NO

Entries and Porches

Entries are consistent with the Design Area	YES	NO
Entry is consistent with the style of the home	YES	NO
Entries should be retained with remodels	YES	NO
Entry is prominent and oriented to the street (unless Design Area pattern)	YES	NO

Garages and Parking Areas

Garages location is consistent with Design area	YES	NO
Attached garage is NOT the dominant feature when viewed from the road N/A	YES	NO
Attached garages at the front or side are not wider than ½ the width of the structure N/A	YES	NO
Three garages meet RDG specs in 16.31 1 D. iii. N/A	YES	NO
Attached garages on corner lots does not cause paving at or near the corner N/A	YES	NO
Front facing attached garage single door can't exceed 30% of the combined width of structure N/A	YES	NO
Driveway pavement is minimized as per the RDG	YES	NO

Scale and Massing

Compatible to the adjacent houses No change	YES	NO
Scale and mass facing public street is compatible with Design Area	YES	NO
Foundation height is compatible with Design Area	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	YES	NO
Roofing material is on approved list	YES	NO
Roof slopes are compatible	YES	NO
Window styles/size/proportions are compatible	YES	NO
Decorative features are compatible (corbels, rails, columns, etc.)	YES	NO
Chimneys (generally masonry) Being removed	YES	NO
Garages and Sheds are compatible with house style	YES	NO

Misc.

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

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

Discussion - need window on first floor on south elevation; different styles of windows