

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
May 21, 2020

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

The meeting came to order at 5:36 p.m.

The **first** item on the agenda is **5928 N. Shoreland Ave.** The proposed project is to construct a second-story addition over an existing one-story addition. Patrick Smith, the architect, was present to explain the project while the Board reviewed the submitted plans and video. Discussion key: No windows on the South elevation. **After further discussion, James Hoffman made a motion to approve the submitted plans with the following condition: Offset on new North elevation siding is extended toward front of house to the point where it intersects the original 12/12 gable of the house. Heather Goetsch seconded. A vote was taken and unanimously approved. (5-0)**

The **second** item on the agenda is **431 E. Montclair Ave.** – The proposed project is to convert the existing attached garage into a living space, build a second-story addition over the existing garage and then construct a new, attached garage. New exterior finishes to match existing. Porch will have a new black metal roof. Michael Welman, the architect, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Metal roof – size is too big; window balance on south elevation; brick doesn't continue around the garage and window placement on north elevation. An e-mail from **Anne Courtney-5966 N. Lake Dr.** was submitted. **After further discussion, David Domres made a motion to table the submitted plans. James Hoffman seconded. A vote was taken and unanimously approved. (5-0)**

The **third** item on the agenda is **5848 N. Shore Dr.** – The proposed project is to construct a first-story addition. Kyle Reynolds, the homeowner, and Bryan Wick, the contractor, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Additional roof lines. **After further discussion, David Domres made a motion to approve the submitted plans. Brian Medina seconded. A vote was taken and unanimously approved. (5-0)**

The fourth item on the agenda is **5055 N. Cumberland Blvd.** – The case was withdrawn from this meeting.

The ARC minutes from the May 7, 2020 meeting were reviewed. Heather Goetsch made a motion to approve them as submitted. James Hoffman seconded. A vote was taken and unanimously approved. (5-0)

With no other matters on the agenda, Heather Goetsch made a motion to adjourn the meeting at 6:56 P.M. James Hoffman seconded. A vote was taken and unanimously passed. (5-0)

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 No Change

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) N/A	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)

~~South elevation addition doesn't have any windows - consistent with north elevation which also has an area without windows. condition made that North elevation siding is extended towards the front of the house to the point at which it intersects with the existing house~~

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	YES	NO
Between 30.1' – 35' addition requirements met per RDG	YES	NO

N/A

N/A

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	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	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)

1) Scale and massing; 2) brick doesn't continue around garage; 3) metal roofs not on approved materials list; 4) window placement on converted garage; and 5) side setback

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	YES	NO
Between 30.1' – 35' addition requirements met per RDG Existing roof height	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 No change

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)
