

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
June 4, 2020

Chairperson: Lauren Triebenbach - Board Members present: David Domres, James Hoffman, Jason Stuewe & Tammy Herpel. Village Inspector, Mike Belsha

The meeting came to order at 5:33 p.m.

The **first** item on the agenda is **4730 N. Lake Dr.** The proposed project is for review to construct a first floor addition on the South side of the house. Doug Weas, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Materials to match existing - dormer roof lines. **After further discussion, David Domres made a motion to approve the submitted plans. Jason Stuewe seconded. A vote was taken and unanimously approved. (5-0)**

The **second** item on the agenda is **5938 N. Kent Ave.** – The proposed project for review is a single-story addition on the East side of the house and a new deck. All new exterior finishes will match the existing. The storm door will be replaced on the existing South side entry that will match the addition. Jill Stemper, the designer, and Perry Szpek, the builder, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: No window on North elevation; addition of shutters, placement of door and window on South elevation; addition of transom windows. **After further discussion, James Hoffman made a motion to approve the submitted plans with the following conditions: Add a window on North elevation centered on addition; pull 2 windows together in the center of South elevation, between trim boards. Jason Stuewe seconded. A vote was taken and unanimously approved. (5-0)**

The **third** item on the agenda is **5055 N. Cumberland Blvd.** – The proposed project is to demolish the existing house and garage and to construct a new two-story home and detached garage on the site. The new home will be all brick with aluminum clad windows. The front of the home will include a large portico with columns. The roof will be asphalt shingles and hipped with a flat Mansard style roof top. Nick & Meaghan Brettingen, the homeowners, and Jim Ghere, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Blank space on garage, addition of brick to garage, foundation heights. **After further discussion, Jason Stuewe made a motion to approve the submitted plans with the following conditions: Add thin brick veneer on East elevation of garage up to the freeze board and above the service door; match soldier course detail on house to height of pillars on rear of house. David Domres seconded. A vote was taken and unanimously approved. (5-0)**

The ARC minutes from the April 23 & May 21, 2020 meetings were reviewed. David Domres 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, Jason Stuewe made a motion to adjourn the meeting at 7:10 P.M. James Hoffman seconded. A vote was taken and unanimously passed. (5-0)

ARC Checklist

Setbacks compatible per 16.31 1. A.?

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

Height

Most Design areas limited to 25' Already 28' - no height increase	YES	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	NO
Entry is consistent with the style of the home	<input checked="" type="checkbox"/>	NO
Entries should be retained with remodels	<input checked="" type="checkbox"/>	NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="checkbox"/>	NO

Garages and Parking Areas Not applicable

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	<input checked="" type="checkbox"/>	NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="checkbox"/>	NO
Foundation height is compatible with Design Area	<input checked="" 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"/>	NO
Roofing material is on approved list	<input checked="" type="checkbox"/>	NO
Roof slopes are compatible	<input checked="" type="checkbox"/>	NO
Window styles/size/proportions are compatible	<input checked="" type="checkbox"/>	NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="checkbox"/>	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)	<input checked="" type="checkbox"/>	NO
Site Plan		
Project does not impair lot's beauty	YES	<input checked="" type="checkbox"/>
Drainage approved by ARC (if NO, the Village staff to review)	<input checked="" 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'	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 N/A	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	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 points: no windows on north elevation of addition; garage siding not changing

ARC Checklist

Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Side	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Height

Most Design areas limited to 25'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Between 25.1' – 30' design area must have a pattern of this height N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Between 30.1' – 35' addition requirements met per RDG N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Entry is consistent with the style of the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Entries should be retained with remodels N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Garages and Parking Areas

Garages location is consistent with Design area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached garage is NOT the dominant feature when viewed from the road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached garages at the front or side are not wider than ½ the width of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Three garages meet RDG specs in 16.31 1 D. iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached garages on corner lots does not cause paving at or near the corner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Front facing attached garage single door can't exceed 30% of the combined width of structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveway pavement is minimized as per the RDG	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Scale and Massing

Compatible to the adjacent houses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale and mass facing public street is compatible with Design Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundation height is compatible with Design Area Please confirm	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 N/A - new house	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofing material is on approved list	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof slopes are compatible N/A - new house	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window styles/size/proportions are compatible N/A - new house	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Decorative features are compatible (corbels, rails, columns, etc.) N/A - new house	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimneys (generally masonry) N/A - new house	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garages and Sheds are compatible with house style	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Misc.

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

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

Siding on home is brick whereas siding on garage is siding
