

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
June 7, 2018

Chairperson: Lauren Triebenbach - Board Members present: Bob Rowe, Charles Buscher, David Domres & Jason Stuewe. Village Inspector, Mike Belsha (*Bob Rowe arrived at the meeting at the beginning of the second case*)

Meeting came to order at 5:40 P.M.

The **first** item on the agenda is **5527 N. Santa Monica Blvd.** - The proposed project is to raze the existing detached frame garage and construct a new 24' x 24' detached frame Gable style garage. Richard Jochem, the homeowner, and Jerry Kiefer from J.D. Griffiths, were present to explain the project while the Board reviewed the submitted plans and the video. Discussion key: Trim board on front gable should match that of the house – make it wider. No neighbors in attendance. **After further discussion, Charles Buscher made a motion to approve the submitted plans with the condition to have 8 inch rake board on both gables and on eaves all around. David Domres seconded. A vote was taken and unanimously passed. (4-0)**

The **second** item on the agenda is **5573 N. Shoreland Ave.** – The proposed project is to raze the existing one car garage and blacktop driveway and to construct a new 22.5' x 22' two-car garage and lay a cement driveway. The garage will have a gable roof and white siding to match the existing house. Gary Meyer, the homeowner, and Brian Witteman, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Vertical siding isn't on the house; it would add a fourth type of siding to this property. No neighbors in attendance. **After further discussion, David Domres made a motion to approve the submitted plans with the condition to have the upper gable siding be horizontal, not vertical. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **1128 E. Sylvan Ave.** – The proposed project is for the replacement of the existing one-car garage with a 22' x 24' two-car garage. The exterior will be similar materials and architecture to the house. Ryan & Marine Baumgartner, the homeowners, and Brian Cotter, the builder, 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. Jason Stuewe seconded. A vote was taken and unanimously passed. (5-0)**

The **fourth** item on the agenda is **6016 N. Bay Ridge Ave.** - The proposed project is to construct a two-story addition to the southeast corner of the house. The addition will match existing construction in roof pitch, materials and proportions. Also, the old garage will be replaced with a new detached garage and exterior finishes will be similar to the existing upper portions of the house. Jane Martin, the homeowner, and Jorgen Hansen, the architect, 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, Bob Rowe made a motion to approve the submitted plans. Jason Stuewe seconded. A vote was taken and unanimously passed. (5-0)**

The **fifth** item on the agenda is **6100 N. Lake Dr. Ct.** - The proposed project is to construct a two-story addition at the South side of the existing house. The addition comprises of a one-car attached garage with living space on both the first & second floors. New exterior finishes matching the existing of the house. Meg Baniukiewicz, the architect, was 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. David Domres seconded. A vote was taken and unanimously passed. (5-0)**

The **sixth** item on the agenda is **4848 N. Idlewild Ave.** The proposed project is a two-story addition at the rear of the house. The design will blend with existing elevations of the house. David Lemel, the builder, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Canyon effect-mass and scale too big; needs more architectural interest; south elevation could step addition back; roof pitch-eve lines don't tie together. No neighbors in attendance. **After further discussion, Jason Stuewe made a motion to table the submitted plans. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**

The **seventh** item on the agenda is **2020 E. Glendale Ave.** The proposed project is to construct a second floor addition over an existing breakfast area

at the rear of the house. The exterior is designed to match the original steep gabled roof elements and the stucco panels. Susie Obst, the homeowner, and Suzy van Cleave, the architect, 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, David Domres made a motion to approve the submitted plans. Bob Rowe seconded. A vote was taken and unanimously passed. (5-0)**

The **eighth** item on the agenda is **823 E. Sylvan Ave.** The proposed project is to raze the existing detached garage and construct a two-story addition and a new detached garage. The materials and architecture of the addition will match the existing materials that are found on the existing home. Brock will continue around all sides of the addition. The proposed addition is shorter in length by over 6' and the height has been decreased by one foot in comparison to the previous submittal. Owen Lavern, the architect, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Addition roof taller than existing house; coach lights for garage doors; lose horizontal timbers on gables; rear setbacks not compatible with adjacent properties.

Neighbors in attendance: **Sally Jipson-832 E. Sylvan**-Mass still too big. **Rita Rojahn-837 E. Sylvan**-Size too big, goes back too far, sets a precedence for rear setbacks, lack of light and space between houses, it should only go back as far as the houses next to it. **Lynn Ludke-4816 N. Newhall.** Code says rear setback should be in line with homes in design area. **After further discussion, David Domres made a motion to approve the submitted plans. Bob Rowe seconded. A vote was taken and unanimously passed. (0-5)**

The **ninth** item on the agenda is **5522 N. Bay Ridge Ave.** The proposed project is to construct a second floor addition over an existing bump out and a new first floor addition on the back of the house. New exterior finishes will match the existing house. Everett Frenz, the builder, was present to explain the project while the Board reviewed the submitted plans. Discussion keys: Blank walls, east side windows are far apart. No neighbors in attendance. **After further discussion, David Domres made a motion to approve the submitted plans with the following conditions: Upper and lower window added on north elevation on last 6 feet, inset of windows on east side to come in 2 feet towards the center. Bob Rowe seconded. A vote was taken and unanimously passed. (5-0)**

The ARC minutes from the May 17, 2018 meeting were reviewed. Charles Buscher made a motion to approve them as submitted. David Domres seconded. A vote was taken and unanimously passed. (5-0)

With no other matters on the agenda, a motion was made by David Domres to adjourn the meeting at 7:35 P.M. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)