

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
July 23, 2020

Chairperson: Lauren Triebenbach - Board Members present: James Hoffman, Jason Stuewe, Brian Medina & Susy Azcueta. Village Inspector, Mike Belsha

The meeting came to order at 5:32 p.m.

The **first** item on the agenda is **105 W. Silver Spring Dr.** The proposed project is for review of tabled, amended, approved plans for a new bank branch with a remote drive-up. Peter Nagel, the architect, was present to explain the amended plans while the Board reviewed them and the video. Discussion keys: Windows & materials. **After further discussion, Brian Medina made a motion to recommend the plans to the CDA. Suzy Azcueta seconded. A vote was taken and approved. (3-2)**

The **second** item on the agenda is **4642 N. Morris Blvd.** – The proposed project is for review of a proposed conversion of the existing screen porch into living space which will include a façade change on the rear elevation. The existing aluminum windowed walls of the porch will be removed and conventional insulated walls constructed. There will be 3 windows and an entry door in the new walls. Also, an existing window on the first floor, south side of the house and an existing window on the first floor, east side of the house, will be removed. Bob Galanter, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Match brick? Windows to match 2nd story of the house windows. Use Board Batten or pilasters to enhance look. **After further discussion, Jason Stuewe 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 **5116 N. Woodburn Ave.** – The proposed project will include the construction of a two-story addition to the rear of the home with an attached garage. Gerry Timms, the owner, and Peter Wells, the designer, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Second floor asymmetric gable, freeze board and corner board details, height of garage, drawings, scale & massing, rear setback. **After further discussion, James Hoffman made a motion to table the submitted plans. Jason Stuewe seconded. A vote was taken and unanimously approved. (5-0)**

The ARC minutes from the July 9, 2020 meetings were reviewed. James Hoffman made a motion to approve them as submitted. Jason Stuewe seconded. A vote was taken and unanimously approved. (5-0)

With no other matters on the agenda, James Hoffman made a motion to adjourn the meeting at 7:35 P.M. Jason Stuewe seconded. A vote was taken and unanimously passed. (5-0)

4642 N. Morris

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'	No change	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Between 25.1' - 30' design area must have a pattern of this height	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Between 30.1' - 35' addition requirements met per RDG	N/A	<input 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

Garages location is consistent with Design area	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Attached garage is NOT the dominant feature when viewed from the road		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Attached garages at the front or side are not wider than 1/2 the width of the structure		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Three garages meet RDG specs in 16.31 1 D. iii.		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Attached garages on corner lots does not cause paving at or near the corner		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Front facing attached garage single door can't exceed 30% of the combined width of structure		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Driveway pavement is minimized as per the RDG		<input 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 checked="" type="checkbox"/> NO
Roofing material is on approved list	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roof slopes are compatible - existing	<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) N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Garages and Sheds are compatible with house style NA	<input 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	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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)

Discussion points: siding vs. brick; corner boards on siding; window styles; whether existing roof will be re-roofed - roof line will be extended; window & door placement needs a stop

5116 N. Woodburn

ARC Checklist

Setbacks compatible per 16.31 I. A.?

Front
Side
Rear — No

YES NO
YES NO
YES NO

Height

Most Design areas limited to 25'
Between 25.1' – 30' design area must have a pattern of this height
Between 30.1' – 35' addition requirements met per RDG

N/A
N/A
N/A

YES NO
YES NO
YES NO

Entries and Porches

Entries are consistent with the Design Area
Entry is consistent with the style of the home
Entries should be retained with remodels
Entry is prominent and oriented to the street (unless Design Area pattern)

YES NO
YES NO
YES NO
YES NO

Garages and Parking Areas

Garages location is consistent with Design area — existing
Attached garage is NOT the dominant feature when viewed from the road
Attached garages at the front or side are not wider than 1/2 the width of the structure
Three garages meet RDG specs in 16.31 I D. iii. N/A
Attached garages on corner lots does not cause paving at or near the corner N/A
Front facing attached garage single door can't exceed 30% of the combined width of structure
Driveway pavement is minimized as per the RDG

YES NO
YES NO
YES NO
YES NO
YES NO
YES NO

Scale and Massing

Compatible to the adjacent houses
Scale and mass facing public street is compatible with Design Area
Foundation height is compatible with Design Area

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YES NO
YES NO
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 — new
Roofing material is on approved list — new
Roof slopes are compatible — new
Window styles/size/proportions are compatible — new
Decorative features are compatible (corbels, rails, columns, etc.) — new
Chimneys (generally masonry) N/A
Garages and Sheds are compatible with house style

YES NO
YES NO
YES NO
YES NO
YES NO
YES NO
YES NO

Misc.

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

YES NO
YES NO
YES NO
YES NO

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

discuss points — manage — proposed dry well
incompatibility between existing house & remodel
height of garage