

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
October 4, 2018

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

Meeting came to order at 5:30 P.M.

The **first** item on the agenda is **5601 N. Shore Dr.** – The proposed project is to raze the existing 20' x 22' detached frame garage and to construct a new 26' x 32' garage with attic space. Roy Avril, the builder, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Light at the man door, windows don't match the house; Hip roof on house & gables on garage don't match; corner details on garage should match existing garage; dormer window doesn't work with style of home; overhead garage door spacing could be different. No neighbors in attendance. **After further discussion, David Domres made a motion to table the submitted plans. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**

The **second** item on the agenda is **1028 E. Lexington Blvd.** – The proposed project is to convert an existing attached garage into first-floor living space and add on a new attached garage with a second-floor bedroom. Paul Giesen, the designer, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Can dormers on addition be duplicated with existing dormers? Neighbors in attendance: Terry Quantance-725 E. Lakeview-Do neighbors want to look out their windows and see more windows and doors? **After further discussion, James Hoffman made a motion to approve the submitted plans. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **6178 N. Santa Monica Blvd.** The proposed project is to add a second floor addition over an existing first-floor, single-story family room and to replace an existing one-car detached garage with a new two-car detached garage. Paul Giesen, the designer, was present to explain the project while the Board reviewed the submitted plans and video.

Discussion key: Gable vent on garage align with North elevation windows?
Neighbors in attendance: Terry Quaintance-725 E. Lakeview-Green space is being lost, how is the water going to drain? **After further discussion, Heather Goetsch made a motion to approve the submitted plans with the condition: Add gable vents on both sides of garage. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**

The **fourth** item on the agenda is **823 E. Sylvan Ave.** The proposed project is to raze the existing detached garage and house and propose a new two-story home and a new, detached garage. The home will have 4 bedrooms and 2.5 baths, consisting of 3,103 sq. ft. The exterior materials will be horizontal siding, shake siding, casement windows and copper roof over the covered front porch. Rob Chandler, the owner, and Owen Leven, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Rear setback further than any houses in design area. Neighbor in attendance: Rita Rojahn-837 E. Sylvan-Thanks Board; new design is good. **After further discussion, James Hoffman made a motion to approve the submitted plans with the condition that a coach light be added to the garage. Charles Buscher seconded. A vote was taken and unanimously passed. (5-0)**

The **fifth** item on the agenda is **5645 N. Bay Ridge Ave.** The proposed project is to raze the existing 30' x 22' detached, frame garage and to construct a new 26' x 22' detached, frame Reverse Gable style garage. Min Koo, the homeowner, and Jerry Keifer, the builder, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: White corners to match the house. No neighbors in attendance. **After further discussion, David Domres made a motion to approve the submitted plans. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

The **sixth** item on the agenda is **5527 N. Santa Monica Blvd.** The review of amended, approved plans for the constructed garage. The original drawings showed windows on the **North** and **South** elevations. The drawing should have showed a window on the **North** elevation and a window on the **West** elevation. The drawings were done in error. Jerry Keifer, the builder, was present to explain the project while the Board reviewed the amended plans. No discussion keys. No neighbors in attendance. **After further discussion, Heather Goetsch made a motion to**

approve the amended plans. James Hoffman seconded. A vote was taken and unanimously passed. (5-0)

The ARC minutes from the September 20, 2018 meeting were reviewed. Charles Buscher made a motion to approve them as submitted. James Hoffman seconded. A vote was taken and unanimously passed. (5-0)

With no other matters on the agenda, a motion was made by Heather Goetsch to adjourn the meeting at 6:57 P.M. James Hoffman seconded. A vote was taken and unanimously passed. (5-0)