

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
January 7, 2021

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

The meeting came to order at 5:31 p.m.

The **first** item on the agenda is **4655 N. Wilshire Blvd.** The proposed project for the installation of a pre-fabricated children's playhouse. The location of the playhouse is among trees in a heavily-wooded lot. Colors of playhouse and roofline coordinate with the main house. Tricia Oksiuta, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Skirt the bottom (lattice) so it blends well. **After further discussion, David Domres made a motion to approve the submitted plan with the following condition: Lower frame be painted a similar green that is on the playhouse. Heather Goetsch seconded. A vote was taken and unanimously approved. (7-0)**

The **second** item on the agenda is **4901 N. Diversey Blvd.** – The proposed project for review is to construct a new first floor mudroom addition and a second floor addition over the existing family room. Kelly Ronayne, the homeowner and Steve Kleist, the contractor, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: North elevation needs breaking up with down spout; add freeze board, corner boards or brick; North elevation upper windows. **After further discussion, Jason Stuewe made a motion to approve the submitted plans with the following condition: Add freeze board between siding and brick. David Domres seconded. A vote was taken and unanimously approved. (7-0)**

The **third** item on the agenda is **1570 E. Blackthorne Pl.** The proposed project for review is for a new, two-story addition on the rear of the house. The exterior materials will match all existing building materials and details of the existing house. Rory Palubski, the designer, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Belt line, F.A.R., rear setbacks, scale & massing. Neighbors in attendance: Agnes & Paul Popper-1576 Blackthorne-object-feels it's too large; Peter & Catherine Christenson-1566 Blackthorne-concerns about drainage. **After further discussion, Jason Stuewe made a motion to table the submitted plans. David Domres seconded. A vote was taken and unanimously approved. (7-0)**

The **fourth** item on the agenda is **5027-29 N. Bay Ridge Ave.** – The proposed project for review is to construct a new shed-style dormer to both units of the duplex. The dormer position on 5027 (South unit) will be located in the back of the house and the dormer position on 5029 (North unit) will be located on the North facing side of the house. The finishes will complement the existing brick and siding façade. Adam Lukaszewicz, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Roof pitch-asymmetry; scale of dormer, matching siding. **After further discussion, James Hoffman made a motion to approve the plans as submitted with the following conditions: Siding on dormers and original house to match; trim details to match as well. Tammy Herpel seconded. A vote was taken and approved. (4-3)**

The **fifth** item on the agenda is **621 E. Carlisle Ave.** The proposed project for review will include the construction of a new second-story addition over the existing flat roof area on the rear of the house. The exterior of the whole house and addition will have new, prefinished LP Smartside shake siding. The existing footprint remains unchanged. Al & Gretchen Mathews, the homeowners, and Nick Burris, the designer/contractor, were present to explain the project while the Board reviewed the submitted plans and video. No discussion keys. **After further discussion, David Domres made a motion to approve the submitted plans. Heather Goetsch seconded. A vote was taken and unanimously approved. (7-0)**

The ARC minutes from the December 10, 2020 & December 17, 2020 meetings were reviewed. David Domres made a motion to approve them as submitted. Kyle Alvarez seconded. A vote was taken and unanimously approved. (7-0)

With no other matters on the agenda, James Hoffman made a motion to adjourn the meeting at 7:30 P.M. Heather Goetsch seconded. A vote was taken and unanimously passed. (7-0)

ARC Checklist

Setbacks compatible per 16.31 1. A.?

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

Height

Most Design areas limited to 25'	<input checked="" type="checkbox"/> 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 N/A

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 N/A

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 1/2 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"/> YES	NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="checkbox"/> YES	NO
Foundation height is compatible with Design Area	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> YES	NO
Roofing material is on approved list	<input checked="" type="checkbox"/> YES	NO
Roof slopes are compatible	<input checked="" type="checkbox"/> YES	NO
Window styles/size/proportions are compatible N/A	YES	NO
Decorative features are compatible (corbels, rails, columns, etc.) N/A	YES	NO
Chimneys (generally masonry) N/A	YES	NO
Garages and Sheds are compatible with house style N/A	YES	NO

Misc. N/A

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)

Would like to see the bottom painted or covered in lattice

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 N/A

- 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)

ARC Checklist

Setbacks compatible per 16.31 1. A.?

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

Height

Most Design areas limited to 25'	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 25.1' – 30' design area must have a pattern of this height N/A	<input type="radio"/> YES	<input type="radio"/> NO
Between 30.1' – 35' addition requirements met per RDG N/A	<input type="radio"/> YES	<input type="radio"/> NO

Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is consistent with the style of the home	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entries should be retained with remodels	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Garages and Parking Areas N/A

Garages location is consistent with Design area	<input type="radio"/> YES	<input type="radio"/> NO
Attached garage is NOT the dominant feature when viewed from the road	<input type="radio"/> YES	<input type="radio"/> NO
Attached garages at the front or side are not wider than ½ the width of the structure	<input type="radio"/> YES	<input type="radio"/> NO
Three garages meet RDG specs in 16.31 1 D. iii.	<input type="radio"/> YES	<input type="radio"/> NO
Attached garages on corner lots does not cause paving at or near the corner	<input type="radio"/> YES	<input type="radio"/> NO
Front facing attached garage single door can't exceed 30% of the combined width of structure	<input type="radio"/> YES	<input type="radio"/> NO
Driveway pavement is minimized as per the RDG	<input type="radio"/> YES	<input type="radio"/> NO

Scale and Massing

Compatible to the adjacent houses	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Foundation height is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO
Roofing material is on approved list	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roof slopes are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Window styles/size/proportions are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Chimneys (generally masonry) N/A	<input type="radio"/> YES	<input type="radio"/> NO
Garages and Sheds are compatible with house style N/A	<input type="radio"/> YES	<input type="radio"/> NO

Misc.

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

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

Discussion point - rear setback; FAR

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

Garages location is consistent with Design area	<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 ½ 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 type="checkbox"/> NO
Roofing material is on approved list	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roof slopes are compatible	<input 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 N/A	<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		
Project does not impair lot's beauty	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

Asymmetry of dormer; roof material; roof slope

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'	<input checked="" 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 N/A

Garages location is consistent with Design area	<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 ½ 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 All new	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Roofing material is on approved list	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roof slopes are compatible	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Window styles/size/proportions are compatible	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Chimneys (generally masonry)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Garages and Sheds are compatible with house style N/A	<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		
Project does not impair lot's beauty	<input type="checkbox"/> YES	<input checked="" 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)

Window location
