

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
March 4, 2021

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

The meeting came to order at 5:30 p.m.

The **first** item on the agenda is **5768 N. Shoreland Ave.** – No action taken.

The **second** item on the agenda is **4520 N. Cramer St.** The proposed project for review is to remove the detached garage and attaching a new two-car garage with master suite above on the south side of the home. Also, proposing to add a new two-story rear addition. The homeowner, BJ Helleson, & contractor, Jared Johnson were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Doesn't feel like part of the original house; materials-roof lines-architectural style. Dormer over garage could mirror dormer on home. Whole front should be brick; break-up massing. Neighbors attending: **Lyssa Olker-4521 Cramer**-addition doesn't keep with architecture of home; roof lines don't match

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 **5133 N. Palisades Rd.** – The proposed project for review is to construct a new, second-story addition over a first-floor sunroom with an adjacent mud/laundry room. A flat roof area with a railing, will be added and accessible from a second-floor bedroom over the adjacent mud/laundry room. Paul Tilleman & Sally Duffy, the homeowners, and Ryan Hundt, the architect, were present to explain the project while the

Board reviewed the submitted plans and video. **Discussion keys:** Quality and matching of materials on mudroom & second floor addition. **After further discussion, James Hoffman made a motion to table the submitted plans. Peter Quehl seconded. A vote was taken and unanimously approved. (5-0)**

The fourth item on the agenda is **4871 N. Sheffield Ave.** The proposed project for review is to construct a new second-story addition adding a front entrance portico, demolishing the existing detached garage and constructing a new detached garage and enlarging the existing front-facing windows. Geoff & Ashley Kuczmarski, the homeowners, Mike Dindorf the builder, and Keith Barnes the Architect, were present to explain the project while the Board reviewed the submitted plans and video. **Discussion keys:** Freeze board on front not on rear. Several themes throughout house; different siding, different windows. Lack of windows on north elevation; too big for area – rear setback not compatible with neighbors

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 ARC minutes from the February 18, 2021 meeting were reviewed. James Hoffman made a motion to approve them as submitted. Suzy Azcueta 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 6:50 P.M. Peter Quehl seconded. A vote was taken and unanimously approved. (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 No change

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

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

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) | YES | <input checked="" type="checkbox"/> |

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

Discussion - roof lines, material compatibility, design style compatibility

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

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

Discussion: material compatibility

ARC Checklist

Setbacks compatible per 16.31 1. A.?

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

Height

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

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

Scale and Massing

| | | |
|--|-------------------------------------|-------------------------------------|
| Compatible to the adjacent houses | YES | <input checked="" type="checkbox"/> |
| Scale and mass facing public street is compatible with Design Area | YES | <input checked="" type="checkbox"/> |
| 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 | YES | <input checked="" type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | 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) | YES | <input checked="" type="checkbox"/> |

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

Discussion: scale and massing, materials, lack of continuity