

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
January 24, 2019

Chairperson - Lauren Triebenbach - Board Members present: Susy Azcueta, Peter Quehl, Charles Buscher, Jason Stuewe, Jim Hoffman & Brian Tobiczky. Village Inspector, Mike Belsha

Meeting came to order at 5:35 P.M.

The **first** item on the agenda is **304 E. Silver Spring Dr.** – The proposed project is for a front elevation sign at the Fox Bay Building. Most tenants use pin mounted non-illuminated ½” thick white acrylic letters. Milan Laser has no logo they wish to display; they wish to use a blue backer panel behind the words “Laser Hair Removal. Chris from J&B Signs was present to explain the requested design of their sign. Discussion key: Colored back ground would set a new precedence for the street and doesn’t fit. Letters too small. No neighbors in attendance. **After further discussion, Charles Buscher made a motion to table the case. Peter Quehl seconded. A vote was taken and unanimously passed. (7-0)**

The **second** item on the agenda is **4911 N. Diversey Blvd.** – The proposed project is to build an 11’7” x 7’ patio-enclosure which will function as a mudroom. It will have two pairs of sliding doors at the front and a pair of sliding doors on each side. The homeowner and Ward Melko, the builder, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Will it be large than what is there now? No enough elements on this structure to match the house. Something should be added to make a base for the structure. No neighbors in attendance. **After further discussion, Peter Quehl made a motion to approve the plans as submitted. Jason Stuewe seconded. A vote was taken and unanimously passed. (7-0)**

The **third** item on the agenda is **4911 N. Diversey Blvd.** – The proposed project is to raze the existing 22’ x 22’ detached frame garage and to construct a new 24’ x 24’ detached frame Gable style garage as per survey. The homeowner and Jerry Kiefer from J.D. Griffiths, were present to explain the project while the Board reviewed the submitted plans and video. Discussion key: Drainage seems to go to the neighbor’s yard; add vent to

add more character? No neighbors in attendance. **After further discussion, Jason Stuewe made a motion to approve the submitted plans with the condition that the water drainage goes to the West instead of the South. Jim Hoffman seconded. A vote was taken and unanimously passed. (7-0)**

The **fourth** item on the agenda is **5500 N. Bay Ridge Ave.** – The proposed project is to raze the existing 12' x 20' detached frame garage and to construct a new 24' x 22' detached frame Gable style garage as per survey. Jerry Kiefer from J.D. Griffith, was present to explain the submitted plans while the Board reviewed them and the video. Discussions keys: Add vertical siding on garage gable? Add freeze board on gable, clipped corners on overhead door should be removed. No neighbors in attendance. **After further discussion, Brian Tobiczkyk made a motion to approve the submitted plans. Jason Stuewe seconded. A vote was taken and unanimously passed. (7-0)**

The **fifth** item on the agenda is **5225 N. Marlborough Dr.** – The proposed project is to resubmit tabled plans for the Board to review along with the video for the razing of the existing house and construction of a new, single family house. The homeowners, Chris from Kingsway Builders & Val Homolka, the designer, were present to explain the resubmitted plans while the Board reviewed them and the video. No discussion keys. Neighbors in attendance: **Christina Elsafy-735 E. Sylvan**-thinks it is fantastic; **Divinity Divine Church-904 E. Henry Clay**-welcomes the house next to them; **Ned Prendergast-942 E. Meadow-Rojahns** do it right. Beautiful home and credit to the neighborhood; **Terry Quantance-725 E. Lakeview**-looks great, high positive remarks. Letters from neighbors were also reviewed. **After further discussion, Peter Quehl made a motion to approve the resubmitted plans. Charles Buscher seconded. A vote was taken and unanimously passed. (7-0)**

The **sixth** item on the agenda is **4640 N. Lake Dr.** The applicant is seeking an approval for a Certificate of Appropriateness for the demolition of a home listed on the WFB Historic Registry. Rob Ruvin, the owner & builder, was present to explain the request while the Board reviewed submitted paperwork and video. Discussion keys: Robert Schaefer from Schaefer Construction was the potential buyer, can't move house very far because of turns on Lake Dr. Owner of the property wants to build a new house on the lot. Company would dismantle the house and recycle all useable pieces.

Could house be taken in several pieces as opposed to the whole thing?  
Property had a rental tenant who was relocated due to mold. More documentation needed to make a decision.

Neighbors in attendance: **Janis Peltz-4673 N. Lake Dr.**-tenant was living in house until September or October 2018-hope we have all the facts. Lots of smoke and mirrors. Property owner should be here to discuss plans for property. Hates to see history of the house go. **Terry Quantance-725 E. Lake View-McMansions-** take away a house in the walking tour and once it starts, what's to stop more historic homes from being torn down. Doesn't think they have all the information.

Members from the Historic group-**Tom Fehring-4765 N. Woodburn**-house has very important historic value for Whitefish Bay, so it should be kept. **Ken Berg-5311 N. Santa Monica**-reiterates Tom's statements. Ordinances should be more stringent on allowing historic houses to be torn down. There should be more documentation. Paperwork, listings and experts regarding moving houses, etc. More than 60 days is needed to show that the property was being sold or moved.

The Board did not make a motion in this case but made a list of conditions needed before this case is heard again.

- 28 days continued efforts to relocate property or habitation by the 21<sup>st</sup> of February.
- Documentation of efforts already made.
- Cost estimates to relocate.
- Cost estimates to rehabilitate
- Efforts to reuse; tear down and rebuild elsewhere.
- Show efforts taken to sell the house.

**The ARC minutes from the January 10, 2018 meeting were reviewed. Peter Quehl made a motion to approve them as submitted. Suzy Azcueta seconded. A vote was taken and unanimously passed. (7-0)**

**With no other matters on the agenda, Jason Stuewe made a motion to adjourn the meeting at 7:43 P.M. Charles Buscher seconded. A vote was taken and unanimously passed. (7-0)**

