

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
November 7, 2019

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

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

The **first** item on the agenda is **5412 N. Shoreland Ave.** The proposed project is to review tabled plans to construct a two-story addition on the back of the house. The addition will stay true to the current architectural style of the existing house including using a matching brick throughout the exterior. John Baugnet, the project designer, was present to explain the re-submitted plans while the Board reviewed them and video. Discussion keys: Dormer window on addition; discussed size and rear setbacks. Neighbors in attendance: **Sarah Patzen-5418 Shoreland**-still too big, but better. **Dan Haworth-5406 Shoreland**-improved-purpose of attic window? Sump discharges-where? Where will A/C units go? **After further discussion, Heather Goetsch made a motion to approve the plans as submitted. James Hoffman seconded. A vote was taken and passed. (6-1)**

The **second** item on the agenda is **5536 N. Diversey Blvd.** –The proposed project is to construct a new two-story addition on the east side of the existing house, along with a single-story addition to the first floor off the back of the house. The new exteriors will match the materials of the existing home. The existing lap siding will be painted to match the color of the new lap siding. Grant Werner, the homeowner, and Ryan Hundt, the architect, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: How do pilasters fit in with existing architecture? One story addition doesn't fit with the rest of the house. No neighbors in attendance. **After further discussion, Tammy Herpel made a motion to approve the plans as submitted with the following condition: Eliminate the pilasters on the one-story addition and replace with same corner feature of the two-story addition. James Hoffman seconded. A vote was taken and unanimously passed. (7-0)**

The **third** item on the agenda is **4909 N. Bartlett Ave.** – The proposed project is to review a constructed addition that was not built per approved plans. Kristen and Wil DeJunco, the homeowners and Clay Minser, the builder/designer, were present to explain the change to the approved plans while the Board reviewed them and the video. Discussion key: Upper window sizes and grills. No neighbors in attendance. **After further discussion, Tammy Herpel made a motion to approve the changes made. James Hoffman seconded. A vote was taken and unanimously passed. (7-0)**

The ARC minutes from the October 17, 2019 meeting were reviewed. Heather Goetsch made a motion to approve them as submitted with the following changes: First item in the motion-wording should be changed from “the submitted plans were approved” to “the submitted plans were denied” and the fifth item in the motion-wording should be changed from “no faux window” to just “closed shutters with trim around them. Charles Buscher seconded. A vote was taken and unanimously passed. (7-0)

With no other matters on the agenda, James Hoffman made a motion to adjourn the meeting at 6:32 P.M. Heather Goetsch seconded. A vote was taken and unanimously passed. (7-0)

ARC Checklist

442 N. Shaveland

Setbacks compatible per 16.31 1. A.?

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

Height

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

Entries and Porches

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

Garages and Parking Areas

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	<i>discuss</i> <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	<i>discuss</i> <input checked="" type="checkbox"/> YES	NO
Decorative features are compatible (corbels, rails, columns, etc.)	<i>windows at roof</i> <input checked="" type="checkbox"/> YES	NO
Chimneys (generally masonry)	<input checked="" type="checkbox"/> YES	NO
Garages and Sheds are compatible with house style	YES	NO - N/A

Misc.

Exterior lighting meets RDG (pg 185)	<i>need coach lights</i> 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	<input checked="" type="checkbox"/> NO

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

- aluminum panels - size & massing - 2700 SF.
- windows on east & west in roof
- rear setbacks
- window on north side recessed

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 YES NO
- Between 30.1' - 35' addition requirements met per RDG YES NO

no change

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

- 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

N/A

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) YES NO
 - Garages and Sheds are compatible with house style YES NO

N/A

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)

Discussion of pylasters on 1 story add'n
roof slope on 1 story add'n

4909 N. Bartlett

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	<input checked="" type="checkbox"/>	YES	NO
Between 30.1' - 35' addition requirements met per RDG	<input checked="" type="checkbox"/>	YES	NO

Entries and Porches

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

Garages and Parking Areas

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

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Decorative features are compatible (cornices, rails, columns, etc.)	<input checked="" type="checkbox"/>	YES	NO
Chimneys (generally masonry)	<input checked="" type="checkbox"/>	YES	NO
Garages and Sheds are compatible with house style	<input checked="" type="checkbox"/>	YES	NO

Misc.

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

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