

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 21, 2020

The meeting was called to order by Kathy Skemp at 8:15AM

PRESENT: Stacy Caldwell, Shane Jacobs, Diane Kane, Leslie Lowe, Paul McElroy, Tracy Rossi, Kathy Skemp

ABSENT: none

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from July 7, 2020 were unanimously approved.

OLD BUSINESS none

NEW BUSINESS

New Leaf Office/Duplex, 123 Wisconsin Ave, duplex (ARC 20-20) The applicant described the project, its location and proposed materials. The intent is to keep the mature trees to the south and west of the project, as part of the landscaping.

Leslie – where will the stormwater be detained? *Site review will be next week and they will be asking about using the apartment stormwater facility for their stormwater.* Questions about the garages and driveways. Concerned about the small size of the planter in front of the building that is not shown on the other site plan. It is too small for the tree and seems like the afterthought. Concerned about the lack of thought on the stormwater and landscaping could have real implications for the site design. *Will be looking at the some of these issues at the site review.*

Paul – looks like a sea of asphalt in front of the building

Leslie – the project is a garage-forward design; asked about pedestrian and bicycle access – *it will be shared with the driveway*

Shane – the project needs some further work with landscaping, access, etc. The garage-forward design is a concern; the building needs some further work to the east and west – really all four elevations need further work and tie into the landscaping

Kathy – agrees the elevations need further work; the double cantilever on the front doesn't look right – typically see a post, but wouldn't work here – maybe a bracket would work

Paul – more work needs to be done with the west and south elevations, if the building is to stand the test of time; concerned with the trees going away

Diane – west elevation questions: the perspective shows a window, but windows aren't on the elevations/floorplan; agrees more work is needed with the site plan and landscaping

Motion:

Shane – move to table and direct the applicant to consider the Committee comments and take into account comments from the site review meeting next week

Diane – 2nd

Discussion:

Paul – something needs to change to the rear elevation

Vote: motion passes unanimously

Don 'K' Service Building Addition, 6219 Hwy 93 S, Mt Creative (ARC 20-21) The applicant described the project, location, floorplan and materials. Phasing the full CUP expansion project and this is phase 1.

Kathy – window materials – *metal, green – as green is the accent colors*

Tracy – why is the roof not at the same level – *variation and helps with the 2-hour separation, not sure when the 2nd phase of the expansion will occur*

Kathy – likes the step down of the roof as it helps to break up the building

Shane – questions about the 2-hour fire wall

Paul – no comments, not sure what more could be done

Diane – agrees; metal siding is discouraged, but that's what is there

Motion:

Leslie – move to approve as submitted

Diane – 2nd

Discussion: none

Vote: motion passes unanimously

Whitefish Animal Hospital, 713 E 13th Street, Seven Hills Construction (ARC 20-22) The applicant described the project. They currently are using a tent for customers, as they are not letting people in the building. They want a better set up in front of the building. Described the small addition, location, materials and how it will be accessed. All materials will be matching the existing materials with the exception of the beam.

Leslie – adds to the front of the building and is a good solution, a hose bib might be a good addition for pet water

Shane – *color it will match*

Tracy – looks better than the tent

Paul – any other post/beam *on the backside, but not very visible*

Diane – improves the entrance of the building

Tracy – better for the snow shed

Paul – ensure you make the same scale of the timbers and the cross beams

Further committee questions about the materials, colors and details

Motion:

Tracy – move to approve as submitted but would like to see the color of the stamped concrete

Paul – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

The Committee reviewed the updated regulations, draft InDesign layout and offered suggestions on the layout. The Committee agreed to add language: “Higher quality and easily maintained materials are strongly recommended.” and place in the Exterior Material subsection within each chapter.

The August 18th meeting was canceled.

Meeting adjourned at 9:40 AM