

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 7, 2023

The meeting was called to order by Diane Kane at 8:15 AM

PRESENT: Christine Blehyl, Grant Hughes, Diane Kane, Leslie Lowe, Ryan Kiefer, Paul McElroy, Tracy Rossi

ABSENT:

STAFF: Wendy Compton-Ring

MINUTES: The minutes from January 3, 2023 were unanimously approved.

OLD BUSINESS

Canterra at the Quarry, material change, 900 Wisconsin Avenue (ARC 22-08) The applicant described a material change from the stone veneer to board-form concrete.

Discussion about the materials and how it is applied

Motion:

Paul – move to approve

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

Joly Triplex, 714 W 2nd Street, Steve Joly (ARC 23-04) Described the project, landscaping, its location, the materials and material colors.

Leslie – concerned the path lighting is pretty low

Christine – something a bit taller (30-inches) to avoid the snow; thoughtful design, tremendous effort; OK with the two front doors, is often found in town with the older homes; the landscaping design is being handled well and the color palette looks nice; excellent submittal

Leslie – the landscaping plan is nice with a good plan palette

Tracy – asked about the parking for the third unit *it is surface parking off the alley*

Motion:

Paul – move to approve as submitted

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

North Valley Music School, unaddressed River Lakes Parkway, LSW Architects (ARC 23-05) Handed out the building materials for the Committee to review. The cedar will have a clear finish. Described the project, the neighborhood context, materials and landscaping.

Leslie – an enormous opportunity to be creative with the site; asked for clarification of the outdoor spaces; opportunities for little nooks for informal private spaces

Tracy – beautiful project, likes all the concepts

Diane – agrees, nice project, super addition to the entire area

Christine – Nice job with the architecture on a budget

Paul – curtain wall questions *clear with shades inside*

Ryan – would like to see more detail with the entrance but not as concerned after the discussion

Motion:

Tracy – move to approve as submitted

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

Coyle Building, 39 O'Brien Avenue, MT Creative (ARC 23-06) The applicant described the project, location, neighborhood context, vehicle and pedestrian circulation, materials, landscaping and material colors.

Ryan – what is the predominate cladding in the neighborhood? *The applicant described the various materials in the neighborhood.* Discussion on the reveal width of the horizontal cladding.

Leslie – the visuals are helpful to see how the building fits into the neighborhood

Paul – no shadow line? *Correct*

Christine – fascia metal? *Wood* Corner boards? *Some sort of corner element but as minimal as we can go*

Paul – awnings? *2 x 10 with metal roofing*

Motion:

Christine – move to approve as submitted

Leslie – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Pre-Ap, Whitefish Credit Union, 315 Baker Avenue, Cushing Terrell The applicant described the project (executive offices for WF Credit Union), location, landscaping and materials.

The Committee liked the project and looked forward to reviewing the final project.

Pre-Ap, WF Yards Lot 1, 95 Karrow Avenue, MT Creative The applicant described the project its location, the overall project/concept, and the materials.

Leslie – thoughts on the parking, it would be great to add more landscaping

Tracy – # of residential? *About 100*

Paul – only so many ways to dress up these big boxes; they look like a MT Creative building

Diane – see these two first buildings to help develop the concept so there is a cohesive design element throughout the entire project as these two buildings are evolving these two buildings will be very important

Leslie – especially since MT Creative won't be necessarily doing the entire project

Pre-Ap, The Springs at Whitefish Expansion, 1501 River Lakes Parkway The applicant described the project – executive offices for WF Credit Union, location, materials.

Ryan – concerned with the building height and the vast parking lot area

Leslie – separation of the bike path and the accessibility for the residents; being able to go outside safely with a network of paths is important with lots of places to sit – smaller private areas versus only large areas.

Paul – agrees with Ryan on the building height and parking area; the loading and trash area in the front is a concern, will look bad over time

Christine – asked about the review process *will have to go through the public hearing process*; it would be good to go through another pre-ap

Leslie – vegetable garden area should also include flowers

Meeting adjourned at 10:47 AM