

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 1, 2022

The meeting was called to order by Shane Jacobs at 8:15 AM

PRESENT: Christine Bleyhl, Stacy Caldwell, Shane Jacobs, Diane Kane, Leslie Lowe, Tracy Rossi

ABSENT: Paul McElroy

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from February 1, 2022 were unanimously approved (Leslie abstained).

OLD BUSINESS

Miles Avenue Condos, 10-unit Condo Building, 4-8- Miles Avenue, Ken Huff (ARC 21-36)
Described the updated building design. The interior is the same, but the exterior is substantially different. The architect described the building updates that included a simplification of the plan with new building materials.

Leslie – what is the retaining wall? *block Looking at a couple of different options – block with rock face or natural stone – depends on what is available and final costs. The trail is still a bit of an unresolved issue due to the connection to the south and need to work with the Conservation District for permitting. Is there any soil remediation required in relation to the BNSF property? Need to have a plan and if anything is encountered, dispose of it in an approved manner/location.*

Tracy – likes the exterior and colors; improved design

Christine – garage doors materials? *Which color/option does the group like?* Overall, the group preferred the dark garage (option #2) with the side lights

Leslie – it's a big improvement and is a much more interesting building; especially as one floats down the river

Christine – roof materials? *Some metal, gray membrane with a semi-transparent over top roof patios*

Leslie – unresolved issues with the landscaping rock, retaining walls, garbage enclosures – bring back this information; wood mulch would be a better option than gravel

Motion:

Leslie – move to approve with final review of the landscaping elements (retaining wall & garage enclosure) and change the granite rock mulch to a wood mulch without landscaping fabric and the black garage door design with side lights (option #2)
Christine – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

Blackstar Partners LLC, 2 Central Avenue, repaint (ARC 22-02) The applicant described the paint, body flat dark gray and the columns semi-gloss in a true black.

Tracy – wondered about fading. *Facing north so it should be OK*

Leslie – the amount of windows help break up the amount of black; could the body go a bit lighter? *It will be more of a gray*

Shane – what is the treatment/prep of the metal? Any swapping out of the materials with a pre-finished? *Not at this time, they will treat the metal and paint it*

Christine – prefer to paint versus replacement

Shane – replacement you get a 20-year warranty

Painting is a reasonable solution to start with

Motion:

Christine – move to approve provided the paint is applied using best application practices
Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

122 & 130 Karrow Avenue, 2 triplexes, Greg Eaton (ARC 22-03) The applicant is looking at the garage doors similar to the previous project (black with the side light). Described the project location, site plan, the buildings and proposed materials.

The Committee asked questions about the materials and their application.

Leslie – concerned with the back elevation without any relief and lawn to the back of the building They want to have minimal landscaping and let the new owners do their own landscaping

Christine – Is there stone? yes, need to show on the plans.

Motion:

Christine – move to table and directed the applicant to update their site plan, update the landscaping and provide a better annotation on the building elevation of the where the materials are located and bring a sample of the stone 3

Leslie – 2nd

Discussion: Make sure to review the items of duplex/triplex standards Shane – these issues and review the items in the staff report

Vote: motion passes unanimously

OTHER ITEMS

- Gemini Townhouse, Denver & Colorado, Christine Blehyl, minor amendment (ARC 21-19) slight material change and the 2nd floor squared off instead of the angle originally proposed.

Tracy – looks good

Diane – likes it, too bad to lose the original design

Motion:

Leslie – move to approve

Diane – 2nd

Discussion: none

Vote: motion passes unanimously

- Tree Preservation During Construction

Tracy – Recommendation #3 – the fine should be greater

Shane – suggested an option of replanting/replacement trees at an equal caliper. Example, a 30-inch caliper tree lost/removed would be replaced by 15 new 2-inch caliper trees

Leslie – It needs to be a balance, if we make things too difficult does it still make sense for Whitefish

Stacy – makes sense to feed this letter into the City's landscaping chapter update; will go back and update the letter and bring it back to the next Committee

Meeting adjourned at 9:47 AM