

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 4, 2023

The meeting was called to order by Leslie Lowe, acting chair, at 8:15 AM

PRESENT: Christine Bleyhl, Grant Hughes, Leslie Lowe, Ryan Kiefer,

ABSENT: Diane Kane, Paul McElroy, Tracy Rossi

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from February 7, 2023 were unanimously approved.

OLD BUSINESS

222 Lupfer Avenue, amendments, Solus Architecture (ARC 22-33) The applicant described the project and its changes on the north elevation. Materials are the same.

Leslie – looks better

Christine – exterior stair (*with a cover*) to an open deck; materials? *Described with what they might be*; concerns with the use of wood on a zero-lot line – check the building code

Ryan – if it's steel and open, it might be OK

If they have to enclose it, they would need to come back

Motion:

Christine – move to approve as submitted as an open staircase and deck

Grant – 2nd

Discussion: none

Vote: motion passes unanimously

345 Spokane Avenue, amendments, nuWest Construction (ARC 22-29) The applicant described the changes to the previous project. The finishes have not changed – just the structure itself.

Ryan – the enclosure of the southern deck is a bit of blank wall

Tough, it's the men's restroom; wants to focus it to the doors

Leslie – kind of likes it

Christine – fairly symmetrical; isn't bothered by the revision

Motion:

Christine – move to approve as submitted
Grant – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

301 Akers Lane, church, Nu West Construction (ARC 23-09) Described the project, landscaping, its location, the materials and colors.

Leslie – this is probably one of the nicest site driven designs with the landscaping and layout

Christine – asked questions about the board form concrete. *It will be an applied material – troweled on-site*

Leslie – questions about the lighting to make sure they are dark sky compliant and low wattage as possible

Christine – nice looking building

Motion:

Christine – move to approve as submitted
Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

Storage Building, 626 Woodland Place, Babiak, (ARC 23-07) The applicant described the project, its location, neighborhood context. Several material options were provided.

Christine – suggested it be tabled in order to see the actual samples, color (siding, roof)

Leslie – struggling with the context of the neighborhood

Grant – noted sections of the Resort-Community referencing the neighborhood scale; prefer it to look more residential versus a very large mini storage building

Leslie – it's not accessory to main office and concerned with how it will feel in the neighborhood; noted additional sections within the Resort-Community district

Christine – concerned with the size, scale, massing and materials of the project

Ryan – isn't necessarily concerned with the metal but with the large scale of the building

Christine – it's a balance between what the client wants and what the standards say – if it got approved the Committee would see a lot of backlash from the community; we would need to see similar sensitivity that the previous applicants provided

Leslie – suggested the applicant review the standards with the client; look closer at the site to include landscaping to enhance the site

Christine – unusual use for this area

Motion:

Christine – move to deny

Grant – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Staff reported on a couple of bills working their way through the MT legislature that might impact the Architectural Review Committee. Staff will forward the current full text to the Committee.

Staff also reported on a violation – façade change without review. Staff will contact the builder/owner and have them come in.

Meeting adjourned at 9:20 AM