

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 6, 2021

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

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

ABSENT: none

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

REMOTE MEETING: Tracy moved and Paul 2nd to continue to meet remotely pursuant to Ordinance 21-03

MINUTES: The minutes from March 2, 2021 were unanimously approved.

OLD BUSINESS

Jalisco Cantina, 510 Wisconsin Avenue, trash enclosure, Jeff Carl (ARC 19-50)
Described the gates on the front of the garbage enclosure. The materials will match the existing building. The dimensions of the garbage enclosure will be the same. Waiting to do the roof until later – perhaps this summer – and will bring that design back into the Committee.

Shane – can the roof and gates be done at the same time *may have another project and could incorporate this project with that*

Paul – did we review plans?

Shane – we've reviewed variations and would like to allow some flexibility to get him finished

Motion:

Leslie – move to approve the gates – similar design/materials

Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

Watson Townhouse, 721 & 723 Icehouse Road, Moser Design (ARC 21-08) The applicant described the changes – landscaping, entryway, siding on the lower part of the

building and change to the one window above the garage (north unit). The HOA requires some differentiation between the units. No retaining walls will be required – possibly some rocks.

Paul – doesn't agree with the HOA on that one window *applicant could further visit with the HOA*

Shane – Understands the concerns of the HOA; could be achieved in another way

Leslie – landscaping still pretty minimal; stones are good; other changes work better

Tracy – likes the updated columns; agrees with the gray window concern; likes the lower elevation – looks better

Paul – would like to see both of the windows gray

Diane – looks much better with the siding; more landscaping would be good; something with the windows – slightly different color?

Shane – select two different colors that maybe wraps around the building *color wasn't enough for the HOA they wanted different materials – described the adjoining buildings and how they addressed this HOA standard*

Paul – maybe the two pop-out windows could have different roof-types (shed and gable?)

Shane – has the HOA approved this? *Not yet?*

Motion:

Leslie – move to approve the changes as submitted subject to both windows above the garage door being the dark gray

Diane – 2nd

Discussion:

Paul – OK with both gray or both white – just not two different colors

Vote: motion passes unanimously

NEW BUSINESS

19 Colorado Avenue, two apartment façade change, 19 Colorado Avenue LLC (ARC 21-10) The applicant described the building, materials, colors, and location of the project. Described the purpose of re-doing the roof – aesthetic and for drainage. Described the updated fencing and landscaping. Noted the trees along Colorado are on private property. Unfortunately, they are growing into the powerlines, they are quite close to the building and uprooting the sidewalks. Described the updated carports and plan for drainage.

Tracy – likes all the changes; safety-wise and aesthetic; going in a really good direction

Paul – any other options for the trees? Can you do any pruning instead of full removal?

They provide nice screening of the building. *Removal isn't the first choice. Pruning would be the first choice, but then would have to evaluate removal 2nd. If they are removed, will replace with something that works better in the space with the overhead powerlines*

Leslie – the one closest to the driveway might be the best to save; go ahead with planting trees and look to the city list of approved trees; look at some outdoor spaces for the tenants

*** Christine Bleyhl joined the meeting at 9:02 AM ***

Described the pictures showing the trees, their size and damage being caused. Probably a great trees, but just not the right tree for the location

Leslie – old-school thought to put Spruce in as a street tree; understand why the change
Shane – window color? *White. Described the materials and colors* Too bad it is white.
Concerns about the drainage from the carport. *Described the drainage plan. Might change the roof.* Are the lights dark sky compliant? *They are located under the covered awning.*

Paul – likes all improvements; buildings needed a facelift

Motion:

Christine – move to approve as submitted

Tracy – 2nd

Discussion:

Leslie – suggested that any trees planted along Colorado should comply with the City's street tree approved tree list; both the motion maker and 2nd agreed to this amendment

Vote: motion passes unanimously

Smith Fields, 2030 River Lakes Parkway, new restroom, WF Project Kids (ARC 21-11)

Described the project, materials and location. The outdoor light has been changed to be dark sky compliant and the drinking fountain has been changed to a bottle filler only. It is a pre-constructed structure.

Tracy – necessary and looks nice. Any plans for the concession stand? *No, it's cedar and was recently stained. Could change the color of the bathroom to match the concession stand or paint the concession stand*

Leslie – any chance of the lower rock could be brick to match the concession stand building? *Only rock choices and this is the mountain blend.*

Paul – how about the building without the rock? Might save money too.

Leslie – would prefer to see the building without the rock; simplify the building; seems like the restrooms should be unisex *Agrees – that's what they are proposing*

Tracy – wonders if the colors should better match the existing buildings *that is a possibility – lots of choices?*

Paul – what are the colors around the trim? *Probably the Java Brown.* Would like the body to be the trim color without the rock

Stacy – thanks for all the work; agrees with the colors to match the soccer buildings

Motion:

Christine – move to approve with the modifications as described by the Committee

Stacy – 2nd

Discussion: none

Vote: motion passes unanimously

Craggy Range, 10 Central Avenue, patio cover (ARC 21-12) Brad described the project and colors along with the design inspiration; in need of an update to reduce the patio clutter

Paul – likes it

Shane – perimeter fencing? *Not right now, but at some point in the future and it may not happen this summer. Considering a metal fence.*

Paul – how tall are the sails? *The beams are 12-14' and the sails can be adjusted based on sun screening need.*

Leslie – in the wintertime can you see the poles? *the sails are removed in the winter so the beams will be visible*

Christine – sails are an improvement

Motion:

Paul – move to approve as submitted

Christine – 2nd

Discussion: none

Vote: motion passes unanimously

Nolen duplexes, W 2nd Street, four townhouse buildings on four lots (ARC 21-13 – 124 W 2nd Street, ARC 21-14 – 134 W 2nd Street, ARC 21-15 – 132 W 2nd Street & ARC 21-16 – 124½ W 2nd Street) The applicant described the inspiration for the project, its location, site plan and materials.

Christine – nice to see an outside perspective and introduce some new and fresh/different looks; appreciates the presentation

Leslie – likes the changes to units 1 & 2; likes the project in general; terrace along the river – more detail on the patio overlooking the river

Christine – have you found the Arch design standards helpful or a hinderance to the design process? *They are good because they are not prescriptive more like design intent – clear, but open enough to try something different. Some communities are very specific including color and manufacturer of particular material.*

Diane – appreciates the feedback; loves the project and will be a positive contribution to the neighborhood

Motion:

Christine – move to approve as submitted

Diane – 2nd

Discussion:

Leslie – looks good; thanks again for a really nice presentation, it's a pleasure to review

Vote: motion passes (6-1, Paul voting in opposition)

Wright's Furniture, 6325 Highway 93 S, façade change (ARC 21-17) Described the project and materials of the façade change.

Leslie – at the pre-ap Committee talked about bike parking or pedestrian access to the front of the building *they will be utilizing the existing landscaping. The intent is create a bit of a streetscape along the front of the building; the store does not get a lot of pedestrian/bicycle parking* Understand that the project does not get a lot ped/bike traffic, but the entire town is attempting to get more ped/bike access to all businesses, including for commuters – it's something to encourage; *not sure it is architecture to address bike usage* can we at least add a connection from the highway to front door? *Yes, and very easy to add a bike rack*

Paul – anything to the remainder of the building? *Considering repainting or residing, but that is not part of this application*

Shane – sign changes? *Adding the materials from the façade change to the existing building – no dimensional changes*

The Committee and applicant described the requirement for a mock-up

Shane – nice improvement to the façade, landscaping and looks good

Diane – a huge improvement and looking forward to it

Motion:

Diane – move to approve the as submitted subject to path connection to the sidewalk on the highway and review of the mock-up

Tracy – 2nd

Discussion:

Leslie – interesting seeing the sign materials

Vote: motion passes unanimously

OTHER ITEMS

Pre-Ap, Eagle Lake, Montana Creative, 309 Akers Lane Described the project, location, and materials.

Tracy – every building the same color or some variations? *Like to have all the materials the same but perhaps application is different? Would like to get Committee feedback that idea*

Christine – keep them more monochrome, simplicity would be helpful – color changes will not enhance the project

Diane – keep it as simple as possible; a lot is going on

Shane – agrees, struggles with the garage forms out front – especially the one on the SW as it is the entrance into the project; look a bit tacked on

Christine – can't see how to integrate them with the site plan *Landscaping between Akers Lane and the garages will hopefully screen the garages.* They are disconnected from the

main building architecturally/monochromatic – windows, color – something to tie them and integrated

Paul – the garages are key to these very large buildings and will help with the scaling of the buildings; east and west ends of the building need additional work – west side of west building/east side of east building

Leslie – looking forward to landscaping and outdoor/community space plans

Pre-App. Casa Frida, Christine Bleyhl, 722 Denver Street Described the project, location, and materials.

Tracy – likes the exterior finishes; likes the colors and how everything blends together

Shane – likes the randomized B&B; fun with a different take; not the guru for exposed wood – washes? *challenges with the long-term changes color*

Diane – really likes the lines of house and likes the white stained wood *concerned it will turn pink and the client doesn't like that*

Paul – don't struggle with the architecture; read why we have design guidelines and maintaining the character of Whitefish; concerned this design doesn't meet the character of Whitefish *lots of different architecture in town – we don't have one*

Diane – believes it does meet the Design Standards

Other

ADU Design Standards – staff suggested a smaller group of Committee members help staff with design ideas 2 or 3 members (less than a quorum) Shane, Diane and Christine volunteered for a Wednesday 4/28 meeting; staff will set this up

Hilary will run the next meeting as Wendy will be out of the office that week.

Meeting adjourned at 11:20 AM