

# WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 20, 2021

The meeting was called to order by Shane Jacobs at 8:13 AM

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

ABSENT: none

STAFF: Hilary Lindh

PUBLIC COMMENT: none

MINUTES: The minutes from April 6, 2021 were unanimously approved.

**OLD BUSINESS** none

## **NEW BUSINESS**

Tate Interiors, façade change, 6464 Highway 93 S (ARC 21-18) The applicant described the building, materials, colors, and location of the project. The garage door will be all glass, the siding will be vertical lap, light silver/gray barnwood. The asphalt currently extends to the building, but they will add a five-foot wide concrete apron with planters that wrap around the corner. Window trim is 2 ½" and dark brown in color. Awning to have simple steel metal posts. The metal siding along the sides of the building will be left as is. They will build some type of shed or structure to help conceal the utilities on the north side.

Tracy – will the garage open? *Yes, manually.* And all new windows on the sides? *Yes.*

Paul – garage glass is clear? *Yes.*

Christine – standards require four-sided architecture. It's great to add the windows to the sides, but it would be good to change more than just the front façade. Would prefer to have the feeling of the new front brought around to the north side where there is space to the next building.

Diane – agrees, could side metal be painted to match?

Leslie – façade change is a big improvement; likes the continuity the new windows and trim bring. Would like to see a bike rack added, and possibly more landscaping to left of entry. *There is room for a bike rack and applicant likes the idea. Landscaping to the left/south is difficult due to shared driveway and concrete posts.*

Shane – are you reconfiguring the parking? *There are old diagonal parking lines to the side that could be repainted to keep cars from parking in front of the glass garage doorway. Between the retaining wall and the sidewalk south of the driveway there is an opportunity for landscaping (in road right-of-way, need to check with Parks and Public Works).*

Paul – power lines coming into northeast corner of building. If you're not painting the north side, could you add some landscaping to partially obscure? Something that would grow up but not out. *Planning to build some type of covering.*

Leslie – it's the north side of the building so tough to get something to grow, perhaps shrubs or trellis on corner.

Shane – it's a great improvement and painting the metal sides would be tough. Okay with contrast of industrial metal sides and more modern front façade.

Paul – can clean the metal sides to freshen them up. *Applicant will look into it.*

Christine – Leslie's suggestion of a trellis is interesting. Check out Green Grid company or wooly pockets. Can get over that it's not four-sided architecture. *Applicant will look into trellis option and Green Grids. Can't afford to update all four sides at this time but will also look into painting and cleaning options.*

Christine – could be a rain screen for detail. Requiring four-sided architecture is in the standards and is an opportunity for the corridor, not singling this building out.

### **Motion:**

Leslie – moved to approve with addition of bike rack and landscaping up front in road right-of-way south of driveway depending on okay from Parks Department.

Diane – 2<sup>nd</sup>

### **Discussion:**

**Vote:** motion passes unanimously

### **OTHER ITEMS**

- Letter to City Council regarding tree damage during construction. Committee discussed draft letter to Council. There was some clarification that the intent is to communicate to developers how important the issue of tree preservation is to the community, to require better site plans that identify trees to preserve, and to exact fines or ensure some other adverse consequences if developers fail to honor their commitments regarding tree preservation. It is not meant to slow or stop development, and it is not meant to be overly onerous or burdensome. The committee does not want to collect a bunch of money through fines, but rather prevent destruction of trees that should be preserved. An evaluation of existing trees and a tree preservation plan should be part of every architectural review submittal and there should be some way to hold developers to their preservation commitments. Shane said the committee should be firm about tabling applications that are not complete. Stacy and Leslie will take the clarification provided by the committee discussion and refine the letter. They will include options for City Council to consider of types of consequences a developer could face for failing to preserve trees.
- Dr. Bergland shed (<100 sf) behind medical office at 844 Baker Ave – needs to bring into committee.
- Change to coffee kiosk at 6191 Hwy 93S (ARC 20-02) - needs to bring proposed changes into committee.

Meeting adjourned at 9:30 AM