

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 18, 2021

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

PRESENT: Christine Bleyhl, Diane Kane, Leslie Lowe, Paul McElroy

ABSENT: Shane Jacobs, Tracy Rossi, Stacy Caldwell

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from May 4, 2021 were unanimously approved.

OLD BUSINESS

Hartman Duplex, trim color change, 1320 Wisconsin Avenue (ARC 20-25) Moved to the June 1st meeting due to lack of a quorum as Paul would need to recuse himself.

Repainting, 100 E 2nd Street, Esther Barnes (ARC 21-21) The applicant provided an update of the colors which are different than what they originally wanted to do. They have also changed the way the colors are applied to the building and will have one color for the wood siding, one color for the stucco material and a trim color.

Leslie – what is the plan for the awnings? *They will be updating at some point, but not quite yet – possibly the dark gray color of the stucco since there are no awnings on the stucco.*

Paul – clarification of trim? *Just around the windows, not the corners*

Leslie – suggest we postpone this to see the colors on the actual siding material; the applicant could get a space on the building pressure washed on the actual materials with the accurate colors

Christine – continues to be concerned about pressure washing the stain and then applying the paint

Paul – any chance we could see it on the materials? *Probably, but it may not be the pressure washed and may be an interior paint*

Leslie – go back to painter and ask them ‘can you help us get through the approval process and this is what the Committee wants to see’

Diane – sounds like we need a motion to table to see actual color on the actual materials

Motion:

Leslie – move to table to see the colors on the actual materials to review in the field at the next meeting

Paul – 2nd

Discussion:

Leslie – come back with awning colors

Diane – we'll plan to walk down at the end of the meeting and vote

Vote: motion passes unanimously

NEW BUSINESS

Eagle Lake Condos, 309 Akers Lane, 39 condos in 5 buildings, MT Creative (ARC 21-22)

The applicant provided an overview of the project, the site, the buildings, and materials. Described site changes from the pre-ap: wood fence around the tot lot and the dog park area, added a couple of more pedestrian access points connecting parking/street to the units, buildings are slightly sunk into the ground to meet the building height. Changes from the pre-ap on the building – made changes to the end units and provided updates to the detached garages. Described how the buildings are different from one another.

Leslie – very comprehensive submittal, thank you

Paul – have done a nice job, addressed the concerns from the last meeting; helped reduced the boxy-ness from the pre-ap meeting; landscaping along the street will be critical to screen the parking

Leslie – the landscaping looks nice; will be interested to see how the planting plan in the front is further fleshed out; interesting to see how access into the garages will happen *there is a berm along the front and the buildings are further recessed into the land – slopes to the north; there is quite a bit of depth and room for parking*

Leslie – question about the dog park area; corners are challenging for dogs – can create an area for aggression *could do wood for the south and east sides and soften the corners* make sure there are two gates – can cause conflicts too, offered to make suggestions

Diane – massive project and very dense; anything done to mitigate mass of buildings is important – done some good work; there are a lot of texture and color changes on the buildings – hope it isn't too much

Paul – clarification on the siding; liked the garages; landscaping will be critical; likes the color selection and palette

Motion:

Paul – move to approve as submitted

Leslie – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

- Tree Preservation During Construction – will discuss at the next meeting
- Start meetings in person on June 1st – the Committee asked about the ability to use face shields or something to accommodate lip reading. Staff will find out.

- ADU design standards – move to the next meeting

Meeting adjourned at 9:45 AM