

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 7, 2022

The meeting was called to order by Diane Kane at 8:17 AM

PRESENT: Christine Bleyhl, Diane Kane, Ryan Kiefer, Leslie Lowe, Paul McElroy, Tracy Rossi

ABSENT: none (one vacancy)

STAFF: Wendy Compton-Ring

ANNUAL APPOINTMENT OF CHAIR & VICE CHAIR: The Committee discussed the responsibilities of the chair and vice chair.

Motion:

Christine – made a motion to appoint Diane Kane as the Chair

Leslie – 2nd

Discussion: none

Vote: motion passes unanimously

Motion:

Christine – made a motion to appoint Tracy Rossi as the Vice Chair

Paul – 2nd

Discussion: none

Vote: motion passes unanimously

PUBLIC COMMENT: none

MINUTES: The minutes from May 24, 2022 were unanimously approved.

OLD BUSINESS none

NEW BUSINESS

Village Square Condo, Central Avenue & E 3rd Street, façade change, Kai Lindborg (ARC 22-09) This item was postponed until next meeting (6/21)

Golf Course, addition/remodel, 1200 Highway 93 W, MT Creative (ARC 22-11) The applicant described the project, site plan, mass, scale and materials. Goal was to keep the height of the building low to preserve the historic aspects of the building.

Paul – the only item the public will see is the two-story element of the building *yes, trying to keep the roof as low as possible*

Christine – visually from the street; gable end versus a hipped roof will look too dominate and will overwhelm the historic character of the building; the vertical face will be more obtrusive than a hipped roof on the western gabled end

Paul – asked if trees are being removed? *There are two trees leaning toward the building that are going to be removed but none from the golf course* Asked about the reasoning for the gabled-end? *Conference room space. Hipped roof? mostly a drainage issue and plate heights*

Ryan – what's happening between the logs and B&B? *trim board* Mock-up? *Yes, the builder will do one and they will review*

Paul – asked about the trees near the building that will be removed? *Replaced with cart circulation and some landscaping*

Leslie – doesn't think it will be noticeable due to the number of large trees on site

Motion:

Christine – move to approve subject to changing the west facing from a gable to a hipped roof

Paul – 2nd

Discussion: none

Vote: motion passes unanimously

Crestwood duplex, 57 Crestwood Drive, Good Medicine Developers LLC ARC 22-12) The applicant described the project, its location, building design and materials.

Ryan – asked for clarification on the pattern of the material versus how it is depicted in the rendering? *It won't look like the rendering – reclaimed.*

Christine – clarified the building lighting up and down or only down? *Only down lighting*

Ryan – asked about lighting in the soffit above the 2nd floor above the garage? *Seems excessive, didn't notice it and will have it removed – unnecessary*

The Committee asked about the garage door material, other building materials and the landscaping

Ryan – asked about the purpose of the vinyl fence, that material is not right with the rest of the project *Applicant agreed – introducing a new material*

Leslie – the landscaping plan is bare bones, uninspiring

Paul – asked about the front feature

Ryan – the windows above the garage are too low – review this.

Motion:

Christine – made a motion to table the application and directed the application to:

- Remove the upper soffit lighting
- Ensure the outdoor lighting is dark-sky compliant
- Replace the vinyl fence to something complementary (wood or metal)
- Remove the metal base at the front of the building and have the columns go all the way to the ground
- Provide the Committee we actual samples of the garage door and other building materials

Leslie – 2nd

Discussion: none

Vote: motion passes unanimously

Crestwood duplex, 58 Crestwood Drive, Good Medicine Developers LLC (ARC 22-13)
Most of the comments made on #57 are the same for #58. Overall the committee liked the look of #58 better.

Motion:

Christine – made a motion to table the application and directed the application to:

- Remove the upper soffit lighting
- Ensure the outdoor lighting is dark-sky compliant
- Replace the vinyl fence to something complementary (wood or metal)
- Remove the metal base at the front of the building and have the columns go all the way to the ground
- Provide the Committee we actual samples of the garage door and other building materials

Diane – 2nd

Discussion: none

Vote: motion passes unanimously

Ice Den, 735 Wisconsin Avenue, covered walkway, MT Creative (ARC 22-05) The applicant described the project, its location, purpose and materials. The green will be the same as the existing structure and the beams will be a stained wood.

Ryan – asked about the connections and suggested the column base be less ornate

Motion:

Leslie – move to approve as submitted
Christine – 2nd

Discussion: none

Vote: motion passed unanimously

104 O'Brien Avenue, Mixed Use, MT Creative (ARC 22-10) pulled from the agenda

Modern Pastime Whitefish, 222 Central Avenue (ARC 22-14) The applicant described the change in awning color from the previous purple to chive green.

Motion:

Christine – move to approve the chive awning
Tracy – 2nd

Discussion: none

Vote: motion passed unanimously

Other Business: The committee reviewed the following pre-applications and offered suggestions.

- Mixed use development, 509 E 6th Street, MT Creative.
- Hotel, 541 E 2nd Street, OZ Architects
- Hotel, 38 Central Avenue, OZ Architects
- Multi-family, 444 Central Avenue, Paradigm Architects
- Three Rivers Bank, 6329 Highway 93 S, Cushing Terrell

OTHER ITEMS

- The Committee still has one vacancy. The Committee was encouraged to find someone to apply.

Meeting adjourned at 11:25 AM