

## WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 15, 2021

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

PRESENT: Christine Bleyhl, Shane Jacobs, Leslie Lowe, Paul McElroy, Tracy Rossi

ABSENT: Stacy Caldwell, Diane Kane

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from June 1, 2021 were unanimously approved.

### OLD BUSINESS

206 Lupfer Avenue, material amendments, Ken Huff (ARC 19-34) The applicant presented the material changes. The cedar on the top penthouse level was installed differently. The installer didn't pick up on the detail of some of the vertical elements. The other siding change seems to have happened because the plans evolved and at some point the siding went horizontal versus vertical.

Christine – probably a bigger issue for you, as the designer, versus the Committee. OK with the change since it's not a change to the materials.

Shane – agrees

#### **Motion:**

Leslie – move to approve the changes

Christine – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

Goosebay Capital LLC, Amendment to Coffee Kiosk, 6191 Highway 93 S (ARC 20-02)

The applicant presented the change to the coffee kiosk to the standard Florence coffee kiosk. Presented the materials – may either be the pre-finished or a Cor-ten. Either works for them. They need to decide and it may come down to the maintenance.

Christine – noted the Cor-ten may drip onto the rock trim

Shane – question about the finish of the columns or beams – *metal finished to rust to match the Cor-ten; 6 x 6 to solid looking*

Leslie – walk-up window? *No.*

Shane – soffit material? *Metal to match the roof* Window finish? *Mocha vinyl colored – not white*

**Motion:**

Christine – move to approved as submitted with the Corten and some outdoor seating

Leslie – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

**NEW BUSINESS**

WAG Dog Park, 1720 E 2<sup>nd</sup> Street, kiosk & storage shed (ARC 21-25) The applicant presented the two projects: 1) a pre-fab storage shed in the same color as the existing shed and located near the entrance and 2) kiosk within the park.

Leslie – What is the purpose of the shed? *Storage of mutt mitts and other equipment the volunteers use frequently.* Concerned with the location of the shed – it's one of the most prominent locations in the park *they have planted a couple of trees and this shed will be located between them*

Shane – if it's more for functionality, maybe there is a better location

*The applicant described their reasoning for locating the shed in that particular location and determined it is the most convenient location.*

Leslie – still quite concerned with this location for the shed and would prefer to see another location – perhaps it could be designed into the kiosk or maybe by the pavilion (not within the locked pond). At one point, there was a design for a 'grand' entrance. There are other opportunities for this shed to be in another location.

Shane – agrees with Leslie on all those points. Perhaps a shed could occur so the 'front door' to the park isn't the side of a shed.

Christine – this looks like an 'off-shelf' shed – when all other structures within the park are very thoughtfully designed and designed with care

*Kiosk location designed to pull people and their dogs away from the entrance and maybe have a webcam.*

Leslie – one of the Top 10 Dog Parks in North America – let's make sure the overall park design is maintained

Shane – this is the front door to the Park and should be welcoming

*Would the Committee be supportive of storage integrated into the kiosk? Yes.*

Leslie – it would be a nice addition and could be simple if integrated into the kiosk; still would be convenient

*WAG has already ordered the shed and this was approved by the Park Board. They are wondering where the authority is for this Committee.* The Committee noted the standards

**Motion:**

Christine – move to table this for further design consideration

Tracy – 2<sup>nd</sup>

**Discussion:**

If the kiosk is modified (design and location), the Committee would want to see it. If the shed is going to be integrated into the kiosk, the Committee would want to see this too. Paul – a store bought shed is going to look like a store-bought shed

**Vote:** motion passes unanimously

Babington Duplex, 772 Denver Street, Christine Bleyhl (ARC 21-26) The applicant described the project, location, materials and landscaping. The forms and images are similar to what was presented during the pre-ap. The materials are real wood if they can afford it. Described how the charring of wood occurs and methods of preservation.

Leslie – black mulch is a dyed; there is a decomposed-type mulch that is dark without the added dyes; bottle brush can be extremely aggressive and spread, and it also can be a problem for animals – suggest a different type of grasses

Tracy – asked about the open space/parkland

Paul – still struggles with the role of the Arch Review Committee and the style of projects  
*The character of Whitefish is varied over time*

Leslie – likes to see the expanding window of design in town

*Noted other designs approved that aren't high design quality*

Paul – likes the architecture but doesn't think the building matches the character of town  
*Important to be true to the time of construction*

Paul – feels the Council is concerned with the character of the town; maybe the design of the standards needs to be changed? *Agrees*

**Motion:**

Leslie – move to approve as submitted

Tracy – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes (3-1, Paul voting in opposition)

**OTHER ITEMS**

- Tree Preservation During Construction – continue until the next meeting
- ADU design standards – no update from the HSC

Meeting adjourned at 9:33 AM