

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 18, 2023

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

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

ABSENT: Grant Hughes, Paul McElroy

STAFF: Wendy Compton-Ring

MINUTES: The minutes from June 20, 2023 and July 5, 2023 were unanimously approved.

OLD BUSINESS

Calvary Chapel, 420 E 5th Street, repaint (ARC 23-17) The applicant described the change in colors and their application on the building.

Ryan – confirmed the trim color

Leslie – continues to be concerned with the mass of the building with such a dark color

Christine – likes it

Diane – likes the contrast between the wood and dark color

Ryan – outspoken last time concerned with the dark color

Motion:

Christine – move to approve

Tracy – 2nd

Discussion: none

Vote: motion passes 3-2 (Leslie, Ryan voting in opposition)

NEW BUSINESS

Whitefish Landing Townhomes, 1974/1982 Whitefish Avenue, North Valley Construction (ARC 23-18) The applicant described the project, its location, building and materials.

Christine – asked questions about the materials

Leslie – the standards do not permit garage forward design; no trees on the landscaping plan – trees would be an improvement

Christine – we have had a number of townhomes adjust their garage-forward design and would have sent them back for redesign; it's a design constraint that you have to work with

Ryan – the long hallway is caused by wanting to maximize the square footage of the building; no issue with the materials; the design is breaking up the form and massing
Committee discussed and offered suggestions to remove the garage-forward design

Christine – no issues with the design overall but it cannot be garage-forward; there are several design solutions.

Ryan – Massaging the plan or reducing the square footage in order to meet the requirement

Motion:

Ryan – move to deny

Christine – 2nd

Discussion: none

Vote: motion passes unanimously

Adam Becker, 306 E 2nd Street, repaint (ARC 23-19) The applicant described the project, its location, and the color.

Christine – would like to see the paint on the building

Tracy – likes the colors

Committee suggested posts, canopy, window/door trim dark; everything else green

The metal on the side of the building needs to come back to the Committee for review.

Motion:

Leslie – move to approve the front painting

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

Motion

Leslie – move to table the west siding until the Committee gets a material sample

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

It would be good to keep the wood siding, as a transition to the wood and not using the metal siding that might be available.

Whitefish Yards, Lot 7, Residential Buildings, MT Creative (ARC 23-20) The applicant described the project, its location, building and materials. Added concrete wainscoat to the garage side of the buildings. Final landscaping plan was not included.

Christine – concerned about the dormers and their scale; is there a way to bring it down from the ridgeline to break-up the scale of the building *could look at reducing the dormer or increase the height of the ridgeline of the roof*

Ryan – what would the dormers look like being flatter?

Leslie – would really make a difference to fix the dormers

Motion:

Leslie – move to table

Tracy – 2nd

Discussion: The applicant would like to bring it back to the Committee to add the landscaping, revise the dormers, add the concrete along the garage-side.

Vote: motion passes unanimously

OTHER ITEMS

Planning Board Public Hearing: Staff reviewed the amendments with the Committee and noted the public hearing is July 20th.

Follow-up with Sweet Peaks – looks like they are changing the exterior

O’Shaughnessy Center – requested they go through a façade change application

Meeting adjourned at 9:21 AM