

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

August 15, 2023

The meeting was called to order by Tracy Rossi, acting chair, at 8:22 AM

PRESENT: Christine Bleyhl, Ryan Kiefer, Paul McElroy, Tracy Rossi

ABSENT: Grant Hughes, Diane Kane, Leslie Lowe

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from August 1, 2023 were unanimously approved.

OLD BUSINESS

Dave Sheeran, 306 E 2nd Street, repaint (ARC 23-19) Presented the material and color for the west wall.

Christine – either the bondarized or the dark gray would look the best and would suggest a horizontal application versus the vertical

Paul – likes the horizontal idea; likes the prefinished gray

Tracy – agrees

Motion:

Christine – move to approve the dark gray metal (bondarized or dark gray finish) and applied horizontally

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

MH Legacy LLC, mixed-use building, material change, 220 E 2nd Street (ARC 22-31) The applicant presented the material change from a cedar to hardi-panel on the west elevation for long-term maintenance and installation with only 8-inches between this proposed building and the one to the west. Would like to change the material on the west side and possibly on the south and east side.

The Committee was not supportive of changing to hardi on the north, south and east side.

Christine – the hardi needs to be maintained too; possibly consider a metal for a 100-year material; doesn't like the hardi on all sides

Ryan – select the most durable material on west side

Christine – set it back 18" to 24" it would be like a fence panel and use the cedar; consider a dark gray metal for the remainder

Motion:

Christine – moved to approve the west elevation change based on a dark gray metal or pre-finished hardi lap, deny the material change to the south, east, north and a panel to fill the gap with cedar between the building and the building to the west.

Ryan – 2nd

Vote: motion passes unanimously

Discussion:

Considerable Committee discussion on the type of material (Hardi lap or panel or metal) on the west elevation and what is easiest to install and maintain

Ryan – the applicant needs to come back with the details; doesn't think we should be making architectural decisions

Paul – the hardi is an option but wants to see the design

Motion:

After further discussion the Committee agreed to withdrawal the motion to see a more refined design to the west elevation

Ryan – motion to table

Christine – 2nd

Vote: motion passes unanimously

WF Yards, Lot 7, residential building, MT Creative (ARC 23-20) The project was tabled a month ago to look at landscaping, roof revisions and rock (wainscot) on the south elevation. The Committee reviewed the landscaping plan. Stone/concrete base along the garage elevations. Described the revisions to the roof with the dormers.

Ryan – looks good, no issues

Christine – roof looks good

Motion:

Christine – moved to approve

Paul – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

WF Landing Townhome, 1974 & 1982 Whitefish Avenue, North Valley Construction (ARC 23-22) Revised the building to no longer be garage-forward. The materials are the same from the previous submittal and now the front door is proud of the garage doors.

Ryan – no issue

Motion:

Christine – moved to approve as submitted

Paul – 2nd

Discussion: none

Vote: motion passes unanimously

Sweet Peaks, façade change, 419 E 3rd Street, Marissa Keenan, (ARC 23-23) Presented the paint and material change.

Motion:

Ryan – moved to approve as submitted

Christine – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Meeting adjourned at 9:38 AM