

## WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 5, 2023

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

PRESENT: Grant Hughes, Diane Kane, Leslie Lowe, Paul McElroy, Tracy Rossi

ABSENT: Christine Bleyhl, Ryan Kiefer

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from August 15, 2023 were unanimously approved.

### OLD BUSINESS

Larch House, amendment, 37 Lupfer Avenue, Olson Kundig (ARC 21-34) Presented the amendments to the project and showed a video of the buildings. The separations between the buildings remain.

Leslie – liked the one-story but understands the desire for the additional height with the changing neighborhood

Grant – questions regarding parking

Paul – still has a compound feel

The Committee discussed the overall plan and proposed amendment.

Paul – likes the one-story better but is fine with the 2 story

Leslie – agrees with Paul, prefers the one-story but wouldn't object to two-stories

### Motion:

Tracy – move to approve, as submitted

Paul – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

222 Central Avenue, façade change/awning material change, Gavin Hanks Architecture (ARC 23-16) The applicant presented the amendments via phone to the project to change to a black rounded awning. It could be either painted or a new fabric – haven't decided.

Diane – asked about painting durability. *The painter indicated the fabric paint will work well.* Still concerned about painting durability. The black awning with the black building will be a lot of black

Leslie – concerned with the black and black – we are getting a lot of black buildings on Central Avenue

Tracy – doesn't like the black on black – too heavy

Paul – not concerned with the black on black

**Motion:**

Leslie – move to deny

Motion fails for lack of a 2<sup>nd</sup>

**Discussion:**

Diane – wondered if there are other options; surrounding buildings have accent colors; also concerned with the painting option; would like to see some other options presented other than black – perhaps a gray; black with black is too imposing, too monochromatic; doesn't quite fit the main street look.

The applicant suggested a black and white stripe on the same frame; the Committee thought that might look fine, but wanted to see the material sample

**Motion:**

Leslie – motion to table pending review of the new sample and a drawing showing how it looks

Grant – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

MH Legacy LLC, mixed-use building, material change, 220 E 2<sup>nd</sup> Street (ARC 22-31) The applicant summarized the previous meeting and presented the material amendments to the project. Hardi panel on 4' x 10' sheets in dark gray and the stone will wrap around the building on the sides. The applicant discussed the construction and finishes of the building walls.

**Motion:**

Leslie – moved to approve the west elevation amendment as submitted

Tracy – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

## **NEW BUSINESS**

Mud Man, repaint, 105 Wisconsin Avenue, Joanna Chung (ARC 23-24) The applicant presented the new paint colors.

Leslie – looks good

### **Motion:**

Tracy – moved to approve

Grant – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

## **OTHER ITEMS**

Pre-App, 626 Woodland Place, accessory building, MT Creative The applicant described the building and the proposal. The group agreed it was a vastly improved design from the previous submittal. They discussed the merits of the building.

The Parks Department was approached by a local Boy Scout looking to do an Eagle Scout project and is considering doing a PFD storage building similar to the one at State Park. They are listing out all his requirements and are wondering if he'll need to do Arch Review. The Committee agreed, yes, the project would require Arch Review approval.

Members of audience asked about a project they submitted several months ago. The Committee did not act on this request back in June because no one attended the meeting. Staff has been waiting to hear from the applicant as to when they were ready to attend a meeting. Staff will put them back on the agenda for the next meeting on October 3<sup>rd</sup>. Someone needs to plan to be at the meeting on October 3<sup>rd</sup>.

Meeting adjourned at 9:05 AM