

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 6, 2022

The meeting was called to order by Diane Kane at 8:18 AM

PRESENT: Christine Bleyhl, Diane Kane, Ryan Kiefer, Leslie Lowe (arrived at 8:57), Paul McElroy, Tracy Rossi

ABSENT: (one vacancy)

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from August 16, 2022 were unanimously approved.

OLD BUSINESS none

NEW BUSINESS

9 Baker Avenue, façade change, MT Creative (ARC 22-17) The applicant described the project, location and the proposed changes – colors and materials to identify the new tenant spaces.

Christine – asked about adding a 2nd floor

Diane – for employee housing

Christine – suggested making the grocery store more complementary to the updated south portion and integrate it better into the south portion. It still has a strong strip mall feeling. *Something that shows the size of their own space. Not looking for a massing change just a material update.* It is ripe for updating the materials.

Diane – the public was worried about the change and, perhaps they are trying to keep it 'Markus'

Christine – it's a real missed opportunity and offered suggestions to better integrate the façade change; doesn't have an issue with the south elevations

Ryan – thinks those are good points; big change from what's there now

Paul – likes the scale and is fine with the changes; good to clean up the south side

Ryan – likes the colors, likes the details

Paul – probably wouldn't choose orange, but that's fine

Christine – color is easy to change

Tracy – likes seeing the stone removed; it's pretty beat up

Would like to have further discussion with the owner about the suggested changes

Motion:

Christine – move to approve as submitted

Paul – 2nd

Discussion: none

Vote: motion passes unanimously

701 Spokane Avenue, repaint, Elliot Lindsey (ARC 22-18) We couldn't open the photos and no one was present to describe the project. The Committee directed staff to contact the applicant. The Committee took no action.

444 Central Avenue, 4-unit residential development, Paradigm Architects (ARC 22-19)
The applicant described the project, materials and colors.

Tracy – likes the color palette and the materials; ties well together

Christine – likes the off-set of the two buildings

Staff brought up the concern with the decks in the side yard setback – discussed the possibility of an 'at-grade' patio. Staff also noted the setback issue if the driveway is to be considered as the required parking.

Committee discussion on the landscaping

Christine – with the setback issues on the south and north side thinks this needs to be resubmitted

Motion:

Christine – move to table to address the setback issues

Paul – 2nd

Discussion: none

Vote: motion passes unanimously

6394 Highway 93 S, Akers Storage, Dia Sullivan (ARC 22-21) Described the project, its location, the site plan, landscaping, materials and colors. The fence on the east side will be an ornamental metal and the remainder will be chain link – black vinyl and will tie into the building.

Tracy – likes the location; so many are highly visible and proximity to multi-family – the colors and materials are nice; high quality materials

Leslie – good location

Tracy – will last longer with the higher quality materials

Paul – the asphalt shingles are a nice touch

Leslie – the landscaping looks good

Ryan – asked questions about the fascia

Motion:

Tracy – move to approve as submitted

Leslie – 2nd

Discussion: none

Vote: motion passes unanimously

740 Denver Street, 2-unit dwelling, Christine Blehyl (ARC 22-20) Described the project, location, materials, colors and landscaping.

Paul – always likes the architecture but always notes these units should blend into the typical WF homes, but now they all go together for this neighborhood

Leslie – it has been interesting to watch how the houses have been built up in the neighborhood; likes the break-up of the 2nd floor; green roofs are a challenge with the snow load and our seasons

Motion:

Paul – move to approve as submitted

Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Meeting adjourned at 10:01 AM