

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 20, 2022

The meeting was called to order by Diane Kane at 8:23 AM

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

ABSENT: Paul McElroy, Tracy Rossi, (one vacancy)

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from September 6, 2022 were unanimously approved.

OLD BUSINESS

701 Spokane Avenue, repaint, Elliot Lindsey (ARC 22-18) The applicant described the paint changes to the body and trim color.

Ryan – asked about the type of paint, as it is showing an interior paint versus an exterior paint

Christine – any changes to the porch and ramp? *No, changes at this time. Only adding a bike rack per the Conditional Use Permit.*

Motion:

Leslie – move to approve

Christine – 2nd

Discussion: none

Vote: motion passes unanimously

444 Central Avenue, 4-unit residential development, Paradigm Architects (ARC 22-19)

The applicant described the process of working with the neighborhood and their concerns with the use of brick which has been minimized compared to the original approval.

Christine – appreciates the acceptance of materials in a modern vocabulary, we design for the current time. Replicating historic buildings is disingenuous. The designers took our comments from the previous meeting and made the changes.

Ryan – asked about the changes to the buildings and the loss of the patio spaces. *Described the reasons for the landscaping versus an at-grade patio*

Leslie – from the street perspective thinks it will work well; OK with the changes

Motion:

Christine – move to approve subject to providing the 20-feet for the parking
Leslie – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

Kurt Schram, 541 Spokane Avenue, repaint (ARC 22-23) The body and trim color are proposed to be white with white trim. Painting buildings the same color (body & trim) is the new trend.

Christine – will the door be the same color? *Haven't decided*
Ryan – no issue with white and white

Motion:

Christine – move to approve as submitted
Ryan – 2nd

Discussion: The group discussed options for the door color

Vote: motion passes unanimously

Brandi Peerman, 306 E 2nd Street, repaint (ARC 22-26) The applicant described the project, the wood materials and the proposed colors.

Ryan – it will be a big change and will be very similar to adjacent building

Motion:

Christine – move to approve
Leslie – 2nd

Discussion:

Leslie – good contrast

Vote: motion passes unanimously

The Estates at Eagle Lake, 1942 & 1950 Whitefish Avenue, Zachary Pitts (ARC 22-24)
The applicant described the project, its location, materials, colors, and photos of the

neighboring buildings. The landscaping is so far out so they would like to bring the landscaping plan in later, as a condition.

Ryan – concerns about the height – it is at 37-feet. *Agreed, the applicant described how they are looking at changing the building height with some roof modifications.*

Diane – don't have all eight corners *thinks it looks more like single family with 6-corners; offered some options to add an additional bump out on the back elevation to add the 2 additional corners*

Ryan – understands the points made by the applicant, there are ways to accommodate the 8-corners on the sides

Christine – the bulk and scale is too great for a two-unit building; proportion of the windows, doors, etc. don't work

Ryan – ok to bring the height down

The Committee reviewed the material samples

Leslie – the colors are so dark which makes the building feel very massive; maybe lightening up the materials will help to reduce the overall mass

Ryan – noted the trim on the corners and how awkward the materials transition

Christine – agrees with Ryan – look at the terminations/transitions of the materials

Ryan – opportunity to review the materials and their application in the next go around

Christine – not opposed to the monochrome color palette

Motion:

Christine – move to table the project to review a landscaping plan, building height, 8-corners, and material application to the building

Leslie – 2nd

Discussion: discussion about the submittal requirements to get on the next meeting

Vote: motion passes unanimously

Lodge at Whitefish Lake, Tiki Bar Renovation, 1380 Wisconsin Avenue, OZ Architecture (ARC 22-25) Described the project, its location, materials, lighting, design and the landscaping plans.

Leslie – it's a nice update, it's time for a refresh

Ryan – likes it

Motion:

Leslie – move to approve as submitted

Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Meeting adjourned at 9:57 AM