

## WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 4, 2022

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

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

ABSENT: Tracy Rossi, (one vacancy)

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from September 20, 2022 were unanimously approved.

### OLD BUSINESS

The Estates at Eagle Lake, 1942 & 1950 Whitefish Avenue, Zachary Pitts (ARC 22-24)

The applicant described the changes including adding 8-corners, added interest on the sides of the buildings, addressed the building height and material transitions. They also submitted a landscape plan for the project. The applicant noted there is limited space for landscaping.

Leslie – more thought could go into the curb appeal of the landscaping along the street; something with more ‘human-scale’ at the street level

Paul – asked about the plane of the front building? *One plane*. Asked about the material of the garage door? *Painted metal*. One color would look better than striped on the color renderings.

Diane – agrees, it’s a bit distracting *thinks it’s the rendering – look at the material book; there are lights in it*

The garage doors are solid with windows

Paul – clarification of the overhangs? *Two different depths*

Leslie – retaining wall materials? *Stacked stone*

Christine – believes there are a lot of opportunities with this building that are not being taken advantage of, it’s unfortunate; it’s a swing and miss

Leslie – agrees, the back of the building is massive – not very comfortable from the back

Paul – agrees, the front elevation is one massive box

Leslie – we are looking at 4-story buildings for a two-unit building; they are massive buildings

Diane – really take into consideration how the next buildings can look different from one another

Paul – the minimum standards are being met; unfortunately, we aren’t achieving what we set out to achieve

Leslie – the mass of the building is part of the charge for this group; we do have some subjective standards and we are struggling with the mass and the scale of the building, but we are not here to design projects; yes, the minimums are met but mass and scale concerns still exist

Paul – wasn't part of the original discussion – so many opportunities for improving the building, doesn't feel good about approving the project as it stands

**Motion:**

Christine – move to deny based on bulk, scale and mass

Paul – 2<sup>nd</sup>

**Discussion:**

Paul – we need relief on the front of the building

Christine – relief on all sides of the building

Leslie – there are very few projects that do not meet the mass and scale

Ryan – it is a box, it is very large and agrees that it isn't in step with the goals of the community; may meet the standards but not the spirit

**Vote:** motion 4-1 (Kane abstained)

Whitefish Golf Course, 865 W 2<sup>nd</sup> Street, Amendment to 2021 Application for a Gazebo (ARC 21-29A) The applicant described the open-air pavilion, its location and materials.

**Motion:**

Ryan – move to approve

Christine – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

**NEW BUSINESS**

West 2<sup>nd</sup> Property Group, 145 W 2<sup>nd</sup> Street, repaint, Bill Kahle (ARC 22-27) The applicant described the project and how the paint will be applied. Look at the beams under the front awning and, if in good shape, may be able to stain the beam to match the interior wood beams, otherwise the black trim. The actual gas canopy will not change at this time.

**Motion:**

Ryan – move to approve

Leslie – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

505 Wisconsin Avenue, addition, Docter (ARC 22-22) The applicant described the project, it's location, the addition and materials.

Leslie – appreciates the addition of the ADA accessibility and the bike racks to the front of the building

Paul – can we dress up the front of the building, it's a pretty basic front – something with the trim/wainscot – maybe add a stone wainscot and a truss detail at the entrance

Ryan – gutters, matching the roof; fascia, wood

**Motion:**

Leslie – move to table subject to review of the front elevation suggested wainscot (rock or metal) and a truss detail at the entrance

Ryan – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

## **OTHER ITEMS**

Pre-Ap, Whitefish Corridor (multi-family project between Colorado & Texas Avenues)  
Described the project, its location, open spaces and circulation.

Leslie – suggested the designers really think about the open spaces and how it can be designed to create community – plat areas, bbq spaces, walking paths, etc.

Committee asked about three stories along Colorado Avenue – *needed to give 30% deed restricted housing*

Leslie – noted the various building elevation changes, depths and variation

Paul – ensure all the site services are looked at and screened appropriately such as, trash, mechanical equipment, etc.

Leslie – appreciates the vegetative buffer and the bits of landscaping throughout – very thoughtful; how about including some sort of woonerf (a surfaced paved in a different type of material that can also serve as a hardscape open space); could be an interesting exploration of open space *Maybe over by the open space and community buildings*

Ryan – asked about the repetition of the buildings; *the buildings are a family of buildings but not identical*; carefully review the Arch Review Standards for the multiple multi-family structures

772 Denver Avenue, material change, Christine Bleyhl (ARC 21-26) The applicant described the material change and reasoning.

**Motion:**

Leslie – move to approve

Ryan – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

Meeting adjourned at 10:03 AM