

# WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 6, 2020

The meeting was called to order by Kathy Skemp at 8:26AM

PRESENT: Stacy Caldwell, Shane Jacobs, Diane Kane, Leslie Lowe, Tracy Rossi, Kathy Skemp

ABSENT: Paul McElroy

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

## Discussion and Action to Move the Regular Meetings Online Until Further Notice:

### **Motion:**

Diane – move to hold meetings online until further notice

Leslie – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

MINUTES: The minutes from September 15, 2020 were unanimously approved with amendments.

## **OLD BUSINESS**

Town Pump, 6045 Highway 93 S, minor material change (ARC 19-63) The applicant described the material change as they would like to change the Keystone Block to Allan block with a 60-40 mix of color (tan and gray). They can't get the Keystone Block – it's just simply not available.

Kathy – it looks pretty different

Leslie – some variation in the color would help; not opposed to the change

Shane – what colors are proposed? *60 tan/40 gray* Would this require a change in the stone on the building since the wall and the building complemented each other *the random colors should look good and still complement the building*

Tracy – some color variation would look good and will help to break it up

Kathy – is the quantity of the Keystone Block the issue? *No, it is simply not availability at all*

Diane – doesn't have an issue with the change and supports the variety of the color

**Motion:**

Leslie – move to approve as submitted with the variation to the color as described  
Tracy – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

124 O'Brien Mixed Use, minor change, MT Creative (ARC 19-21) The applicant described the proposed changes from the 2019 approval. Described the changes: 1) stairs relocated to the center of the project toward the public sidewalk versus toward the alley; 2) change stucco to a vertical gray standing seam; 3) change the windows on the north and south – larger sliding windows; and 4) changes the colors

Kathy – thinks maybe it's not a minor change; some of the materials are not necessarily approved but may be considered at the discretion of the Committee

Shane – did the roof change too? *Yes, standing seam – change #5*

Stacy – why change the stairway? *Didn't want to create an issue with people walking into the alley way*

Leslie – quite a big change; likes the front changes with the stairway; the colors are quite a bit changes, but it's OK

Tracy – likes the new colors compared to the original

Shane – the metal will be a better material than the EIFS

Diane – agrees with the Committee, color and stair changes are good; no issue with the changes

Kathy – concerns with the quantity of the metal; concern with the oil canning we've seen on other buildings using this material *this project has a different builder and they will be using a higher quality metal that is 24 gauge with a 12 inch panel so it should be better*

Leslie – likes the changes to the top floor

Tracy – any more EIFS left? *All EIFS would be changed to metal*

**Motion:**

Leslie – move to approve as submitted  
Tracy – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

334 Central Avenue, material change, MT Creative (ARC 19-46) The applicant described the proposed changes to the south window to large garage doors on the front elevation. Drop to within 6-inches of the floor. There will be an internal railing when the garage doors are open. Colors will be the same as the existing windows. Could look at additional mullions on the windows to the north.

Shane – look at doing something to match the windows for the north unit  
Tracy – likes the idea of the garage door windows; loss of symmetry on the building  
Kathy – because it is such a large building, likes that the two sides are different  
Diane – doesn't think you would notice the difference between the two sides; no problem with the change  
Tracy – the floor height 42" *safety railing – open metal railing that would follow the grid system of the panels*  
Leslie – I think it will be fine; good with the variety

**Motion:**

Leslie – move to approve as submitted  
Diane – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

**NEW BUSINESS**

Latitude 48, 147 Central Avenue, Façade Change, Cushing Terrell (ARC 20-26) The applicant described the two projects together as they are really one larger project. The architect described the project's location, changes and proposed materials. Described the metal as 12-inch width with heavier gauge to avoid the oil canning effect. The false gable will be removed and the parapets will be the original height of the building

Leslie – looks nice, but concerned about losing the historical brick on the south side  
Shane – The trim on the 'Windows on Whitefish' art to match the trim of the building? *yes they could do that and it would tie the art to the building improvements.* The painting is reversible if someone wanted to do that in the future; doesn't object to the painting the bricks  
Diane – agrees; it will be an improvement  
Kathy – likes the concept  
Stacy – agrees; nice improve

**Motion:**

Diane – move to approve as submitted  
Tracy – 2<sup>nd</sup>

**Discussion:**

Shane – including the staining of the frames for the 'Windows on Whitefish' on the south side to complement the building; the motion maker and 2nd agreed

**Vote:** motion passes unanimously

Stumptown Art Studio, 145 Central Avenue, Façade Change, Cushing Terrell (ARC 20-27) The applicant described the project, its location and proposed materials.

**Motion:**

Diane – move to approve as submitted

Shane – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

Hartman Duplex, 1320 Wisconsin Avenue, MT Build (ARC 20-25) The applicant described the project, its location and proposed materials.

Stacy – is the proposal for asphalt to the front door or some sort of concrete?

Leslie – suggested a change of materials so it isn't asphalt right up to the front door; concrete or pavers. There is a nice separation from the building and road. The change in material is a livability issue – we don't want to see asphalt right up to the front door.

Shane – agrees; it wouldn't be a huge move to make a 'parking zoning' and a 'pedestrian entrance' area

Kathy – simple move would improve the overall livability

Leslie – landscaping plan shows it as two decks and the rendering is one deck – which is it? *It will be connected – the rendering is accurate*

**Motion:**

Leslie – move to approve as submitted subject to change of materials from the asphalt to concrete or pavers at the entrance

Diane – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

**OTHER ITEMS**

The public hearing is before City Council on October 19<sup>th</sup>.

The Planning Board public hearing went well. Scott F had a question about the '8 corners' standard and some clarification. The Committee directed staff to change the callout to state: 8 exterior wall foundation corners – not including porches or patios

Meeting adjourned at 9:40 AM