

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 19, 2021

The meeting was called to order by Shane Jacobs at 8:20 AM

PRESENT: Christine Bleyhl, Shane Jacobs, Diane Kane, Leslie Lowe, Paul McElroy, Tracy Rossi

ABSENT: Stacy Caldwell

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from October 5, 2021 were unanimously approved.

OLD BUSINESS

Accessory Structure at WF Golf Course, WFGC, Terry Nelson (ARC 21-29) The applicant described the project, location and materials. The shed will be located outside the net and within the trees.

Paul – look at the side, road side will be nice and clean and matches everything out there, no trees removed

Motion:

Leslie – move to approve

Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

6263-6291 Shiloh Avenue, townhouses, Steve Luly (ARC 21-30) The applicant described the project – 2nd phase of the earlier building in 2019. Changes from the previous building including steps in the building, colors, material palette and garage doors.

Leslie – would be nice to see a landscaped design for the owners; maybe a path or some sort of access to the bike path

Tracy – may need HOA approval to install a path across the common open area

Paul – like the building, nice design, good quality

Leslie – likes the way the front elevations look

Motion:

Tracy – move to approve

Christine – 2nd

Discussion:

Leslie – still thinks it would be nice to have some sort of connection between the buildings, but it is HOA property and off this site; it would be a nice amenity for the neighborhood; would love it if they would bring it up to the HOA

Vote: motion passes unanimously

1000 Wisconsin Avenue, mixed use bldg., Ken Huff (ARC 21-31) The applicant described the project; originally thought they could re-use the carwash but the site was constrained with the location of the building and the condition of the building wasn't very good; better options for the overall site and enabled the addition of two apartments. Described the buildings and the materials; provided a colors and the Hardi will be a smooth finish; antique black-looking brick – *the committee would like to see the brick*

Leslie – would have liked to see more articulation on the front of the building; some change in the building footprint

Shane – concerned about the three materials in the same plane on the south elevation; there is no relief and simply butt into one another with no relation to the mass or form other than the roof transition above it

Christine – share Shane's concern with the transition from the white to the cedar – either a change in the plane or continue the materials across the front

Leslie – would be nice to create a bit of streetscape look to be more attractive for the patrons using the patio and transition to building

Diane – agrees with the material change comment; especially with the window on the edge

Tracy – would really like to see the brick material

Motion:

Christine – move to table to see the materials, changes and landscaping

Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

6588 Highway 93 S, Stockman Bank, Cushing Terrell (ARC 21-32) The applicant described the project, location. Provided some photos of buildings around town to show how it complements the community. The building is around 15,000 s.f. at about 35-feet – would like to put an outdoor space on top of the drive thru (north side of the building). Described the building, materials and provided some additional elevations. The garbage

elevation is masonry. Added a pergola for covered bike parking; changed the base color of the building. A bit nicer than the split-faced CMU – taller than typical.

Tracy – makes a nice entrance into Whitefish; a nice addition; may cause other buildings at this intersection to upgrade

Christine – nice to have a new landmark building on the highway

Leslie – any opportunity on the deck to have plants/planters *low vegetation – not a lot of soil; membrane roof*

Paul – enjoy the Stockman Bank buildings across the state; materials are steel *yes, pre-built and powdered coated*

Motion:

Leslie – move to approve

Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

205 E 1st Street, parking structure, Armen Keuylian (ARC 21-33) The applicant described the project, location to add parking for the two-unit building on the corner.

Shane – how open the car doors doesn't look wide enough – especially on the lower level *working with company that does this*

Paul – unique; interesting way to hide some automobiles

Tracy – parking is wider in MT with the larger vehicles; *required to have 4 spaces, but we typically find people only have one car*

Leslie – in the winter plowing can be a challenge with grass-crete; it's a great way to create an illusion of lawn – snow blow or personal shovel works the best; sometimes it can be slick with ice build-up; aesthetically it can be nicer – better than asphalt

Motion:

Tracy – move to approve

Diane – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

- Pre-Ap, 37 Lupfer Avenue, Larch House, Block 26 Partners

Described the project (32 key hotel with retail space on E 1st Street); located on Block 26; describe the site plan and the requirements from the Downtown Master Plan

Leslie – loves the idea of the courtyard and the cabin ideas; likes the use of the windows and the 2-story buildings and the Railway two-story gable; struggles with the look of the restaurant and the square-ish look of the restaurant/family room portions; appreciates the modern look but not too sure it complements the Railway District

Paul – loves the architecture, but doesn't think it blends with Whitefish; east elevation is a bit too industrial looking; concerned about the south elevation – too stark

Tracy – also concerned with the east elevation

Paul – maintain some quaintness of Whitefish *breaking down the scale? Some day it will not be so visible when the property to the west redevelops*

Christine – excited to get one of their projects in town; understands the concerns; restaurant ties back to our industrial past; something to break the east elevation up vertically (covered entrance over each door or long covered awning); super excited for this

Diane – loves this; instead of one giant building but lots of smaller spaces; smaller buildings are more in character with town; loves the top level (above the restaurant) with the openings

Paul – likes it very much just concerned about the east elevation

Shane – firm has a reputation for quality projects; agrees with the alley elevation concerns – some component like Christine suggested; thanks for the complete submittal at pre-ap

Leslie – appreciates the industrial building look; loves it; relationship of the indoor-outdoor space achieved this where it is generally ignored on other projects

- Pre-Ap, 6303-6323 Shiloh Avenue, townhomes, REH Consulting LLC

POSTPONED UNTIL NEXT MEETING

- Tree Preservation During Construction – continue until the next meeting

Meeting adjourned at 10:05 AM