

# WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

November 2, 2021

The meeting was called to order by Shane Jacobs at 8:18 AM

PRESENT: Stacy Caldwell, Shane Jacobs, Diane Kane, Leslie Lowe, Paul McElroy, Tracy Rossi

ABSENT: Christine Bleyhl

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from October 19, 2021 were unanimously approved.

## OLD BUSINESS

1000 Wisconsin Avenue, mixed use bldg., Ken Huff (ARC 21-31) Described the building materials and the samples and changes the building.

Leslie – likes the look of sidewalk in front of the building connecting the coffee business to the restaurant; it slows traffic

Tracy – likes the look of the changes and appreciated the material samples

Diane – agrees; looks good

### Motion:

Tracy – move to approve

Leslie – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

**NEW BUSINESS** none

## OTHER ITEMS

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

Leslie – is there a possibility to not have garage-forward? *It would be difficult – put the entrances forward; would really like to do some nice landscaping; understands the City doesn't want to see garage-forward designs*

Leslie – always would like to see more outdoor spaces for residents – especially the large multi-family projects

Paul – materials? *Hardi with different profiles and stone (dry stack)*

Leslie – find a way to break-up the garage-forward designs there are ways to approach it differently; the reasoning to avoid garage-forward is a loss of community without front porches and the ability to interact with neighbors

*Attempted to create the front porch look*

Leslie – would like to see the architects to be more creative to avoid the garage-forward  
The group discussed the challenges of the garage-forward with existing lots – not a lot of choices

Paul – it would be good to see a fleshed-out landscaping plan

Diane – agrees the landscaping plan will be very important; common areas important

Paul – do the common areas really ever get used? *Aaron – it takes time and it takes someone to start it and then it is a snowball effect*

Shane – show the sidewalk in the site plan

- Pre-ap, 235 O'Brien Avenue, Aaron Wallace, MT Creative

Mixed use development – commercial on the 1<sup>st</sup> floor; 3 VRBO units (2 on the 2<sup>nd</sup> floor; 1 on the 3<sup>rd</sup> floor)

Tracy – concerned the building will dwarf the surrounding buildings; noted the other building on O'Brien Avenue on the north side on a hill and how enormous it looks

Diane – at some point someone needs to say enough; read the intent in the standards 'small scale' need to have the courage to say this doesn't complement the district

Tracy – understands that surrounding buildings could be redeveloped and the buildings will be 'in scale'

*Aaron – appreciates the sounding board aspect for the pre-ap to get feedback to bring to clients*

Paul – likes the gable look – don't want to see flat roofs

Shane – the overall mass is an issue; do something to make the 1<sup>st</sup> floor commercial read like a commercial space *would like to see it look more residential since it is in a residential block*

- Pre-ap, Don K, Aaron Wallace, MT Creative

Described the building, additions and proposed new materials. There are corporate elements from Chrysler – the 'arch' and colors. In past projects, they have varied the colors and materials slightly. Chrysler is good to work with and could change aspects slightly.

Diane – dealership images the tower is everywhere

Shane – does a job of bringing everything together; the arch already looks kind of late '90s already – dated; what can be done to make it a bit more 'Whitefish'

Diane – every town that has the car dealership has this look

Leslie – it's an improvement and nice upgrade, agrees we want a different corporate look

Paul – it is everything we don't want to see in Whitefish

Tracy – is the sunburst part of the corporate image; any other examples of places that don't incorporate the arch/sunburst

*Likes the entrance aspect for this building and they recognize they need to complement town*

Would like a letter to Aaron saying the tower element does not meet the Architecture Standards – concept of the tower is fine, but not the corporate look

- Tree Preservation During Construction – continue until the next meeting

Meeting adjourned at 9:40 AM