

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 2, 2021

The meeting was called to order by Shane Jacobs at 8:15AM

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

ABSENT: Paul McElroy

STAFF: Wendy Compton-Ring

APPOINTMENT OF CHAIR: Stacy, Diane 2nd appoint Shane to be the chair – unanimous

APPOINTMENT OF VICE CHAIR: Tracy, Leslie 2nd appoint Diane to be the vice chair - unanimous

PUBLIC COMMENT: none

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

OLD BUSINESS

Façade Change, 1000 Wisconsin Avenue, Solus Architects (ARC 20-29)

Ken summarized the changes from the previous meeting. The Quarry has approved the design and they provided a material mock-up (staff showed to the ARC via camera). Described the changes to the landscaping, location of the bike rack and trash enclosure.

Tracy – likes the color of the stain on the coffee shop, it ties it together better

Leslie – the project has come along way and the various changes have really improved the project

Diane – it looks great likes the space between the boards on the

Shane – the slats how finished? *Clear coat and will be looking at how to maintain it over the long-term – it will be a challenge; wants to be able to remove the slats as they are damaged or need updating, the rain screen is behind the slats*

Shane – trash enclosure materials *stained to match the building* appreciates how the two buildings tie together

Motion:

Leslie – move to approve as submitted

Diane – 2nd

Discussion: none

Vote: motion passes unanimously

205 Central Ave, façade change (ARC 21-03) The applicant found plaster under the existing siding so they are now proposing this current design. The applicant described the materials and their application.

Diane – what is the space between the slats of wood *4" wood with 2" gap*

Shane – backing? *Same wood with a slighter darker stain*

Tracy – Any windows under the old siding? *A vent, but no windows*

Shane – Describe the awning. *The overall dimensions are the same, repair and a new stain*

Leslie – likes the brick on the 1st floor because it has brought an intermediate tone to the front versus the option with the wood slats that look very similar

Diane – likes that the front façade is brought down lower to match the neighboring buildings

Tracy – likes the changes

Stacy – the design is nice, unique

Motion:

Stacy – move to approve as submitted

Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

715 Cottonwood Court, amendment, Marc Bessette (ARC 19-15) The applicant described what happened with this duplex versus the plans approved by the ARC. They had some challenges finding some of the materials; however, the design is different than the other duplexes

Leslie – the changes were pretty significant to what was approved

Tracy – concerned this would set a precedent for future projects; something needs to be done to make it look like what was approved

Shane – agrees, one of the challenges with the ARC is having the Board do the design versus having a well thought out design before coming into the Committee and the Board unfortunately helped a lot with this design; this sets a dangerous precedence; the building is pretty plain and the variation of material helped

Diane – agrees, so markedly different than what was approved; a lot of horizontal siding; what was submitted is much better; pretty disappointed in what transpired

Marc asked staff to forward the plans and he will fix the building. Marc takes full responsibility for what transpired.

Leslie – appreciates moving on it to fix it and agrees with the fellow Committee members; concerned with the precedent

Marc asked how he can move forward with occupancy and he offered to put together an estimate, financial guarantee and schedule for completion. Once received, staff can sign off on the C of O.

Motion:

Diane – move to deny the amendments to the original plan and retain the original approval
Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

Monterra, Phase 2, Monterra Avenue, Brandon Prinzing (ARC 21-05) The applicant described the project, updates to the site plan since the pre-ap last month including: the pool and pavilion area, otherwise the site plan remains the same. Also, they provided site details (bike parking, concrete wall, lighting – pathway and streets, trash enclosure, other facilities). The building roof and form is the same as the last meeting while being distinct and complementary to Phase 1. They simplified the materials and colors – eliminated metal siding and updated to a Hardi siding. The applicant described the materials, colors and their location. Entrances still have screen walls and detail to make them stand out. The gray is in between the Material D and E. The pool house & pavilion building materials complement the condo buildings. Overall, the materials will not have a reflective nature. Wanted this phase to make Phase 2 a community within a community – all facilities are shared. All the units are 2 bedroom, but could add a 3 bedroom to units, if someone would want one.

Leslie – likes the simplification, but sort of likes some of the boldness of the different colors; the new colors are quite muted *concerned the metal would not be timeless, so they added more wood; the wood product is a more of a warm inviting material; they have found that either you love Corten or you don't*

Tracy – wants to make sure the details don't get lost

Shane – appreciates the simplicity of the materials; what is the finish of Material 'B' *they are still working on it – maintenance-free as possible, it will be as natural as possible*

Diane – appreciates the simplification; they are large buildings, and the more muted colors will emphasize the form versus something popping out

Motion:

Leslie – move to approve as submitted
Tracy – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Wright's Furniture, Pre-App, façade update, 6325 Highway 93 S, Paradigm 3 Architecture

The applicant described the project – existing building, materials, colors, and the site and the proposed elevations and materials. Plan to also update the signs to complement the building.

Tracy – nice upgrade; balanced; brings a lot of nice light inside the building

Leslie – looks nice – would like to see pedestrian and bicycle connection between the building and sidewalk along the street; we really want to see that interaction along this entire corridor; would like to see more detail on the landscaping; appreciates the landscaping in front of the building; interested to see the next iteration

Stacy – nice upgrade; any upgrades to the site plan

Diane – nice improvement; simplifying the front of the building – nice; looks forward to reviewing the full application

Shane – agrees; looks forward to reviewing the material palette; generally don't like the heavy materials above a lighter material, but seems to work; don't love the brick or stone on the 2nd entrance; understands the need to tie together

Discussed the need for a material board and possibly a mock-up

Riverwalk Condos, Pre-App, three new buildings, Shiloh & JP Road, Cushing Terrell

Described the project, it's the final build out for this neighborhood. Described the site plan, buildings, materials – roof is a bit different than the original buildings. Screening for meters – suggested landscaping; update around these areas; the Hardi is a bit different (more durable) than the original bldgs but it can be painted to match; reviewed the original approved landscaping plan for the project; because of the HOA they cannot make the buildings too much different

Tracy – paint question; will all nine buildings be painted at the same time so they all look updated? *An HOA question – thinks all the buildings have been repainted recently; it would be up to the HOA*

Leslie – would like to see an updated landscaping plan and show what was planted, how the berms will work

Shane – will also need to see the carports – existing versus new

Diane – like the idea of doing some extra landscaping where the meters are located – would help

Shane – or some screen walls; hiding from street side

Diane – understands the need not wanting a lot of variation; they are simply completing a plan that was approved a long time ago

Stacy – agrees with Diane; what is the paint schedule for the older buildings

Don't need approval from the HOA – agreement for construction; the buildings would not change too drastically

Leslie – bike parking, refer to the new standards

Other

Mexican Restaurant – want to see the garbage enclosure? Yes. Staff will let him know

ADU building design standards – the City is looking at updating these and would like to incorporate some light design standards to complement the neighborhood and maintain privacy between ADUs and neighboring buildings.

One ARC Member Opening – encourage any design people in the city limits/59937 zip code to apply for the ARC; Shane will see if we can add this to the state architects professional organization since we only advertise in the local paper and online.

Starbucks – did the sidewalk from the building to the sidewalk on Hwy 93 S get installed? Staff will check it out.

Meeting adjourned at 10:14 AM