

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 5, 2020

The meeting was called to order by Kathy Skemp at 8:15 AM

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

ABSENT: none

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from April 21, 2020 were unanimously approved.

OLD BUSINESS

718 Edgewood Place, material change, Devin Stus (ARC 19-14) The applicant presented the requested material changes.

Tracy – what phase of the process is the project at? *The roof is installed, 75% of the soffit, fascia – complete – roofing is done; siding is nearly done; applicant provided photos to the Committee of progress*

Diane – Committee approved the building and now we are only asked to approve a change in roof materials

Paul – only time you can see the roof is from the viaduct; the only time you can see the fascia is on site; no one will ever see the two colors together; doesn't like the two colors together but doesn't think you'll ever see them together

Kathy – fascia color was an attempt to tie the fascia with the windows – yes

Shane – what's being proposed is fine

Motion:

Shane – moves to approve the change in roof materials provided there are no other material changes

Diane – 2nd

Discussion: none

Vote: motion passed unanimously

Alta Views, façade change – Pod 3, Ken Huff (ARC 19-04B) The applicant presented a proposed change versus adding an additional clerestory window, as they cannot add it due to structural requirements.

Kathy – thinks it's a pretty decent compromise
Shane – likes that it is coordinated
Diane – good idea given the constraints
Paul – good solution; solves the problem
Leslie – OK with change

Motion:

Paul – moves to approve as submitted
Stacy – 2nd

Discussion: none

Vote: motion passes unanimously

The Core, material change, Jarett Hanon (ARC 19-20) The applicant presented the amendment. The transitions for the materials on the west elevation, black metal railing throughout and changes to the garage doors.

Tracy –it looks real nice
Kathy – changes are acceptable and real good
Paul – looks nice; material questions
Shane – questions about garage door finishes
Paul – likes it better; no problems with it
Diane – pretty small changes; likes the garage doors

Motion:

Paul – move to approve all changes as submitted
Leslie – 2nd

Discussion: none

Vote: motion passed unanimously

Jalisco Cantina, 510 Wisconsin Ave, refuse enclosure, Jeff Carl (ARC 19-50) The applicant presented the proposed trash enclosure amendment. He described the materials and location on the site; he doesn't want to see overflowing garbage and wants to be a good neighbor. The trash enclosure will be fully screened; painted concrete block for retaining purposed. The Committee asked material clarifications during the meeting.

Paul – good sized structure; makes sure it looks nice; on these types of structures, doors usually seem to fall apart after a year; *has experience with these and agrees – wants them to be sturdy and nice looking; looking a sturdy design*
Leslie – larger area will make for less trash pickups and a better neighbor
Shane – screening the trash is important, tight site; questions about materials on the inside that will be visible between the roof and top of walls – a little finishing would be

good (e.g., soffits, paint); *good idea need the venting for odors; could do some additional finish work; painting*

Kathy – the concept is OK; materials are OK; *could do something with a bit more detail*

Paul – would also like a bit more detail, still look nice in a year from now

Shane – a site plan showing where the structure will be located is needed

Motion:

Stacy – move to table subject to more complete design showing finishes along with a site plan

Shane – 2nd

Discussion: none

Vote: motion passed unanimously

715 W 2nd Street Townhouses, material changes, MT Creative (ARC 20-03) The applicant presented the amendment with the side by side comparison assembled by staff

Tracy – likes the addition of the vertical on the north elevation; not sure about the addition of white where the decks are located

Paul – likes it

Stacy – looks good

Leslie – the light color on the decks will be more pleasant for users of the decks than the darker color

Paul – no issues

Leslie – these are good changes

Motion:

Leslie – move to approve, as submitted

Paul – 2nd

Discussion: none

Vote: motion passed unanimously

NEW BUSINESS

Holly Stevenson, unaddressed W 8th Street, duplex (ARC 20-13) The applicant described the project, building and materials. Wants the project to be fairly minimalistic and wants the project to blend into the neighborhood.

Leslie – concerned about the predominance of the parking; *the lot is sunken into the center so the parking should not be as visible* asked about existing trees

Tracy – concerned if the site is sunken, the large blank wall will be very visible *the building grade will be raised*

Leslie – it is fairly minimal landscaping plan, should be an integral part of the project. Would like to see a better landscaping plan and how they work together

Paul – question about the materials

Diane – doesn't see a reason for a shed roof, if there was a livable space could add windows to break up the wall

Paul – the front shed is a little weak; the scale is off

Shane – simple aesthetic is fine; don't change the details, but the bones of the structure; spend time with the site plan, transition from the parking lot to the front of the building; wants the porches to be more integrated; hard to find the front door; opportunities for clerestory windows

Kathy – likes the simplicity; concerns with the mass under the shed roof; maybe the color of the front doors should be a darker color to draw your eye to the door

Tracy – agrees with Kathy – the front is so flat with a single color

Leslie – looking a section of the Architectural Review Standards regarding the landscaping; softening of the prominence of the parking area; would like a bit more indication of the landscaping

Stacy – questions about the site plan with the parking area; *described the topography of the site; no fencing and no garbage designation*

Paul – is there a way to scale the front shed; the front porch looks out of scale; are there some details that need to be added? Trim details are a bit too spindly – maybe the front porch can be extended a bit?

Kathy – would like to see an updated plan

Paul – is the fascia too thick – looks 12-14”?

Kathy – questions about the overhang of the shed roof

Motion:

Paul – move to table; change the door color, upper and lower fascia sizing to be complementary; refinement of the landscaping – show more accurately, where you are going to have perennial beds, where garbage will be located

Diane – 2nd

Discussion: none

Vote: motion passed unanimously

Pure West, 492 E 2nd Street, re-stain existing siding (ARC 20-15) The applicant described the project and color. It will be pressure washed and then stained. Awning over side door will be painted due to the type of material,

Leslie – thinks it would look a little bit better with a trim color

Tracy – agrees a trim color would be helpful; perhaps around the windows?

Paul – a few shades darker in the same family

Diane – color looks good; nice upgrade

Motion:

Tracy – move to approve, as submitted

Diane – 2nd

Discussion: none

Vote: motion passed unanimously

OTHER ITEMS

Council directed amendments: look at submittal requirements section

Wendy – will email the standards to the Committee for final review; take the final few photos and share with the Committee

Meeting adjourned at 10:30 AM