

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 21, 2025

The meeting was called to order by Ryan Kiefer, vice chair, at 8:15 AM

PRESENT: Alexandria Cianciulli, Ryan Kiefer, Leslie Lowe (via phone), Lucky Loncar, Elizabeth Zachman

ABSENT: Paul McElroy, Tracy Rossi

STAFF: Wendy Compton-Ring, Sara Freeman

PUBLIC COMMENT: none

MINUTES: The minutes from September 16, 2025 were unanimously approved.

OLD BUSINESS

Piedmont Capital Bldg, 6442 Hwy 93 S amendments to approved facade change (ARC 24-26) Described the changes to the façade from the previous application including changes to the materials. The south facing elevation will have stone on the right-hand side versus the drawing showing two types of materials

Ryan – a lot of materials on one flat wall versus using materials to identify the changes to the building

Elizabeth – questions about the options

Ryan – the symmetry of the south façade works fine but there are a lot of materials going on

Elizabeth – likes the material choices themselves, but there isn't a relationship between the form of the building and proposed material application

Lucky – the rendering and plans are different

Leslie – agrees with the Committee regarding the elevations and the 3D rendering

Ryan – we can't approve the proposal until the drawings are the same; not a fan of LP siding, but it is probably fine in this instance; still concerned about the plane changes and material changes

Lucky – likes the scheme 'A' better

Elizabeth – agrees

Lucky – would like the final drawing rendered; especially the Hwy 93 S elevation; thanks for updating the older building

Motion:

Elizabeth – move to table

Lucky – 2nd

Discussion: none

Vote: motion passes unanimously

NEW BUSINESS

***** Elizabeth Recued from the following two items *****

Eyes on Central, 237 Central Avenue, façade change, Cushing Terrell (ARC 25-11)
Described the project, its location, improvements and materials.

Ryan – likes the height shown in the rendering versus the elevation drawing, sad to see the change in material from the brick at the pre-ap

Lucky – it's pretty white; materials are fine, but worries the colors are too bright

Ryan – the level of detail is key

Lucky – a bit more warmth would help the building; it will be prominent; enjoys the large windows

The client wanted a brighter color for prominence

Leslie – likes the height; concerned about the color; consider wrapping the columns in brick

Lucky – the design of the building is nice

Alexandria – it's hard to say what the swatch will look like on the building; likes the color on the street-level

Lucky – does it look like Whitefish? Many aspects definitely are Whitefish, but we lost a lot of warmth and texture without the brick we saw in the pre-ap

Motion:

Lucky – move to table in order to review the materials and color

Alexandria – 2nd

Discussion: would like to see the renderings

Vote: motion passes (3-1, Keifer voting in opposition)

Whitefish Mountain Center, 6475 Highway 93 S, repaint, Cushing Terrell (ARC 25-12)
Described the project to repaint the building – including painting the CMU and EIFS

Ryan – concerns with painting everything all one color, especially white; the color doesn't go with any of the trim on the building; might consider some other color to pair with the white

Alexandria – too bright

Ryan – painting the CMU is not a good idea

Leslie – kind of torn; does not like to see it all one color

Ryan – the building will feel bigger; there needs to be a definition between the different portions of the building
Alexandria – add a material on top of the CMU in order to update

Motion:

Lucky – move to deny
Ryan – 2nd

Discussion: none

Vote: motion passes unanimously

***** Elizabeth rejoined the meeting *****

Scurlock Townhouse, 1125&1127 Meadowlark Lane, townhouse, Moser Design (ARC 25-12) Described the project, materials, and colors

Elizabeth – large gable over the garage and the awning; is there a way to make the front door more prominent; it generally fits the context of the neighborhood
Lucky – no issues
Ryan – the awnings make sense

Motion:

Lucky – move to approve
Elizabeth – 2nd

Discussion: none

Vote: motion passes unanimously

Spokane Ave West Complex, unaddressed W 2nd Street, triplex, MT Creative (ARC 25-13) Described the changes to the building from the pre-ap, no changes to the building footprint; access, trail with the seating area and storage building near the river for boats

Ryan – questions about the size, materials for the storage building

Motion:

Lucky – move to approve
Elizabeth – 2nd

Discussion: none

Vote: motion passes unanimously

OTHER ITEMS

Pre-App, Rocky Mountain Car Wash, 300 Geyser Road, Performance Engineering The applicant described the project and the changes from the previous pre-app.

Elizabeth – it is a significant improvement from the previous pre-app

Ryan – thanked the applicant for considering the comments from the Committee

Lucky – fits the neighborhood and town much better

Leslie – agrees

Elizabeth – curious how the proposed materials will last since it's a new material

Ryan – likes the warmer tones that complements the central feature

The Committee and applicant further discussed the materials and colors

Pre-App, Rimrock Studios, 21 Hedman Lane, apartment building (73 units), MT Creative

The applicant described the proposal, location, materials. It is in the location of the hotel CUP that was denied. The Committee discussed the project, materials and the site along with possible improvements. There could be some improvements and enhancements for the residents, including better outdoor spaces.

Pre-App, Uavionix, 6331 Highway 93 S, façade change, MT Creative The applicant described the proposal, location and upgrades.

Ryan – Is the red stripe the brand? *No*

Lucky – What does the red stripe do? It's intended to call attention to the building but for what purpose?

Leslie – this doesn't enhance the architecture of the community

Elizabeth – the stripe is too corporate-looking; can you look at something in the front?

Next meeting, November 4th. Meeting adjourned at 10:20 AM