

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

December 1, 2015

The meeting was called to order by Kathy Skemp at 8:45 a.m.

PRESENT: Scott Freudenberg, Jillian Lawrance, Duane Reisch, Kathy Skemp

ABSENT: Ian Collins, Chad Phillips

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from November 3, 2015 were unanimously approved

OLD BUSINESS none

NEW BUSINESS

Baker Commons Building, 205 Junes Way, professional office, CTA Architects (ARC 15-35) The applicant described the site, the project, site plan, landscaping, floor plan, elevations and materials. They are also looking at installing a sidewalk on the east side of the building connect the building to Junes Way.

Jill – no comments

Duane – no comments

Scott – good set-up, likes the single story; had questions about the windows

Kathy – likes the building, materials and colors; columns seems a bit too large; had questions about the grade of the site

Motion:

Jill – move to approve as submitted

Scott – 2nd

Discussion: none

Vote: Unanimous

Badrock Building, professional office, 284 Flathead Avenue, CTA Architects (ARC 15-36) The applicant described the site, the project, site plan, landscaping, floor plan, elevations and materials. The site has proved to be very challenging. The applicant

has continued to make refinements to the building since the submittal. Handed these out and described the changes. The applicant intends to do a Boundary Line Adjustment with the city in order to have O'Brien Avenue considered the front for setback purposes and provide a better transition into the residential area to the north.

Scott – questions re: the BLA; questions re: noise mitigation; questions regarding the elevator

Duane – prefers the latest design with the larger windows

Jill – enjoys the refined design; glazing, detailing of the building is better; improved main entrance; two thoughts: 1) the overall massing of the box is the background needs some further refinement; long 60-foot stretch without a break; 2) the building lacks grounding; lack of a base; overall likes the styling; the faux might come off a bit too flat – prefers the Cor-ten

Kathy – agrees with Jill; building material between the upper and lower windows (*opaque & Hardi-plank*); planning and more refinements? *No* What is the retaining walls material? *Maybe stone – need to look at costs*

Motion:

Scott – move to approve to refined design submitted on 12-1-15, subject to acoustically addressing the rooftop equipment; review of Jill's comment on the boxiness; consider stone retaining walls and use the Cor-ten versus the faux.

Jill – 2nd

Discussion: none

Vote: Unanimously approved

OTHER BUSINESS

Marriott Towneplace, 6405 Highway 93 S, pre-application The Committee reviewed the pre-application for the Marriott hotel and provided comments/suggestions.

2nd Street Lofts, 214 E 2nd Street, pre-application The Committee reviewed the pre-application and provided comments/suggestions.

WF Handcrafted Spirits They are proposing a gazebo and the Committee would like to review this amendment.

Meeting adjourned at 10:35AM