

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 5, 2016

The meeting was called to order by Ian Collins at 8:45 a.m.

PRESENT: Ian Collins, Scott Freudenberg, Jillian Lawrance, Chad Phillips, Duane Reisch, John Repke, Kathy Skemp

ABSENT: none

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from December 1, 2015 were unanimously approved

OLD BUSINESS

Badrock Building, professional office, 284 Flathead Avenue, CTA Architects (ARC 15-36) The applicant went over the four conditions of approval and showed the Committee a variety of options.

Chad – comments re: roof typology; integration of the two ends with the center the challenge

Kathy – likes the landscaping changes; suggested bump-up the parapet where the bump-outs are located to create more of a frame

Ian – likes the middle ground approach; would like to see the final block choice

Jill – likes the middle ground – good approach; concrete wall is fine; landscaping would be better than rock wainscot; questions re: the rooftop mechanical equipment

Duane – also like the middle ground

Scott – thinks the concerns have been addressed; OK with textured keystone

John – fits with the neighborhood; wonders if making the bump-out taller would dwarf the adjacent windows; concrete seems to look bad over time – it's a concern

Chad – combo of riprap and block

How about the use of a gabion? The Committee was intrigued.

Motion:

Chad – move to approve the middle ground as submitted

Jill – 2nd

Discussion: The committee still wants to see the final retaining wall material

Vote: Unanimous

Cana Lofts, 235 Baker Avenue, add two floors, Lynden Steinmetz (ARC 15-30) The applicant went over the condition of approval.

Motion:

Jill – move to approve as submitted

Kathy – 2nd

Discussion: none

Vote: Unanimous

NEW BUSINESS

2nd Street Lofts, 212 E 2nd Street, mixed-use building, Solus Architecture (ARC 16-01) The applicant described the site, the project, site plan, landscaping, elevations and materials.

Jill – concerned with the east façade (no openings – building at zero lot line); *added 6 mock windows* – seems like there might be a more affordable way to meet this requirement; Casey’s example

Duane – super job of putting a lot in a small space; no negative comments

Scott – nice project

John – questions re: the carports and the east elevation

Chad – nice improvement to the corner; seems heavy on the top; could make the main floor more obvious that it is retail; all in all good project for WF

Kathy – really nice project; patio very large needs something – furniture/landscaping? Suggested a color change to break-up east elevation

Ian – challenge with guidelines and the project; the standards are more residential in character which is not always congruent; nice patio; needs more of a commercial feel on groundfloor; concerns with the materials – they are becoming the standard which is mimicking other communities and is not reflective of WF; can’t support the project because of it

Jill – questions re: the carport

Ian – west elevation of the carport needs something; what are the columns? *Metal – wrapped in wood*

Motion:

Scott - move to approve as submitted subject to the following conditions:

1. Submit a revised east elevation
2. Redefine the window pattern on the 1st floor to clearly define the space as retail

Kathy – 2nd

Discussion: none

Vote: Passed (6-1, Collins voting in opposition)

401 Baker Avenue building, façade update, Solus Architecture (ARC 16-02) The applicant described the project and the windows. This is Phase I of a façade update. They will be back next month with a more formal façade update proposal.

Chad – nice improvement

Jill – windows are contrasting to the style of the building

Will they have the grids or not? The applicant decided that they will not.

Chad – OK with the grids

Motion:

Chad – move to approve without grids in the windows

Scott – 2nd

Discussion: none

Vote: Unanimously approved

***** Jill Lawrance Recused Herself From the Following Item *****

Iron Horse Welcome Center, 2150 Iron Horse Drive, MT Creative (ARC 16-03) The applicant described the site, the project, site plan, new and restoration landscaping, elevations and materials.

Chad – nice building

Kathy – project is great; still needs a signage plan

Motion:

Chad – move to approve subject to screening of mechanical equipment

Duane – 2nd

Discussion: none

Vote: Unanimously approved

OTHER BUSINESS

***** Jill Lawrance Rejoined Committee Discussion *****

Staff will be bringing a text amendment to the Planning Board and City Council concerning the discrepancy between the rooftop equipment being exempt from the building height, but we require – through the ARC standards – screening; however, the screening itself isn't exempt from building height. The committee discussed different options including screening cannot be any taller than mechanical equipment and the screening cannot be used to make an exterior wall taller.

Staff asked if the Committee would like to have a Councilor on the Committee. There wasn't consensus on whether this was a good idea or not.

The Committee talked about the materials used for the 2nd Street Lofts and how out of character they are with the city, but we are seeing more and more of this same material palette. Should there be a selection of acceptable materials? The also discussed the disconnect between the Architectural Review Standards and what the zoning permits in the Railway District.

The Committee wondered if they reviewed the final brick color on the hotel. It's pretty dark and doesn't seem to compliment the rockwork. Staff will look into it and get back to the Committee.

Meeting adjourned at 11:00AM