

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 5, 2016

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

PRESENT: Ian Collins, Scott Freudenberg, Duane Reisch, John Repke, Kathy Skemp

ABSENT: Jillian Lawrance, Chad Phillips

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from March 1, 2016 were unanimously approved

OLD BUSINESS

Block 46 Hotel, amendment to porte cochere, 650 E 3rd Street (ARC 14-30) The applicant went over the proposal.

Ian – comments regarding the base of the structure *concrete in the sidewalk*

Kathy – bolts *painted black*

John – cost savings? *No just a design change*

Kathy – like the parapet matching the building; columns a bit too industrial

John – agrees with Kathy; but could look fine

Ian – only part would be the wood fascia, but not too sure how else to tie it in; fine with it

Duane – nothing else to add

Motion:

John – move to approve as submitted

Duane – 2nd

Discussion: none

Vote: unanimous

NEW BUSINESS

Canal Lofts 2, 233 Baker Avenue, addition of 2 floors, Bill Goldberg (ARC 16-07)

The applicant described the site, the project, site plan, landscaping, elevations and materials.

Kathy – questions regarding the color

Ian – is the side getting stained?

Scott – pass for now

Ian – discussion regarding city hall; charm of rhythm with variety with streetscape; opportunity with this site is redeveloping with 25-foot module, but is showing a duplicate building with no variety – no issue with massing but lost opportunity with mimicking; barn wood is getting to be too much in town; this isn't the look for Whitefish; isn't genuine to Whitefish; floorplans could mirror

Applicant – the 2nd building is different; took comments into consideration

John – similar to Ian; discussed the Galleries; variety adds to the charm of town

Kathy – agree to monotonous; painting or staining wood? Sliding doors are quite large; board and batten will weather; color of awning *within the color range*

John – railings on the balcony *metal railing bronze/black*

Ian – posts wrapped? *Yes, they are*

Scott – reduce repetitiveness; concerns on north and south sides; not solved the problem

PUBLIC COMMENT – John Constenius, representing Flathead Industries, are in concurrence with the application

Ian – desirable from perspective of marketplace and from owner even though it is a lost opportunity

Motion:

John – move to approve as subject to meet the column standards

Kathy – 2nd

Discussion: none

Vote: unanimous

Baker Lofts, 237 Baker Avenue, addition of 2 floors, Bill Goldberg (ARC 16-08)

The applicant described the site, the project, site plan, landscaping, elevations and materials. Didn't bring the rendering to the meeting; staff report indicated it would be brought to the meeting. The roof is going to be flat; the Committee has questions on the type of metal siding and where on the building

Kathy – appreciate that it is different but still similar; needs more difference – in terms of color and material – brick will help

Ian – question of south elevation and location of south wall; fin wall?

Kathy – likes stepped parapet; just like some deliberately difference; concept good but needs slight changes

John – overall same comments; concern still with monotonous row even with setbacks; appreciates brick, but still same color as Cana 2; seems like it will be the same as the building on the corner

Ian – Maybe do something with the railing; need to break it up somehow; north elevation is blocked by Cana Lofts – south elevation will be viewable from Sweet Peaks – opportunities for windows on the groundfloor? *No. because condo HOA asked to because of residential/commercial*

Duane – does like roof; actually eyebrow – only 2 feet

Motion:

Kathy – table with applicant to submit the 3D views and how they are related to surrounding buildings and additional information on finishes (metal roofing and railing)

John – 2nd

Discussion: none

Vote: unanimous

Whitefish Motel, 637 E 8th Street, addition of caretakers unit, Doug Rhodes (ARC 16-09) The applicant described the site, the project, site plan, elevations and materials.

Scott – nice improvement to the area; looks like a garage

Duane – looks nice as well; fits in with the rest of the buildings

Kathy – tie in well; questions regarding color of metal roof *green* lighting meets darksky standards? *Directed down*

John – likes it as well; looks better than current building

Ian – likes it as well; question on wood siding; are you going to keep the lower level wood and upstairs *keeping the same with wood shingles*

Pre-stained *brown to match as close as possible to existing motel color*

Motion:

Scott – move to approve as submitted

Duane – 2nd

Discussion: none

Vote: unanimous

Larsen Triplex, 25 W 2nd Street, addition of 2 units, MT Creative (ARC 16-10)

Taking an existing building and turn into a triplex; try to make it match the other multi-family buildings; natural colors – if change then will bring back

Doesn't look like a tri-plex; likes the project

Duane – likes it as well

Kathy -likes the porch; likes the pop-out on top; concerned with corrugated metal – will weather? *Wrought iron and wood cap garage doors will stay white, but will come back with a 2nd phase*

Ian – looks good; a little more variety of color would be good

Motion:

Scott – move to approve subject to consideration of final color palette and review of phase 2 construction

Kathy – 2nd

Discussion: none

Vote: unanimous

OTHER BUSINESS

None.

Meeting adjourned at 10:30AM