

## WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 7, 2016

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

PRESENT: Charlie Deese, Scott Freudenberg, Jillian Lawrance, Chad Phillips, Duane Reisch, John Repke, Kathy Skemp

ABSENT: none

STAFF: Wendy Compton-Ring

APPOINTMENT OF CHAIR: Kathy Skemp

APPOINTMENT OF VICE CHAIR: Jill Lawrance

PUBLIC COMMENT: none

MINUTES: The minutes from May 3, 2016 were unanimously approved

**OLD BUSINESS** – none

### **NEW BUSINESS**

**6588 & 6592 Highway 93 S, façade change, Ken Sapp (ARC 16-17)** The applicant described the site, the project and materials. This is a temporary facelift, as the applicant/building owner is interested in constructing a new building and removing this building within the next year or so.

Jill – good fix

Duane – don't see anything of concern, it's a short-term fix

Charlie – had some questions

John – it's an improvement

Scott – it's a high profile corner; if it's temporary it's OK, but if it's still there in 5-10 years, it's probably not OK

Chad – questions re: the signage; might consider different colors with the green roof; good improvement

Kathy – asked some questions

### **Motion:**

Chad – move to approve as submitted

John – 2<sup>nd</sup>

**Discussion:** none

**Vote:** unanimous

**Pine Lodge, 920 Spokane Avenue, Raymond L Jackson, Jr. (ARC 16-18)** Via phone, the applicant described the site, the project and materials.

Scott – not real noticeable, no comments

Chad – improvement with wainscot; suggested a change to the rock under the Pine Lodge wall sign – place rock at the columns instead of in the center of the wall

Jill – wondered if this proposal is trying to match the existing rock *Yes, however that rock was from the original construction 24 years ago.* Would like to see the actual rock sample; how are the edges of the rock going to be treated (where the rock and the existing wall meet); thinks the wainscot is too tall – either at the header of the window or at the sill

Duane -agrees with the comments

Charlie – agrees with Jill re: the height of the rock and wrapping the rock around the corner suggestion from Chad

John – not much to add – agrees with the stone comments

**Motion:**

Scott – move to table

Chad – 2<sup>nd</sup>

**Discussion:** directed the applicant to bring back revised drawings and the actual material for the next meeting.

**Vote:** unanimous

**The Mix, 1800 Block of Baker Avenue, Lyndon Steinmetz (ARC 14-12B)** The applicant described the revised site plan, the project, elevations and materials.

Chad – questions re: the siding and colors; keeping with the contemporary look; questions re: signage

Jill – enjoy the styling of the buildings, color and material palette; look at reducing the amount of metal – could be overwhelming

Duane – no comments; hasn't really changed much

Charlie – height of building ‘A’ out of scale – tower might be OK for an elevator, if needed; Building ‘B’ – OK; windows are oversized – questions about shear strength; configuration and size will have to change; agrees with Jill’s metal comment; Building ‘C’ had some suggestions about keeping the same material for the same mass

John – current renderings, perspectives would be helpful

Scott – where is the mechanical equipment; questions about refuse screening; visual and acoustical screening of mechanical equipment

Kathy – window treatment for tenants – could be hot; like to see the concrete sidewalk along the south side of the building instead of striped asphalt

**Motion:**

Scott – move to approve, subject to review of the final items:

- Mechanical equipment screening
- Trash enclosure details
- Site Plan showing sidewalk along Baker Avenue
- Look at Building ‘C’ and suggested comments
- Overall reduce the amount of corrugated metal on all buildings

Chad – 2<sup>nd</sup>

**Discussion:** The Committee requested these items be brought back to the next meeting for their review. In addition, they noted that some items have the potential to change the look of the building, if required through the building permit review. These items include: massing and windows.

**Vote:** unanimous

**OTHER BUSINESS**

The Committee agreed to move the 1<sup>st</sup> meeting in July to 6<sup>th</sup> instead of 5<sup>th</sup> due to Independence Day. Staff let the Committee know of the meeting conflict on June 21<sup>st</sup> due to the Affordable Housing Meeting.

The Committee requested Jersey Boys come in for review for their proposed fencing.

Follow-up from Council Interviews – the Committee talked about several options for following up with applicants – including requiring a deposit that would be returned at the time of final inspection to holding up Certificates of Occupancy until final Arch Review is confirmed. The Committee asked staff to call around and see what other communities are doing and bring back some ideas.

Meeting adjourned at 10:30AM