

## WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 21, 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, Kathy Skemp

ABSENT: John Repke

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from June 7, 2016 were unanimously approved

### OLD BUSINESS

**Pine Lodge, 920 Spokane Avenue, Raymond L Jackson, Jr. (ARC 16-18)** The applicant described the revisions to the project based on the Committee feedback, brought a rock sample and brought a close-up photo of the existing rock at the entrance of the building.

Chad – likes the new design; doesn't think the new stone necessarily needs to be at the height of the stone at the entrance

Jill – questions about the transition between the new rock to the balcony section of the building; likes the north section – an improvement

Charlie – more in favor of the original design

Duane – likes the north section and how it wraps around the corner of the building

Scott – agrees

Kathy – questions about the material depth; noted how far back the building was from the road

### **Motion:**

Chad – move to approve the revision with clarification on the transition between the new stone and the existing wall

Charlie – 2<sup>nd</sup>

**Discussion:** none

**Vote:** unanimous

**The Mix, 1800 Block of Baker Avenue, Lyndon Steinmetz (ARC 14-12B)** The committee reviewed the items in the letter sent to the applicant and compared the changes from the old plan to the new plan. The applicant was not present. The Committee reviewed the following 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 - **addressed**

The Committee described the challenges with tracking the various amendments to the project. The Committee also noted there may still be building code violations with these drawings. The need for egress depending on the tenant/use could change the windows and massing.

The Committee requested full compliance with the conditions of the previous approval. Only the reduction in the amount of corrugated metal was addressed – the other four items were not addressed.

**Baker Lofts, 237 Baker Avenue, Lyndon Steinmetz (ARC 16-08)** The applicant submitted a rendering, as requested by the Committee. The applicant was not present.

The Committee visited about the rendering. They found it difficult to note the change in materials. Expected a rendering from the south above the liquor store.

Scott – doesn't think the rendering is adequate, the materials and colors are not accurate

Jill – incomplete; cannot tell what the applicant is proposing

Kathy – a different view

Chad – made a clarification at the previous meeting

Concerns regarding drainage were discussed.

Kathy – submittal is not clear – it doesn't accurately represent the colors and materials. In addition, the aspect should be more from a southern perspective.

## **NEW BUSINESS**

**Jersey Boys Pizza, 550 E 1<sup>st</sup> Street, Jelisa Guy (ARC 16-19)** The applicant was not present. There were several questions regarding the entrance not being covered, what they are doing with the rock landscaped area, questions about the alcohol and the outdoor space – what are the laws. The Committee wished the applicant was at the meeting to answer these questions.

Scott – noted the Arch Review Standards encourage natural materials

Jill – what about landscaping? What is the plan?

Charlie – won't landscaping be removed to install the fence

Jill – would like to see how the fence aligns with the building

Kathy – landscaping would defeat the purpose of their project; we could encourage, but not require

### **Motion:**

Scott – move to table, subject to review of the following:

- Actual material sample and its finish
- How the fence will be anchored to the sidewalk

Chad – 2<sup>nd</sup>

**Discussion:** The Committee requested the applicant attend the meeting.

**Vote:** unanimous

## **OTHER BUSINESS**

The Committee reviewed the letter on the Hurraw! building from the Richatti group. Charlie noted that the Richatti building is a CTA project and he was unaware of the letter going to the City. Chad noted that he tried to suggest some re-design, but by the time he was brought on-board, the project had been already designed and approved by the Arch Review Committee. In addition, the owners wanted a very 'Euro' design.

The Committee would like to respond to the letter, thank them for their comments and concerns, recognizing the concerns but noting that the Committee at the time found it met the Arch Review Standards. They also wanted to clear up that Chad was not on the Arch Review Committee at the time the project was approved and was only hired afterward to address Code compliance issues. The Committee is always looking at ways to improve their review and processes.

Meeting adjourned at 10:05AM