

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 6, 2016

The meeting was called to order by Kathy Skemp at 8:47 a.m.

PRESENT: Charlie Deese, 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 August 18, 2016 were unanimously approved.

OLD BUSINESS none

NEW BUSINESS

Frank Lloyd Wright Montana, llp, 530 19th Street, new 2 story professional office, Lyndon Steinmetz (ARC 16-22) The applicant presented the project, described the site, location, building and materials. A number of changes have occurred since the application was submitted to the City. Those changes were summarized to the Committee and included: eliminating the metal siding, changes to the split-faced rock, anodized storefront windows, signage location on the north elevation, added a sidewalk to the north side of the building and the total building height has been reduced by one-foot. Perspective and color rendering didn't show up, but can return to a Committee meeting to present it.

Chad – there are code violations with the parking – architect will figure out those details; like to see the greens within the same palette; overall nice building

John – green metal should be more muted; questions about Baker Avenue extension

Jill – questions regarding the elevator and carport; appreciate the effort and thought of the massing, but it will be quite a bit taller than other buildings in the neighborhood

Charlie – With the change in windows will there be false mullions applied? Yes. Larger windows? Yes. Suggest breaking up the windows more in keeping with the Western-style of the building; it's a pretty tall building. One or two undulations with the roof parapet versus 5 or 7 might have a better effect. Is the parapet taller to screen the mechanical equipment? Yes. Is the CMU a veneer? Yes, *4-inch thick*. Could consider breaking it up with a pattern. Comments about the carport feature – it's a balance. Also, noted code violations with the building and questions about ADA compliance with access from the street.

Duane – Looks nice

Scott -shares concerns about Baker Avenue; likes the variety of building materials/textures; questions about grading

Kathy – nice looking building; likes materials; thinks the stucco isn't the right color – doesn't fit the palette; thinks the windows on the 2nd floor should have the same vertical element as the windows on the basement level; would suggest a sidewalk along the driveway for pedestrians *Can't make the grade and there isn't enough space between the curb and the building at the northwest corner.* Also, noted building code violations.

The applicant indicated they will be reviewing the comments including the windows, carport – possibly detaching it from the building, etc. Considered the final built environment of The Mix for scale of the building. Will bring the final colors and perspective to the next meeting.

Motion:

Charlie – move to table until the next meeting

Chad – 2nd

Discussion: none

Vote: unanimous

OTHER BUSINESS

Kathy asked about Hurraw! Chad indicated they are super busy getting their building complete, as October is the busiest month of their production. The Committee asked to put them on the November 1st agenda.

The Committee had a discussion about someone being under the 'direct supervision of an architect' and what is their role when they see Code Violations. It is the Building Official's job to enforce the building code, but the Committee will get involved if it affects the exterior design.

The Committee no longer wants staff to schedule matters before them without the colored perspective/elevations. The Committee only wants to review complete applications.

Meeting adjourned at 9:52 AM