

WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

November 1, 2016

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

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

ABSENT: none

STAFF: Wendy Compton-Ring

MEMBERS OF THE PUBLIC: Rhonda Fitzgerald, Heart of WF; Turner Askew, representative of the Presbyterian Church

PUBLIC COMMENT: Both members of the public indicated they were interested in what was happening in downtown Whitefish projects.

MINUTES: The minutes from October 20, 2016 were unanimously approved.

OLD BUSINESS

Frank Lloyd Wright Montana, llp, 530 19th Street, carport changes, Lyndon Steinmetz (ARC 16-22) The applicant presented the changes to the carport on the east side of the building, including the color.

Jill – the styling of the carport doesn't match the styling of the building

Duane – no comments

Charlie – function is winning over form; it's a foreign look; will disappear a bit; consider a color change (two tone?) to blend in better with the background

John – agrees with Charlie; design and simplicity are OK

Kathy – the underside of the carport will also be visible – look at this too

Motion:

Scott – move to approve as submitted subject to final review of the colors

Charlie – 2nd

Discussion: none

Vote: unanimous

Baker Lofts, 237 Baker Ave, lift/ramp, Lyndon Steinmetz (ARC 16-08) Bill Goldberg described the proposal and answered questions from the Committee concerning the design. There will be a roof over the platform and it will be screened from the south.

Charlie – this is mechanical equipment and it needs to be screened from the east

Scott – agrees

Duane – OK, as long as it's screened

Jill – OK with the resolution

John – totally agrees, wonders why they didn't just install an elevator

Kathy – asked about the color of the lift

Motion:

Charlie – move to approve subject to screening on the east elevation

Jill – 2nd

Discussion: The Committee requested an updated drawing showing the screening.

Vote: unanimous

5236 & 5224 Tumblehome Avenue, amendment to ARC approval (ARC 14-19) No one was present to answer questions. Kathy indicated the matter was before the HOA Arch Review Committee and they requested the windows, doors, garage doors and patio doors be a dark brown.

Motion:

Charlie – move to approve subject to the windows, doors, garage doors and patio doors be a dark brown

Scott – 2nd

Discussion: none

Vote: unanimous

NEW BUSINESS

Sunrise Townhomes at Great Northern Heights, 37 & 41 Great Northern Drive, new townhouse, Ron Terry Construction (ARC 16-24) The applicant presented the project, the location, materials and landscaping. This building has already gone through HOA review and approval.

Charlie – two main issues for these types of projects are that they don't look alike and garage-forward design. They have addressed these and the if the HOA is OK with the color scheme, he's OK with it too.

John – colors are a bit bright (white); reasonably consistent with the neighborhood

Jill – Thanked the applicant for a very complete application; enjoys the white and gray; massing is a large box; the 40-foot ridgeline is long and the wall is 50-feet without any relief; the group discussed the possibility of a 2nd story bump-out
Scott – hit on all the elements for garage forward; we don't have a max length for an unbroken roofline in our standards
Duane – they haven't done anything that is against our rules; if HOA is OK with it then it is good
Kathy – agrees with everyone's comments; nice looking townhouse

Motion:

John – move to approve as submitted
Scott – 2nd

Discussion: none

Vote: unanimous

***** Jill Lawrance Left the Meeting *****

Don 'K' Detail Shop, 6219 Highway 93 S, new detail shop, MT Creative (ARC 16-23) The applicant's representative described the site plan, its location behind the stormwater facility, the building, materials – which are designed to match the Subaru building.

Scott – appreciates the use of the colors that were previously approved; doesn't think the building will be highly visible
Duane – good project; happy to go along with it
Charlie – did a good job of building placement
John – questions about the windows, but thinks it will be ok because of the landscaping
Kathy – questions about the garage doors *yes, they match the Subaru doors*

Motion:

Scott – move to approve as submitted
John – 2nd

Discussion: none

Vote: unanimous

Smith 4-plex, 230-250 E 1st Street, new patio cover, MT Creative (ARC 16-25) The applicant's representative described the project, materials and the installation of new exterior fireplaces

John – will materials changes? *Yes, but will match* The proposal enhances the appearance of the building

Charlie – stone won't be seen; vent free? Yes

Duane – nothing to add; pretty simple project

Scott – add snow breaks? Yes questions about railings – *they will be re-used*

Kathy – questions regarding the fireplace under the roof

Motion:

Scott – move to approve with snow breaks and look at railing alternative

Duane – 2nd

Discussion: none

Vote: unanimous

OTHER BUSINESS

100 Central Avenue, façade change, Hollis Rumpeltes Architects, pre-ap (moved on the agenda before the Don 'K' item) The owners were present along with their architect via Facetime. They described the project, their goals and a few options for the awning and siding.

Duane – big improvement

Scott – consider more colors (we've been seeing a lot of brown) and less barn wood Or something different (we've seen a lot of barn wood lately)

Jill – comments on the finish

The Committee provided feedback on the building, it's materials and other ideas. The applicant intends to be back at the next meeting with an official application, as they want to be moved in by June.

341 Central Avenue, new building, MT Creative, pre-ap The owner's representative described the project of completely removing the Frank Lloyd Wright building from 341 Central Avenue. There are six parcels to be developed. They would propose one building on two lots for right now and develop the other 4 lots at some point in the future when they see how this project is received. The building will be three stories with retail on the bottom floor, offices on the 2nd floor and residential upstairs. They are thinking about doing two different types of siding to show two identify a north and south portion of the building.

Scott – understands the interest in maximizing the property; something will need to be done on the south side of the property in the event that the lots to the south are vacant for a long time

John – struggling with the project; it's cool looking, but will be a dramatic change for the downtown; it will change the look and feel of the downtown

Charlie – one of FLW's last buildings and changed over the years; need to help with the transition between the church and the residential to the south; think about stepping back/staggering the volumes back – similar to the church; would flip the metal and brick materials

Duane – concerns about parking in the downtown

Kathy – mass OK; 2-stories a better fit; more residential materials; what is the church setback from Central Avenue

Matters from Staff: The advertisement has gone out for the vacancy on the Arch Review Committee. Letters of interest go to Michelle Howke, City Clerk and interviews will be scheduled over the next couple of months.

Meeting adjourned at 11:47 AM