

# DESIGN REVIEW BOARD

August 8, 2011

**Case Number**

DRB2011-17

**Applicant/Purchaser:**

Samuel R. Bared

**Property Location**

720 Central Avenue  
Neighborhood Council #  
7

**Requested Action**

Design Review of the renovation of front façade for the existing commercial structure.

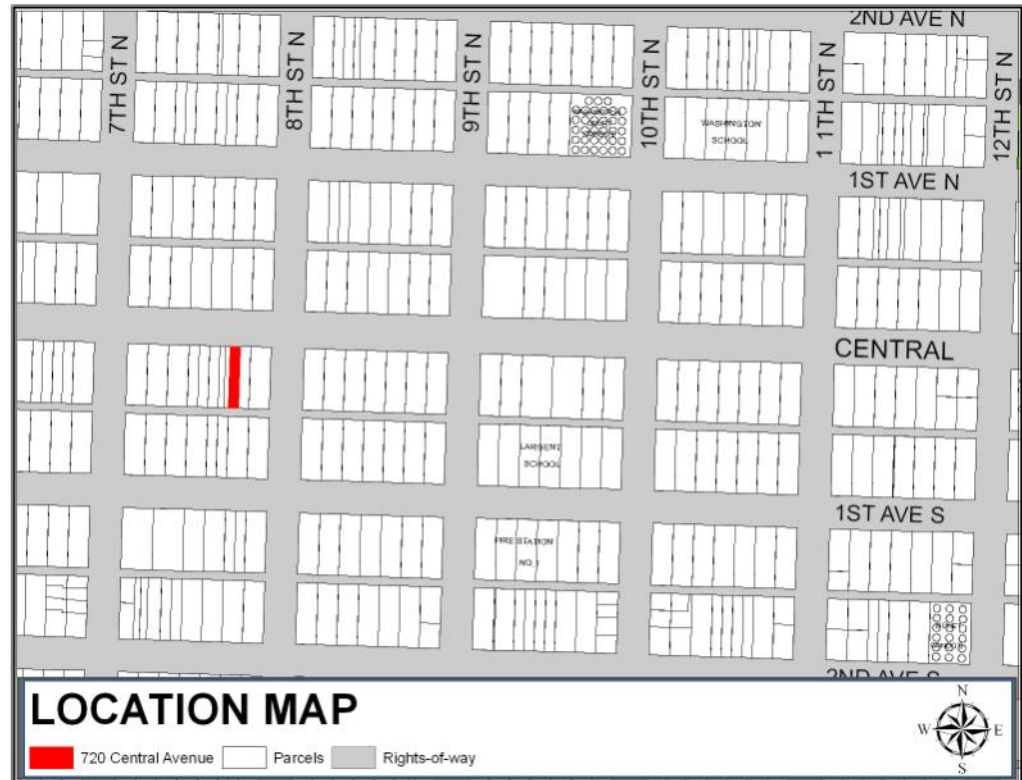
**Recommendation**

Approve design with conditions.

**Project Planner**

Charlie Sheets

## 720 CENTRAL AVENUE, RETAIL GIFT STORE



### Summary

#### **Project Description**

The applicant is proposing to renovate the exterior façade of the vacant commercial property along the south side of Central Avenue. He intends to open a retail gift shop.

#### **Background**

Legal description of property: West½ of Lot 6, Block 361, Original Townsite of Great Falls

- Property frontage: 25'-0"
- Property depth: 150'-0"
- Property square footage: 3,750 S.F.
- Building square footage: 1,225 S.F.
- Building wall frontage: 25'-0"
- Building height: 11'-0"

## Project Overview

### **Proposed Improvements**

The applicant is purchasing the property and intends to open a retail gift shop. The property is currently vacant but was most recently occupied by Al's Repair and Appliance Service in 2009. The applicant intends to renovate the Central Avenue frontage and the front 23'-0" of the east side of the building. The material being proposed is steel-Delta Rib Vertical siding. The color of the siding will be light stone. The front windows and entry door will be replaced. The windows will have mullions to give the over window transom a appearance of individual panes of glass. Additionally, the applicant will renovate the vacant 1,225 S.F. for retail space.

### **Central Historic Business District**

The property is within the boundaries of the historic district. The 2002 Montana Historic and Architectural Inventory of the subject property notes the last renovation of record was in 1985. The Inventory lists the property as a contributing building to the historic district in that the depression era building has retained its original design and windows. The exterior sheathing may be reversed. Historic Preservation Officer, Ellen Sievert, stated that steel-Delta Rib Vertical siding is not a historic material for the downtown district and she would recommend a masonry veneer along with repairing the wood windows.

### **Zoning, Building Height, and Setbacks**

The property is zoned C-4 Central business core district. This district is intended to accommodate and create a high level of business and social activity from morning through the nighttime hours. This district hosts a wide range of employment and businesses. Retail operations and specialty stores are common on the street level along with professional offices. Residential uses can occur in this district primarily on the upper levels of buildings. Entertainment occurs in this district and helps to create a destination. Sidewalk cafes and food vendors are common during the warmer months of the year. Off-street parking is available, but occurs primarily in multi-level parking garages and on-street parking. The proposed retail store is permitted and in compliance with the zoning, height and setback requirements of the code.

### **Parking**

There are four existing off-street parking spaces from the alley that are on unmarked gravel. These spaces will be reserved for the owner and employees. Customers will be using the adjacent on-street public metered parking. The adjacent property to the east is a paved parking lot primarily used by the instructors and students of Dahl's Beauty School.

### **Landscaping**

City Code 17.44.3.010 Design Standards for Commercial Buildings is not triggered by this renovation.

### **Sidewalks**

The existing public sidewalks are in good condition. Project does not trigger sidewalk requirements.

### **Signage**

The applicant would like to utilize the existing roof mount frame to install a roof sign as shown on the front façade rendering. This proposed sign is 20 S.F. Roof signs are prohibited by City Code 17.60.2.010. The appellant would need to consider taking the roof sign to the Board of Adjustment. The property is allowed a total sign area equal to 10% of the building frontage or 27.5 S.F and 1/3 of an architecturally distinct window. The signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at such a time that the applicant submits.

### **Outdoor Lighting**

The project does not trigger outdoor lighting requirements.



Wall frontage of 720 Central Avenue.



View looking at the east elevation of the existing building.



View looking south at the rear of the subject property.

## EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD  
APPLICATIONDATE: 4/5/2011NAME: Samuel R. BARERADDRESS: P.O. Box 6164, Great Falls, MT 59406 PHONE: 799-4775

AGENT/REPRESENTATIVE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SITE ADDRESS: 720 Central Avenue, Great Falls, MT 59401Square Footage of Building Site: 4,550 Sq. FeetSquare Footage of Structure(s): 1,225 Sq. Feet

Design Review Board Meeting Date: \_\_\_\_\_

The following items must be submitted as part of the application:

Legal DescriptionLot(s): West 1/2 Lot 6Block(s): 361Subdivision: Township of Great Falls

Or Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

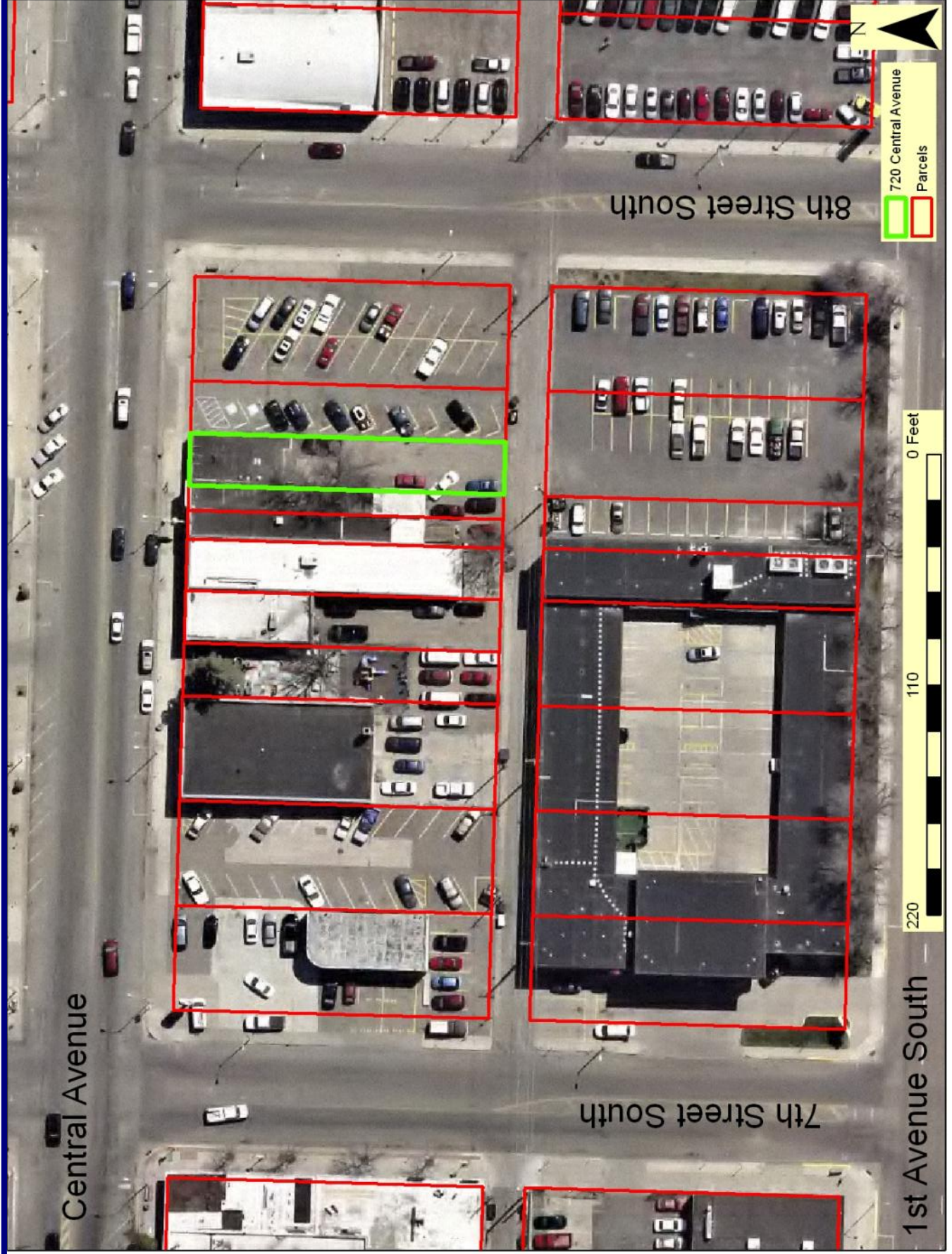
Use Intended: Retail GIFT ShopPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- Application
- Site Plan/Landscaping Plan/Parking Plan - 11" x 17"
- Elevation Drawings - 11" x 17"
- Topography Map - 11" x 17"
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

Building and Property Frontage:

Street: 25 Feet Building Frontage: 25 Feet Property Frontage: 25 Feet

Street: \_\_\_\_\_ Building Frontage: \_\_\_\_\_ Property Frontage: \_\_\_\_\_



# EXHIBIT C - FAÇADE RENDERING



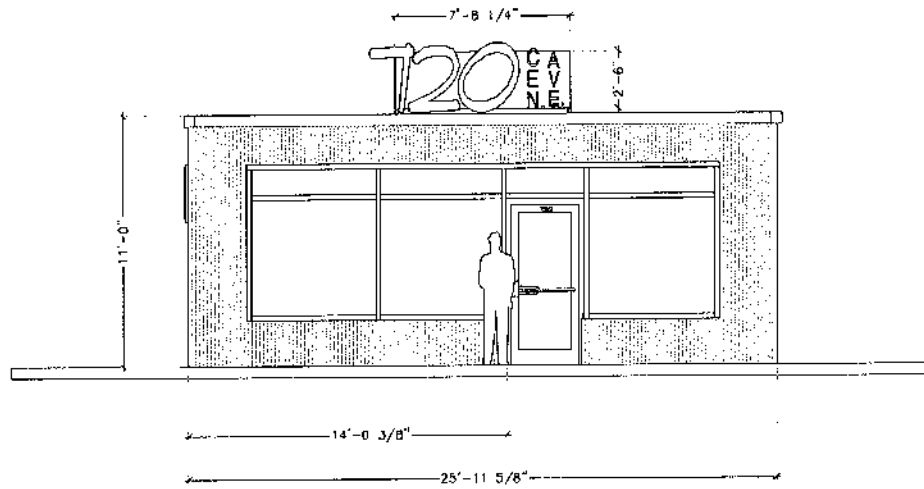
Nelson Architects  
Dream Design Build

4307 North Star Blvd, Suite C, Grand Rapids, MI 49503 • Phone: 616.221.1111 • Fax: 616.221.1112

# EXHIBIT D - ELEVATIONS

nelson architects

1-20-11



Front Elevation

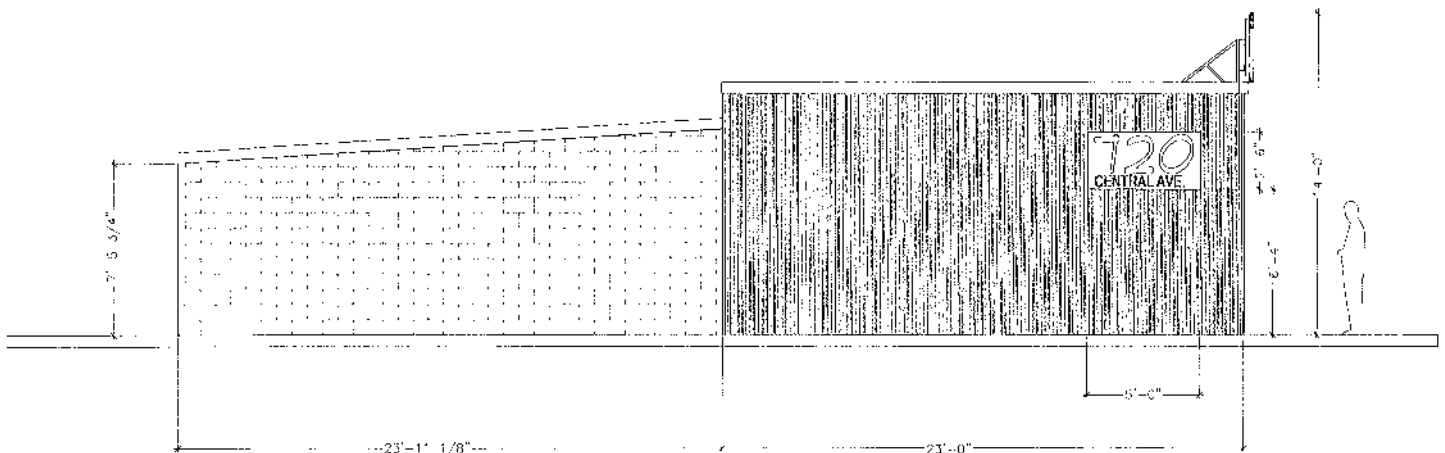
1/4"=1'-0"



Nelson Architects

10000 1st Avenue, Suite 100, San Diego, CA 92121  
Tel: 619.594.1100 Fax: 619.594.1101  
www.nelsonarchitects.com

Project: 720 Cave



Front Elevation

1/4"=1'-0"



Nelson Architects

10000 1st Avenue, Suite 100, San Diego, CA 92121  
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Project: 720 Cave

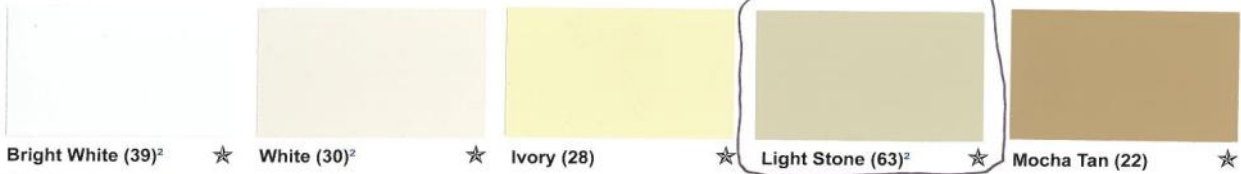
## EXHIBIT E - MATERIAL SHEET



## Roof and Wall Colors



## MS COLORFAST45® PAINT SYSTEM



## Fastening Pattern



## Load Tables

SECTION PROPERTIES								ALLOWABLE UNIFORM LIVE LOADS PSF <sup>1,2,3,4</sup> (3 or More Equal Spans)												
GA.	Width (in.)	Yield KSI	Weight PSF	Top In Compression <sup>1</sup>		Bottom in Compression <sup>1</sup>		Inward (Gravity / Deflection) Load <sup>2,4</sup>					Outward Uplift (Stress) Load <sup>2</sup>							
				l <sub>bx</sub> In <sup>4</sup> /ft	S <sub>xx</sub> In <sup>3</sup> /ft	l <sub>bx</sub> In <sup>4</sup> /ft	S <sub>xx</sub> In <sup>3</sup> /ft	2'	2.5'	3'	3.5'	4'	5'	2'	2.5'	3'	3.5'	4'	5'	
30	24"	80	0.64	0.0105	0.0163	0.0090	0.0198	195	127	89	66	48	25	260	169	119	88	67	43	
29	24"	80	0.72	0.0130	0.0202	0.0110	0.0229	144	96	68	50	34	18	173	114	81	60	46	30	
26	24"	80	0.89	0.0185	0.0293	0.0145	0.0292	117	79	57	42	28	14	135	90	64	48	37	24	

1. Theoretical section properties have been calculated per AISI 1996. "Specifications for the design of cold formed steel members." lxx and Sxx are effective section properties for deflection and bending. 2. Tabulated loads are allowable loads calculated in accordance with good engineering practices and with AISI 1996 specifications for bending stresses. Panel weight has not been subtracted from allowable gravity loads. Allowable load does not address web crippling requirement, or fasteners/support connection. 3. Allowable loads are calculated in accordance with AISI 1996 specifications, and have been increased by 33-1/3% for wind uplift. Contact Metal Sales Technical Services Department for more information. 4. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.

**metal sales**  
manufacturing corporation



Longmont, CO: 800.289.7663  
Jacksonville, FL: 800.394.4419  
Jefferson, OH: 800.321.5833  
Independence, MO: 800.747.0012  
Sellersburg, IN: 800.999.7777  
Rogers, MN: 800.328.9316  
Antioch, TN: 800.251.8508  
Spokane, WA: 800.572.6565  
Kent, WA: 800.431.3470  
Rock Island, IL: 800.747.1206

Orwigsburg, PA: 800.544.2577  
Temple, TX: 800.543.4415  
Woodland, CA: 800.759.6019  
Fontana, CA: 800.782.7953  
Anchorage, AK: 907.646.7663  
Bay City, MI: 888.777.7640  
Detroit Lakes, MN: 888.594.1394  
Mocksville, NC: 800.228.6119

[www.metalsales.us.com](http://www.metalsales.us.com)

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Recommendation

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Samuel R. Barer, 720 Central Avenue, as shown in the conceptual development plans contained within this report subject to fulfillment of the following conditions by the applicant:

- The proposed project shall be developed consistent with the conditions in this agenda report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- If after the approval of the concept development plan as amended by this board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- The appellant would need to consider taking the roof sign to the Board of Adjustment.
- Require the front façade material be changed from the proposed steel-Delta Rib Vertical siding to a historic masonry veneer.

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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

Cc: City Engineering, Dave Dobbs  
City Neighborhood Council Rep., Patty Cadwell  
Samuel R. Bared, P.O. Box 6164, Great Falls, MT 59406