

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
May 23, 2011**

**CALL TO ORDER**

The regular meeting of the Great Falls Design Review Board was called to order by Jean Price at 3:01 p.m. in the Rainbow Conference room of the Civic Center.

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

Ms. Jean Price, Chair  
Mr. Jule Stuver, Vice Chair  
Mr. Bruce Forde  
Ms. Mary Klette  
Mr. Todd Humble

Design Review Board Members absent:

None

City Staff Members present:

Mr. Charlie Sheets, Development Review Coordinator  
Ms. Phyllis Tryon, Administrative Assistant  
Mr. Dave Dobbs, City Engineer

Others present:

Mr. Jim Page, AIA, L'Heureux Page Werner Architecture  
Mr. Jason Cole, AIT, L'Heureux Page Werner Architecture  
Ms. Kira E. Ogle, Legends Studio, Inc.  
Mr. Brett Haverlandt, Property Owner  
Mr. Mauri Novak, Property Owner

**MINUTES**

Ms. Price asked if there were any comments on the minutes of the meeting held on May 9, 2011. Mr. Stuver moved to approve the minutes as stated. Mr. Forde seconded. All being in favor, the minutes were approved.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS** **426 Central Avenue** **(5<sup>th</sup> Street South and Central Avenue)**

Mr. Sheets, Development Review Coordinator for the City, reviewed the City staff report on the exterior and interior renovation proposed for the building at 426 Central Avenue. The property owner is proposing to renovate the exterior to reflect an historic façade and renovate the second floor of the structure into apartments.

There was an open discussion about various details of the project. Air conditioning condensers will be on the roof. The existing canopy will be modified. Board members questioned whether the bricks had been repointed. The architect stated the bricks had been cleaned and sealed, but not repointed at this phase of the project.

MOTION: Mr. Stuver moved to approve the project with the stipulation that the masonry features be re-pointed as soon as possible. Ms. Klette seconded, and all being in favor, the motion passed.

## **Baja Fresh/Canyons Burger Company** **1600 Fox Farm Road**

Mr. Sheets reviewed the City staff report on the proposed renovation for the restaurant building at 1600 Fox Farm Road. The existing building has been vacant for four years. The renovation includes extensive interior remodeling and a major face lift of the exterior. The free standing sign has been removed.

There was open discussion regarding details of the project. Lighting consists of wall lighting on the building along the walkway, and gable lighting for signage. There is no enclosure for the dumpster, but access space is limited. There were suggestions from the Board to improve landscaping and enclose the dumpster area.

MOTION: Mr. Stuver moved to approve the application to include the recommendations on landscaping and dumpster enclosure. Ms. Klette seconded, and the motion passed with all in favor.

## **PUBLIC COMMENT**

There was no public comment.

## **ADJOURNMENT**

Mr. Sheets asked the Board to reconvene on June 13 for a review of one submittal. Ms. Price and Ms. Klette are unable to attend that meeting. The meeting was adjourned at 3:54 p.m.