

# DESIGN REVIEW BOARD

December 12, 2011

**Case Number**

DRB2011-25

**Applicant/Owner**

Errata LLC

**Representative**

Jason T. Holden

**Property Location**

1314 Central Avenue

**Requested Action**

Design review of exterior renovation

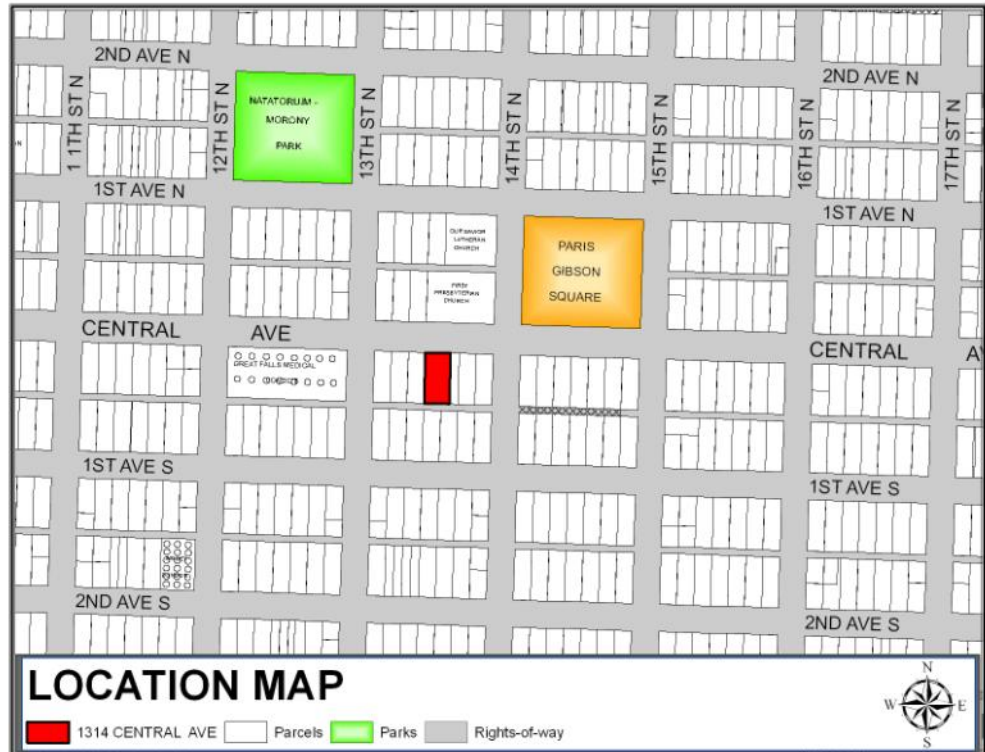
**Recommendation**

Approve design with recommendations

**Project Planner**

Brant Birkeland, Planner

HOLDEN FAURE LAW OFFICE, ERRATA LLC



**Project Description**

The project is a proposed exterior renovation of an existing commercial building located at 1314 Central Avenue. The exterior renovation will reflect the change in use of the building from a restaurant to a professional law office. The subject property is located in the C-5 zoning district and is adjacent to and surrounded by commercial uses. The surrounding area lacks a defining architectural character due to variation design, construction, and exterior finishes of neighboring buildings and structures.

**Background**

- Legal Description: West 1/2 Lot 4, E 1/2 Lot 4, W 1/2 Lot 5, Block 355, 1st Addition of the City of Great Falls
- Building Area: ± 4,000 S.F.
- Property Zoning: C-5 Central Business Periphery
- Street Frontages: ± 75' on Central Avenue

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## Project Overview

### **Exterior renovation guidelines: Exhibit 28-1 Standards and guidelines for specific projects and buildings.**

The applicant is proposing an exterior renovation of an existing building to compliment the change of use of the site from a restaurant to a professional law office. A variety of design elements, architectural features, colors and textures create a visually interesting and aesthetically pleasing improvement to the building façade. Features include an E.I.F.S. cornice and base, channel canopy, entry canopy and accent light features. Primary building materials including brick and limestone are proposed to insure stability, maintainability and long life. A substantial proportion of the façade will consist of large windows that will face Central Avenue. The applicant has indicated that these windows will consist of dark tinted glass. The applicant is proposing to paint existing masonry on the east and west walls of the building to match the front façade. Improvements to the south face of the building include a entry canopy and E.I.F.S. base.

### **Exterior renovation standards: Exhibit 28-1 Standards and guidelines for specified projects and buildings.**

The applicant will be placing mechanical equipment along the south wall of the building. This equipment will be screened with material similar to the material used on the primary structure. The existing lighting is sufficient to illuminate the adjacent sidewalk and pedestrian area. The proposed exterior accent lighting is compliant with the standards of Chapter 40 Lighting. Although the exterior renovation does not trigger the landscaping requirements of Chapter 44 Landscaping, the applicant is proposing adding a new lawn area and three trees located behind the building providing a buffer from the parking area.

### **Conformance with Title 17**

The proposed project is in conformance with all other relevant requirements of Title 17 Land Development Code including but not limited to zoning, design and development standards and parking.

### **Summary**

The proposed exterior renovation will substantially improve the aesthetics of this existing building and will provide an example of quality design and the use of superior materials along a primary commercial corridor in the heart of Great Falls. The proposed project has set a high standard for exterior renovations and staff is hopeful that this project will encourage property owners throughout Great Falls to make similar improvements when renovating existing buildings and structures.

Staff feels that the following minor additions would enhance the proposed improvements. The use of clear or lightly tinted glass in place of the proposed dark tinted glass in the windows for the non-office spaces in the front of the building would increase the visual interest at the street level and open the building to Central Avenue. Additionally, the continuation of design elements or features along the east side wall of the building would create a consistent theme from the public right-of-way. The west side wall of the building is not visible from the public right of way and therefore these improvements would not be necessary.

## EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD  
APPLICATIONDATE: 11/18/2011NAME: Errata LLCADDRESS: P.O. Box 2466 PHONE: 406-452-6500AGENT/REPRESENTATIVE: Jason T. Holden / Jean E. FaurzADDRESS: Same PHONE: \_\_\_\_\_SITE ADDRESS: 1314 Central AveSquare Footage of Building Site: 11,250Square Footage of Structure(s): 4,000Design Review Board Meeting Date: 11-29-2011

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

Legal DescriptionLot(s): W 1/2 lot 4, E 1/2 lot 4, W 1/2 lot 5Block(s): 355Subdivision: 1<sup>st</sup> Addition of the City of Great Falls

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

Use Intended: Law OfficePACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

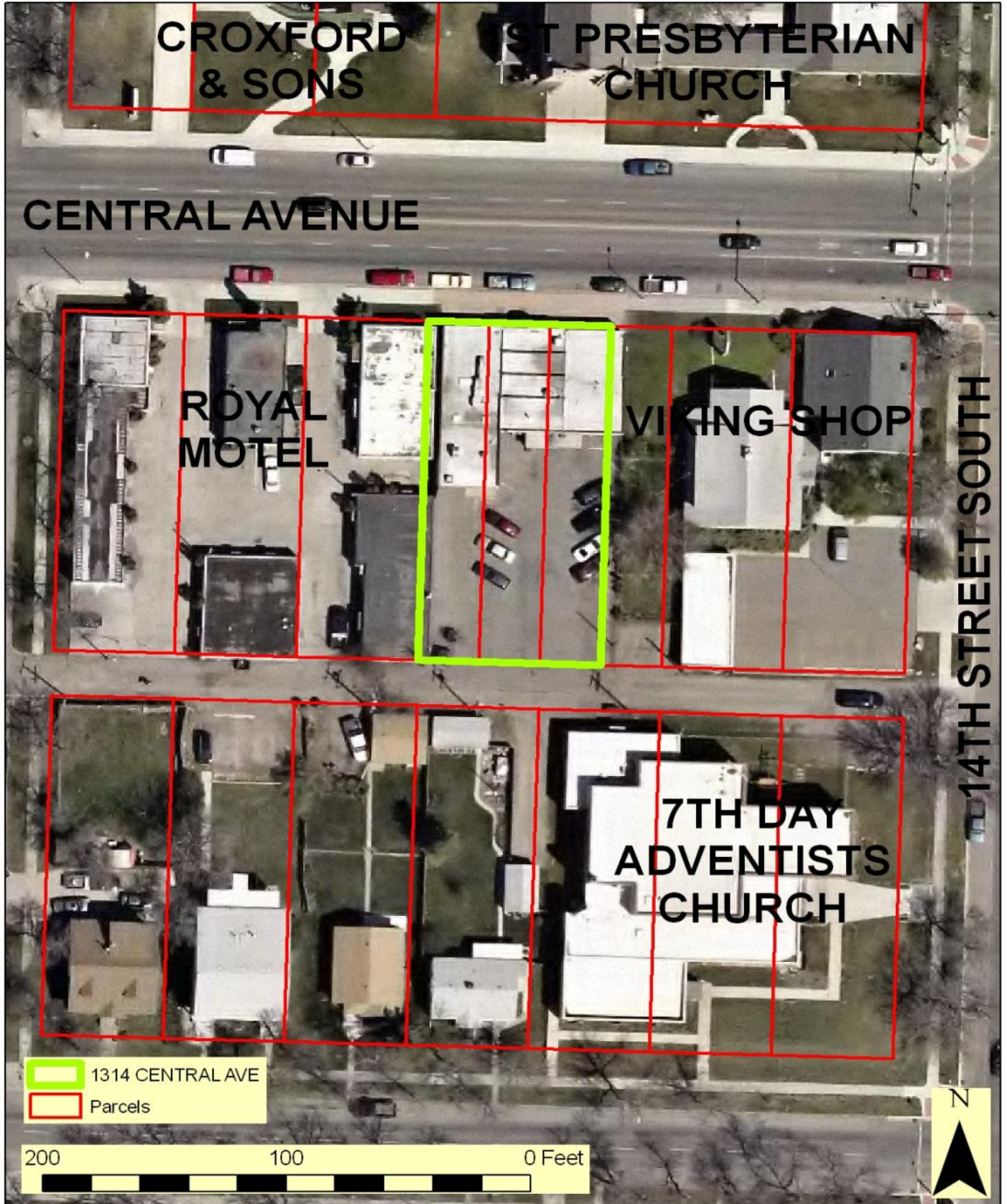
- Application
- Site Plan/Landscaping Plan/Parking Plan - 11" x 17"
- Elevation Drawings - 11" x 17"
- Topography Map - 11" x 17"
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

## Building and Property Frontage:

Street: 75 ft Building Frontage: 75 ft Property Frontage: 75 ft

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

# EXHIBIT B - AERIAL PHOTO



# EXHIBIT C - SITE PHOTOS

**Current North Elevation**



**Current South Elevation**



**Current East Elevation**



**West neighboring property**



**East neighboring property**



**View north**

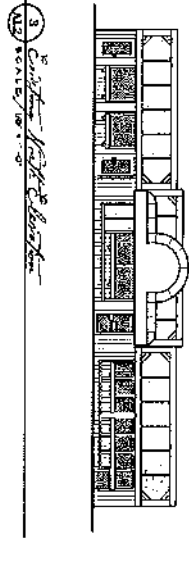
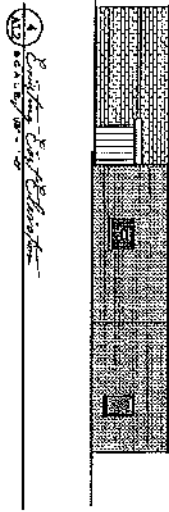
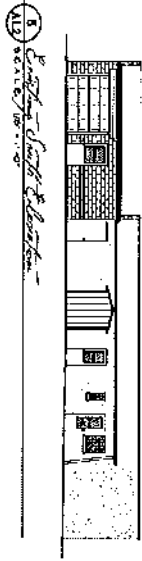
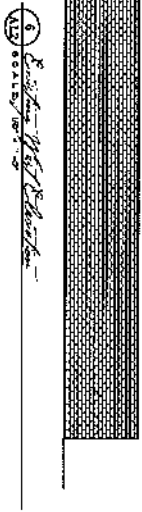


# EXHIBIT D - EXISTING SITE PLAN AND ELEVATIONS



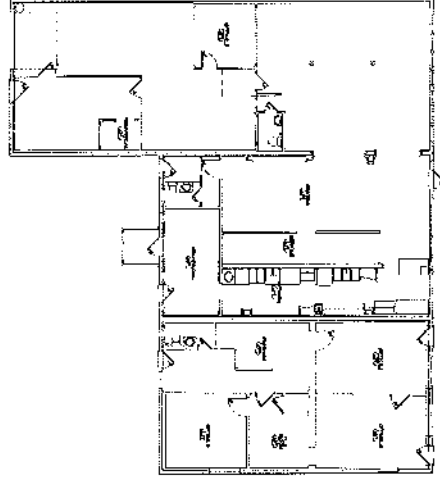
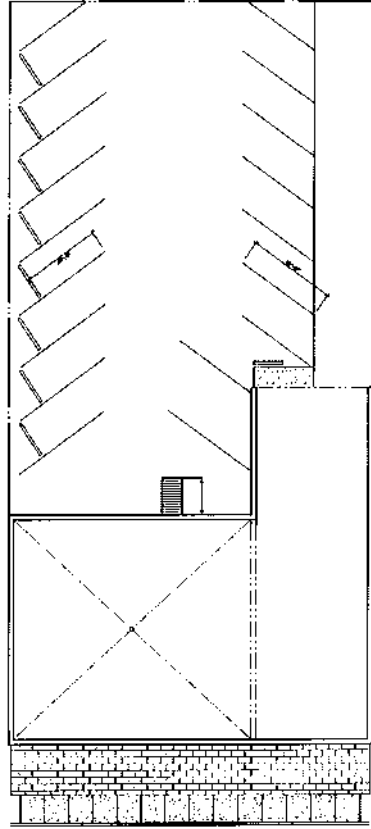
Great Falls Office  
GREAT FALLS, MONTANA

**FAIRHALL ARCHITECTS**  
204  
204



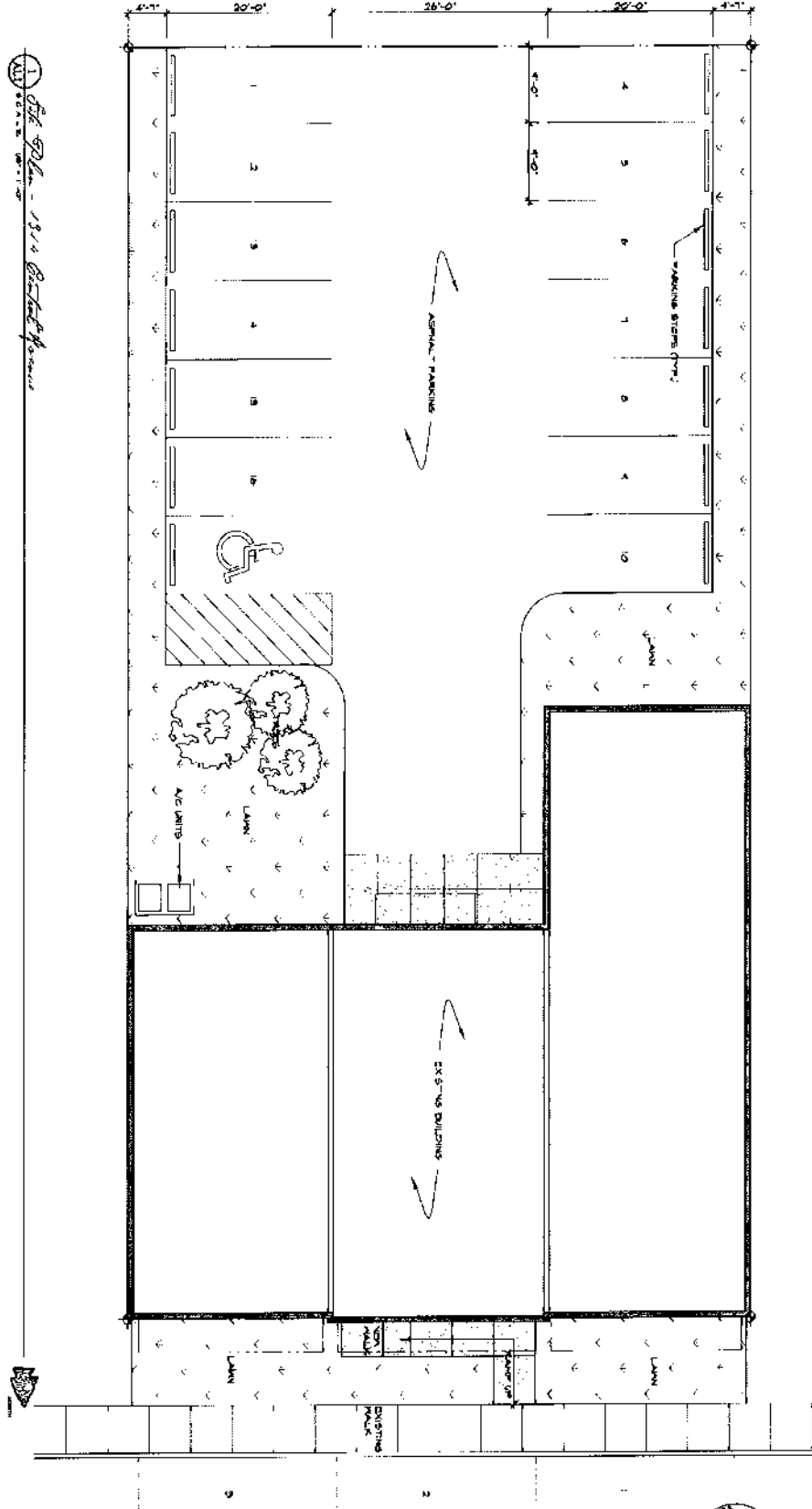
1. Existing West Elevation

2. Existing North Elevation



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# EXHIBIT E - PROPOSED SITE PLAN



Site Plan - 1314 Birchwood Avenue



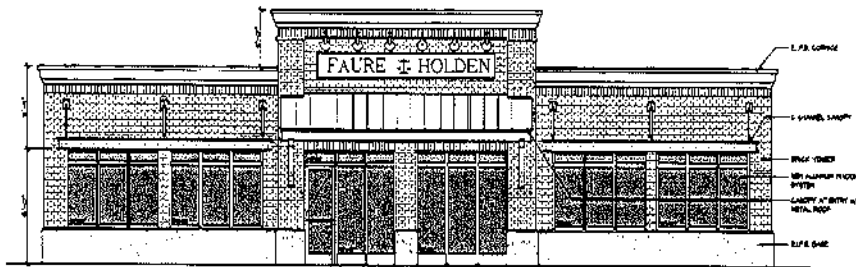
Louise Halder Office  
GREAT FALLS, MONTANA

**PAULINE HALLIDAY LANDSCAPE ARCHITECTS**  
2008  
1222 1/2 N. GARDEN AVENUE  
GREAT FALLS, MONTANA 59403  
406.763.4111

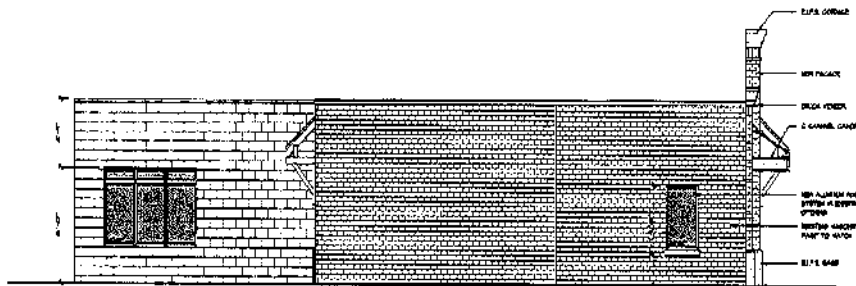


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# EXHIBIT F - NORTH AND EAST ELEVATIONS



1 North Elevation  
SCALE 1/4" = 1'-0"



2 East Elevation  
SCALE 1/4" = 1'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

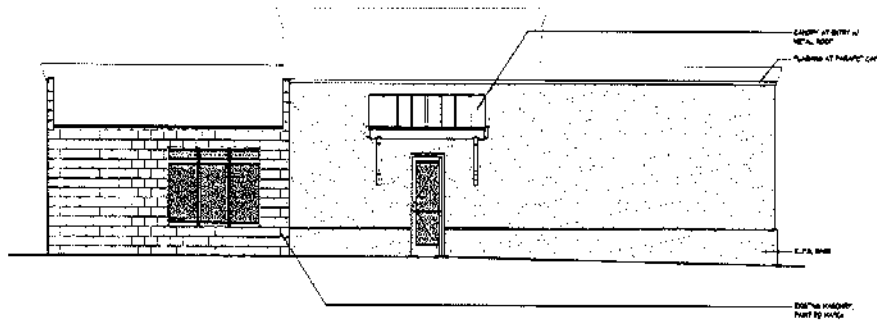


ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

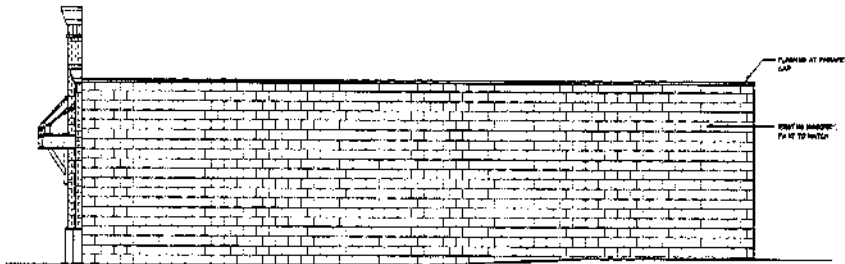




# EXHIBIT G - SOUTH AND WEST ELEVATIONS



1 South Elevation  
SCALE 1/4" = 1'-0"



2 West Elevation  
SCALE 1/4" = 1'-0"

THIS SET OF DRAWINGS IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



ALL DIMENSIONS SHALL BE IN UNITS OF FEET AND INCHES UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



Recommendation

**Suggested Motion**

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Errata LLC for the Holden Faure Law Office located at 1314 Central Avenue as shown in the conceptual development plans contained within this report and provided within this meeting by the project applicant and representative, subject to the follows conditions:

1. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. 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.
3. That clear or non-tinted glass be used on the front façade in areas not used for private office space.
4. That façade design and/or architectural features be extended to first window on the east wall of the building to insure continuity of design.
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

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

CC City Engineering, Dave Dobbs  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Errata LLC P.O. Box 2246 Great Falls, MT 59403