

DESIGN REVIEW BOARD

April 13, 2015

Case Number

DRB2015-10

Applicant/Owner

Bethel Lutheran Church

Representative

LPW Architects
Tim Peterson

Property Location

1009 18th Avenue South-
west

Requested Action

Design review for expansion of the existing worship facility

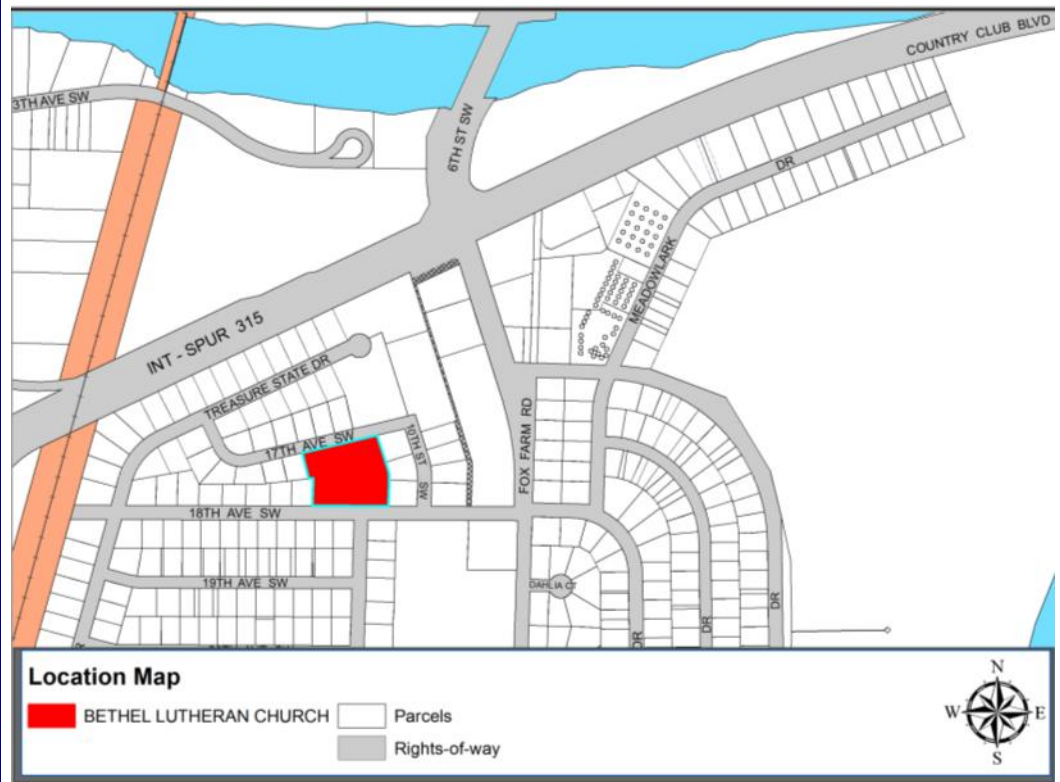
Recommendation

Approve design with conditions

Project Planner

Charles Sheets, CFM

BETHEL LUTHERAN CHURCH ADDITIONS 1009 18TH AVENUE SOUTHWEST



Project Description

The applicant is proposing to construct a new entry vestibule and reception room on the front side of the existing building and small office on the north side of the worship facility. Both projects increase the functions and improve the outward appearance of the existing building and would not increase the occupancy of the worship facility.

- Legal Description: Lot 4, Block 4, Montana Addition to Great Falls
- Property Area: ± 2 acres — ± 87,500 square feet
- Existing Building area: ± 5,948 square feet
- Proposed Additions: ± 735 square feet front vestibule and 548 square feet rear offices
- Property Zoning: R-2 single-family medium density district

Project Overview

An addition including an entry vestibule and reception room will be added to the front of the church, making a more visible and inviting entrance. The addition will include brick to match the existing building, new siding, and large storefront openings. The reception room will serve multiple purposes, including providing space for casual meetings, weddings, and small conferences. The interior narthex remodel will include raising the existing roof structure and ceiling and the addition of an operable glass wall between the narthex and sanctuary. Both of these changes seek to provide a more enjoyable experience and allow expanded worship space during busy services. On the north side of the fellowship hall, there will be a small office addition providing more privacy and space for the church staff. The entire existing church will have new siding installed, to tie the multiple style additions that were done in the past into one vernacular.

Exterior Renovation: Exhibit 28-1 Standards and Guidelines for specific projects and buildings

The proposed project meets the guidelines and standards of Exhibit 28-1. The construction of the vestibule with the raised roof and the office space will visually enhance the property and reinforce public space with the design, architecture style and materials.

Conformance with Title 17

The proposed addition meets the goals, objectives and policies of the regulations and standards for conformance with the relevant requirements of Title 17, Land Development Code.

Conformance with Title 15

The owner shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Suggested Motion

Board Member moves:

1. “I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Bethel Lutheran Church, additions located at 1009 18th Avenue Southwest, as shown in the conceptual development plans contained within this report and provided by the project representatives, subject to the follows conditions:
 - A. 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.
 - B. 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.
 - C. The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood and Youth Council Coordinator
Todd Seymanski, City Forester
Bethel Lutheran Church, bethelgf.church@gmail.com
Tim Peterson, LPW Architects, timothy@lpwarchitecture.com

EXHIBIT A - APPLICATION

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. Box 5021, GREAT FALLS, MT, 59403-5021
406.455.8430 • WWW.GREATFALLSMT.NET

Submittal Date: _____
Application Number _____

DESIGN REVIEW BOARD APPLICATION

Bethel Lutheran Church Addition

Name of Project / Proposed Use:

Bethel Lutheran Church

Owner Name:

1009 18th Ave SW, Great Falls, MT 59404

Mailing Address:

406-761-1543

Phone:

bethelgf.church@gmail.com

Email:

Tim Peterson AIA. L'Heureux Pager Werner

Representative Name:

15 5th St. South, Great Falls, MT 59401

Mailing Address:

406-771-0770

Phone:

TimothyP@lpwarchitecture.com

Email:

PROJECT LOCATION:

1009 18th Ave SW , Great Falls, MT 59404

Site Address:

87368

Sq. Ft. of Property:

13865

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark/Lot:	Section:	Township/Block	Range/Addition
004	S15	T20 Block 004	R03E

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

Property Owner's Signature:

Date:

Representative's Signature:

Date:

EXHIBIT B - AERIAL MAP



PROJECT AREAS - VESTIBULE AND OFFICES

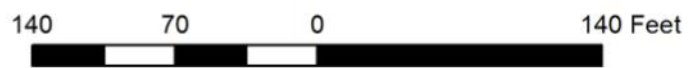


EXHIBIT D - SOUTH ELEVATIONS / RENDERING



EXHIBIT E - ELEVATIONS / RENDERING

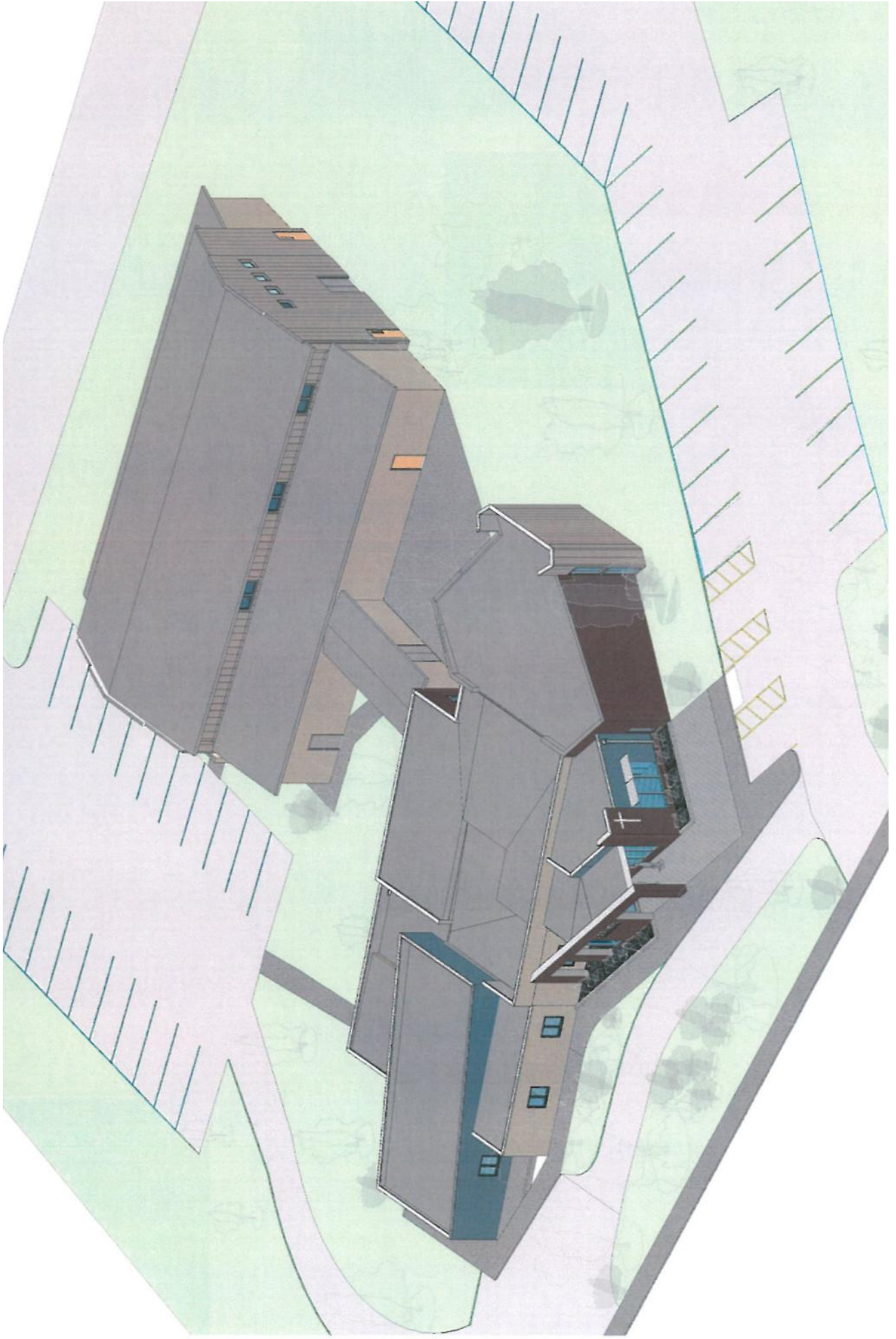


EXHIBIT F - SITE PHOTOS



View of existing south elevation.



View of existing north elevation.