

# DESIGN REVIEW BOARD

June 22, 2015

**Case Number**

DRB2015-22

**Owner/Applicant**

Ryan Pachek

**Applicant Representative**

Mary Klette  
Nelson Architects

**Property Location**

721 6th St SW

**Requested Action**

Design Review for an exterior renovation to an existing restaurant/tavern/casino

**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Charles Sheets, CFM

## RYAN'S STATION - 721 6TH ST SW



**Project Description**

The applicant is proposing an exterior renovation of the existing restaurant/tavern/casino located at 721 6th St SW. The renovation includes the addition of new vestibules along the south elevation of the existing structure. The renovation allows the owner to create entrances for new tenant spaces.

**Background**

- Legal Description: Lot 1, Block 1, BN Car Shop Addition
- Property Zoning: I-1 Light Industrial District
- Parcel Area: 44,250 s.f.
- Structure Size: 6,625 s.f.

## Project Overview

### **Exterior Renovation: Exhibit 28-1 Standards for specified projects and buildings.**

The property was last renovated in 2005 for the current restaurant/tavern/casino. The Ryan's Station building is being renovated into three separate components. The existing casino will be relocated to the middle of the building and maintain kitchen access, and either side will be leased to future tenants who have not yet been determined. The goal of the project is to give the exterior a fresh, new look while working with some of the existing features of the building. The current main entry canopy and metal framing with gable roof will be removed to allow for an updated entry with flat roof and parapet walls. Similarly, new vestibules will be added to the other components of the building with the same aesthetic intent. The existing "pointed" specialty windows will remain and be updated with metal awnings that will give the appearance of rectilinear windows. Utilizing the existing green metal roof and trim, the fascia and new metal trim will be painted black to frame the bronze vertical metal siding introduced to break up the facade. The existing E.F.I.S will be repaired where necessary, and painted a dark tan to complement the existing metal siding on the north side of the building. The current wainscot will be painted a dark brown, and cultured stone veneer featuring different shades of brown and hints of green will be added to help tie in the different colors and complete the materials palette. The result is an updated, cohesive design that still allows each component to maintain a separate identity.

Exterior lighting will be added to each vestibule and recessed cans will help light the new metal canopies over the entries. Wall-washing sconces will accent the building on the south side.

The landscaping, parking, and site lighting are existing and will remain.

Signage will be determined when the new tenants are brought in.

The proposed project complies with the guidelines for design review of exterior renovations contained within Exhibit 28-1. The renovation improves the exterior of the building and positively addresses the character of the site. The orientation of the building and design features adds to the primary street façade (south) and visual aesthetic of the property. The placement of architectural features, design elements, choice of colors and materials creates visual interest from the street and provides an example of quality design for this type of use along the 6th Street Southwest business corridor.

### **Conformance with Title 17**

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including but not limited to zoning, setbacks, building height and lot coverage.

### **Conformance with Title 15**

The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction, of the Land Development Code.

Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design with conditions.

**Suggested Motion**

- 1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the renovation of Ryan’s Station located at 721 6th Street Southwest, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following 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.

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

CC Dave Dobbs, City Engineering  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Todd Seymanski, City Forester  
Ryan Pachek, ryan@ryansstation.com  
Mary O. Klette, Nelson Architects, mary@nelsonarchitects.com





