

# DESIGN REVIEW BOARD

June 22, 2015

***Case Number***

DRB2015-23

***Owner/Applicant***

Mike Platt and Aimee  
Ameline

***Property Location***

613 Park Dr S

***Requested Action***

Design Review for an exterior renovation to an existing Dental Clinic

***Recommendation***

Approve the submitted design with conditions

***Project Planner***

Charles Sheets, CFM

AMELINE DENTAL - 613 PARK DR S



**Project Description**

The applicant is proposing an exterior renovation of an existing commercial building.

**Background**

- Legal Description: Lot 1-A, Block 9, Broadwater Bay Business Park Addition
- Property Zoning: M-2 Mixed Use Transitional District
- Parcel Area: 20, 250 s.f.
- Structure Size: 2,500 s.f.

## Project Overview

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

The existing building was built in 2002 and the exterior finish was E.I.F.S. with a six-foot wainscot of split faced concrete masonry units as the base of the structure. The E.I.F.S. has been failing due to birds picking holes into the material. The proposed renovation is to apply corrugated metal over the E.I.F.S. The metal will be placed vertical and will be colored speckled brown and tan over the entrance to the building. The remainder E.I.F.S. of the building will be covered with the same style of corrugated metal, colored desert brown.

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

The proposed project complies with the guidelines for design review of exterior renovations contained within Exhibit 28-1. The renovation allows for a sustainable maintainable free exterior for the structure.

### **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 Ameline Dental located at 613 Park Dr S, 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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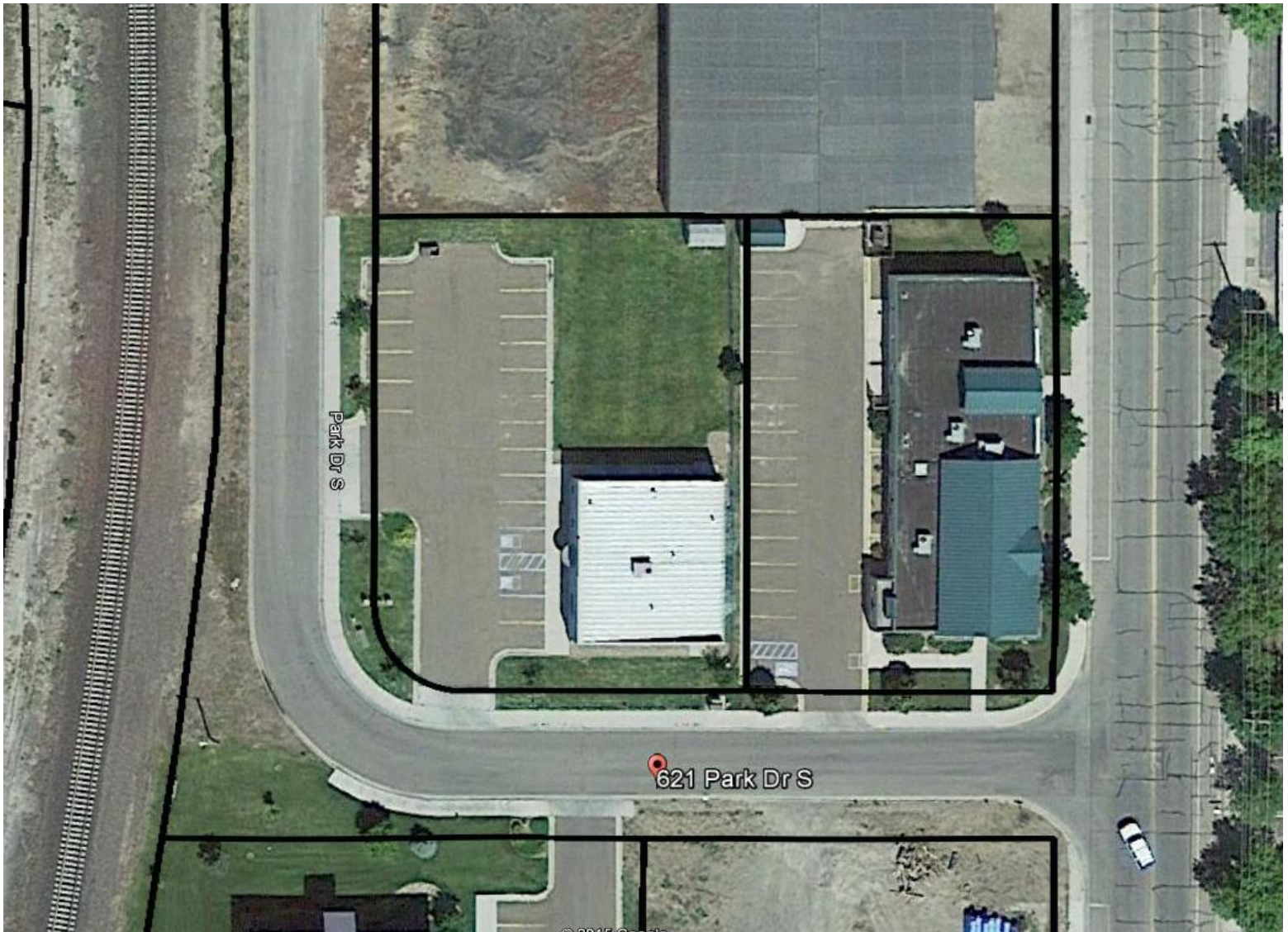
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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Dave Dobbs, City Engineering  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Todd Seymanski, City Forester  
Mike Platt, mikeplatt.mp@gmail.com









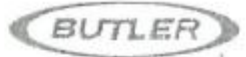
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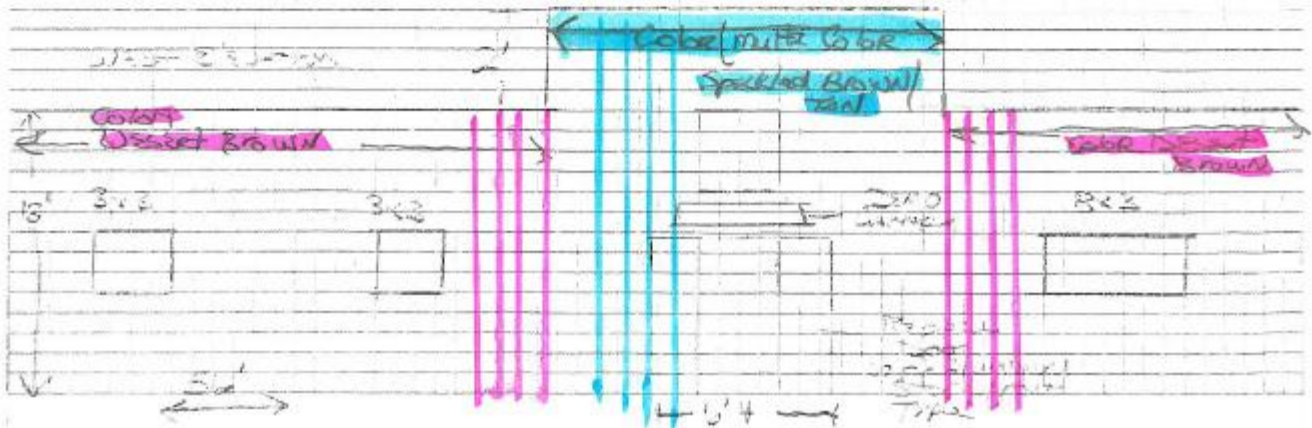
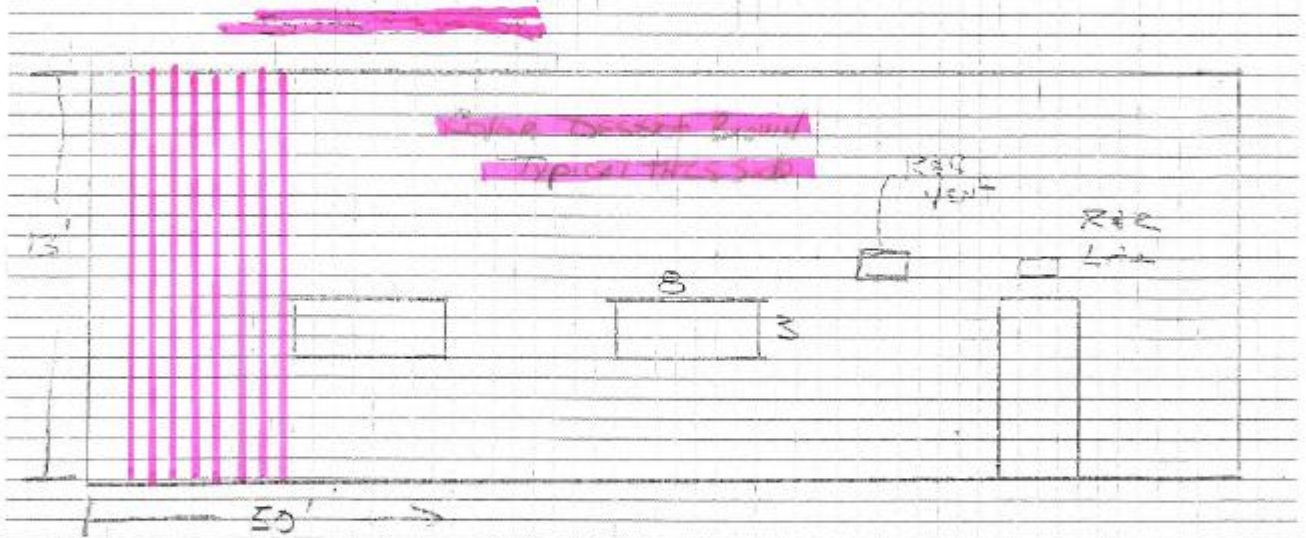
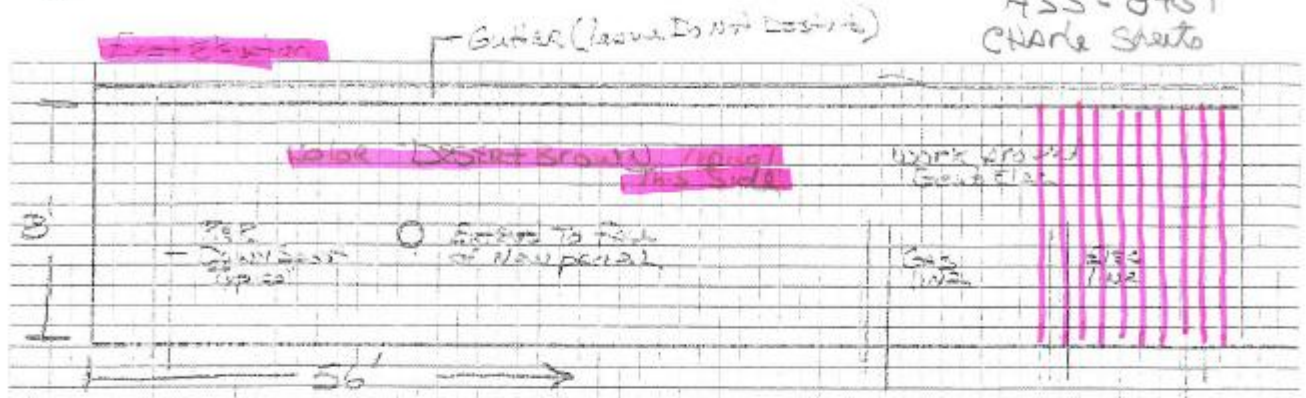
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AIMEE R. AMELINE, DDS

613 Park Drive South  
Great Falls, MT 59405  
Telephone: (406) 761-4288  
Fax: (406) 761-7688

June 12, 2015

Attn. Design Review Board:

I am writing this letter to address the on-going issues we are having with the existing siding on our building located at 613 Park Dr. S. here in Great Falls. We purchased this building in 2009 and did an extensive renovation on the interior of the building to accommodate my wife, Dr. Aimee Ameline, and her growing dental practice. At the time of purchase, the property was in a state of total disrepair. Upon completion of the interior project, prior to opening the doors for business, we cleaned up the property, installed a functioning sprinkler system, and laid sod to the entire property that was previously covered in weeds and dirt. This undoubtedly was a huge improvement to the aesthetics of the property as a whole.

Within a year of doing business at our new location, we started to have problems with woodpeckers. We could hear them on the building during business hours and did everything in our power to try to get them to go away. It wasn't long before we noticed several small holes in the dryvit siding, which is the material the majority of the building is covered in above the masonry work around the lower portion of the building. At first it seemed that we could shoe them away and that would be that. We couldn't have been more wrong. Several small holes turned into larger complete penetrations of the siding. We paid a significant amount of money to have these holes repaired, however, despite the claim that they would be able to match the siding perfectly, the holes are very noticeable and make the building look shabby. Aside from the cost of continual repairs, the look of the repairs are also something we cannot live with on our building. We take pride in the way our building and property look and the current look of a woodpecker riddled building was never part of our vision for this location.


To make things worst, recently the birds have been able to completely work their way through the siding and are now entering the interior of the building. They are falling down inside the void spaces in the metal I-beams and getting stuck there. We paid an exterminator to come in the first time because we heard scratching in the walls and assumed we had mice or rats. Much to our surprise, after pulling off our baseboards and cutting holes in our nicely finished sheetrock, we found it to be birds. We now have an increased concern that some of these birds that get stuck inside will die and start to stink

up our office, which we use for medical/dental purposes. This is something we basically cannot tolerate and is completely unacceptable for this profession.

The following is what we propose to do, what need to do, to prevent further issues with the current siding on our building. The scope of the work would entail overlaying the existing non-functional dryvit siding with 26 gauge corrugated metal. The trim will also be 26 gauge metal. The majority of the siding will be brown in color except at the front entry door. This section of the building will be the speckled metal that we provided samples of earlier. We are not looking to make any alterations to the building with this new siding, we are just looking to do what we feel is completely necessary for us to continue to work in this location. Also, we feel the new siding will look great and is consistent with many new construction projects we see currently here in Great Falls. It is our opinion that this will be a significant upgrade to what we feel is a dated look to our building currently. This is the look we want our building to have, but more importantly, it is the solution to what cannot be denied are problems requiring immediate action.

We appreciate you taking the time to consider the work we propose to remedy these issues. We hope that, after meeting with the Review Board on Tuesday, June 22, we will be able to proceed with our project without incurring even more unforeseen costs for problems we had no idea we would have to address when we purchased this property in 2009. We look forward to continuing to be productive members of the community and serving the great city of Great Falls, Montana. Thank you for your time and consideration on this urgent matter.

Sincerely,



Mike Platt  
Property Owner