

*******DRAFT MINUTES*******

Board of Architectural Review – Work Session
Wednesday, June 15, 2022
6:00 p.m., Room 2000 City Hall

Members Present: James Spencer, Chair
Christine Roberts, Vice Chair
Laurie Ossman
John Sprinkle
Christine Sennott
Robert Adams

Members Absent:

Secretary: William Conkey, AIA, Historic Preservation Architect

Staff Present: Marina Novaes, Historic Preservation Planner

This special work session was held to discuss the following item:

BAR 2022-00175 PG

Request for concept review at 899 and 999 North Henry Street

Applicant: Samuel Madden Fairstead Developer, LLC and MCRT Old Town LLC

Sherief Elfar, Torti Gallas Architects, presented the revisions to the proposed design.

Ms. Sennott asked if the area of planting adjacent to the sidewalks is being decreased in the revised design. The applicant responded that the building has gotten wider since the previous design but there will still be a planted area between the building and the sidewalk.

Ms. Sennott asked what the function will be for the proposed amenity space at the north end of the north building. The applicant responded that the function of the space had not yet been determined.

Dr. Ossman asked the applicant to explain the function of the lobby and amenity spaces and noted that she appreciates the idea of a transparent lobby between the internal courtyard and the street. The applicant responded, saying that these spaces will include a variety of active uses, but their final function and configuration have not yet been established.

Dr. Ossman asked why the loading and garage entry functions were relocated from the previous design. The applicant noted that these changes were the result of comments from Transportation and Environmental Services.

Mr. Spencer asked what the architectural moment at the north end of the north building might look like. The applicant responded that this is an important gateway element as an entrance to the historic district and that the design may end up being some type of asymmetrical massing.

Mr. Sprinkle asked the applicant how the proposed design would not overwhelm the existing buildings facing Madison Street to the South. The applicant noted the three story massing that faces Madison Street with the upper levels set back and the bump out in the south elevation to pull the building as far away from Madison Street as possible. Mr. Sprinkle asked if significantly shorter portions of the

building could be located adjacent to the historic district. The applicant responded by saying that they would study the street section in this area to make the building as compatible as possible with the buildings to the south of the site.

At this time, the Chair invited comments from the public:

Purvi Irwin thanked the applicant for their responsiveness to Board comments as shown in the revised design. She asked the applicant to consider the relationship of the proposed building to the smaller scale townhomes to the north east of the site. She appreciated the transparency of the lobby, the recessed courtyard at the north end of the south building and was hopeful for the design of the gateway element.

Gail Rothrock noted that the design revisions are a creative response to the Board's comments but still felt the building is too tall in areas adjacent to the historic district.

The Chair closed the public portion of the work session.

Mr. Sprinkle asked the applicant if an option had been explored that considered less density on the site. The applicant responded that given the program for the building, less density would not be a viable option.

Mr. Adams noted that the proposed buildings are located in an area dominated by buildings of a contemporary design, therefore the proposed design could be more contemporary than others located in the historic district. He also noted that both buildings have a consistent roof line with the bulk of the buildings being the same height. He suggested that some variation in the building height would help to break up the massing.