



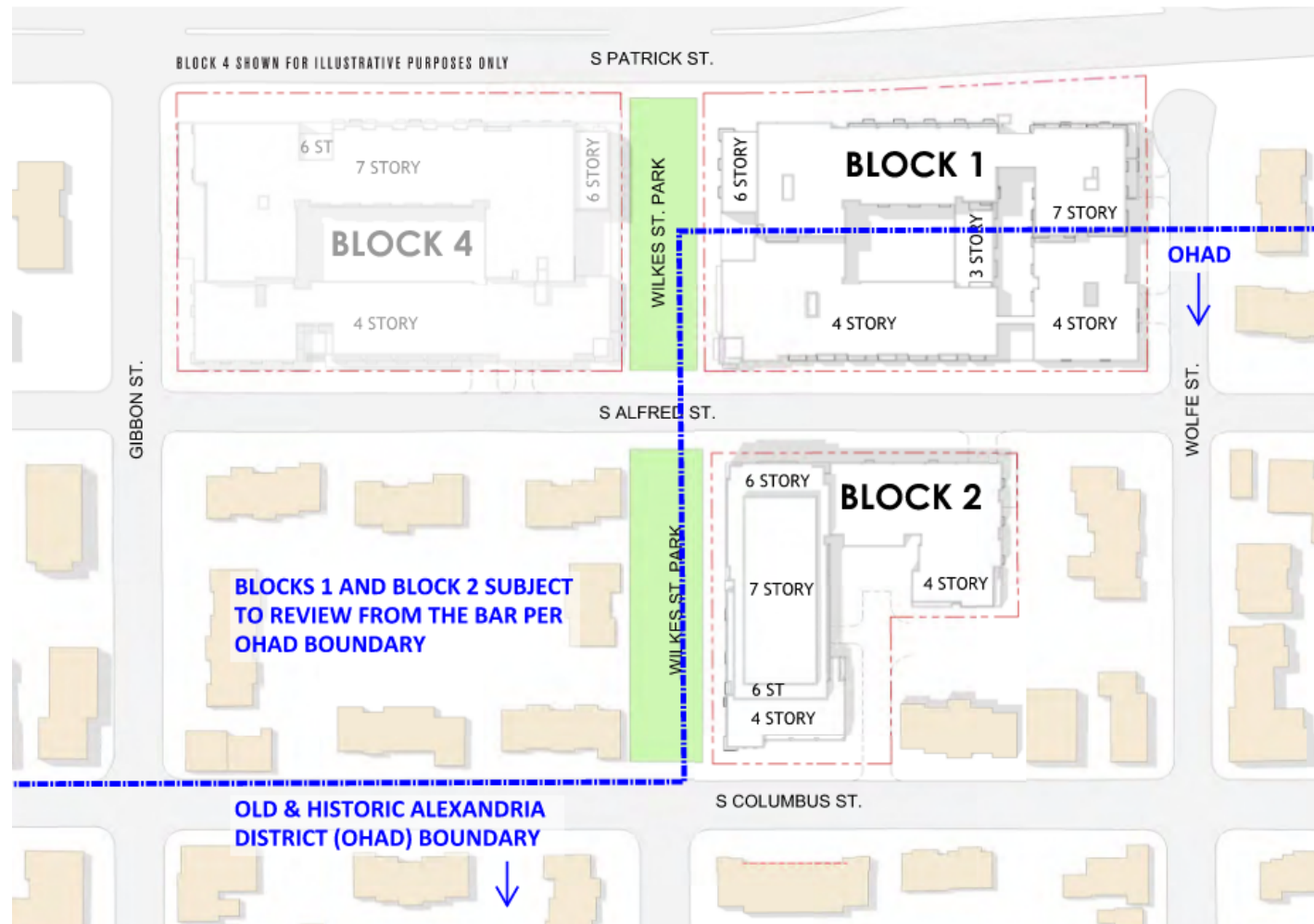
BAR Appeal to City Council

BAR #2021-00341

**900 Wolfe Street, 450 South Patrick Street, 431 South
Columbus Street and 416 South Alfred Street**

November 13, 2021

Project Location

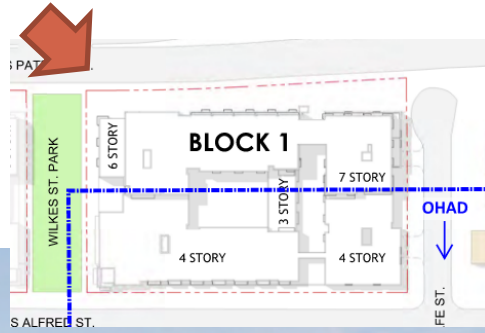




Project Approval History

Date	Item	Board Action
July 15, 2020	BAR Concept Review #1	Comments
July 15, 2020	BAR Permit to Demolish	Deferred
September 2, 2020	BAR Concept Review #2	Comments
September 2, 2020	BAR Permit to Demolish	Approved
October 17, 2020	City Council - Permit to Demolish Appeal	Approved
October 21, 2020	BAR Concept Review #3	Comments
December 2, 2020	BAR Concept Review #4	Comments
February 2, 2021	DSUP - Planning Commission	Approved
February 20, 2021	DSUP - City Council	Approved
July 29, 2021	BAR Certificate of Appropriateness	Deferred
October 6, 2021	BAR Certificate of Appropriateness	Discussion Continued
October 20, 2021	BAR Certificate of Appropriateness	Denied

Proposed Design Block 1



View from South Patrick Street and Wilkes Street Park



Proposed Design Block 1

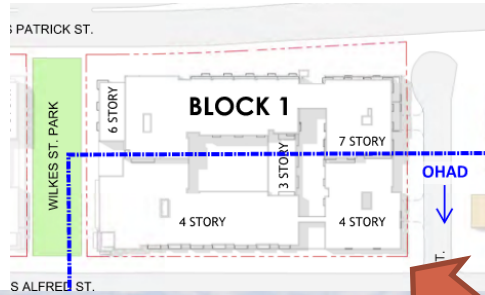


Heritage at Old Town - BAR#2021-00341



View from South Patrick Street and Wolfe Street

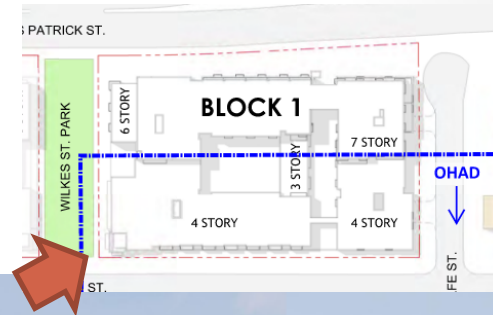
Proposed Design Block 1



View from Wolfe Street and South Alfred Street



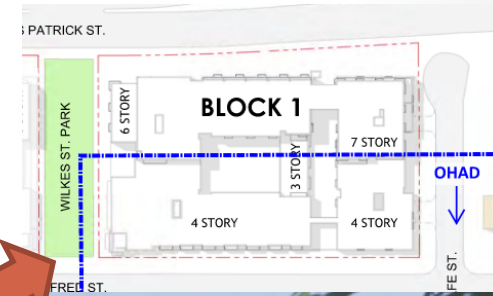
Previously Submitted Design Block 1



View from Wilkes Street Park and South Alfred Street
December 2, 2021, BAR Hearing



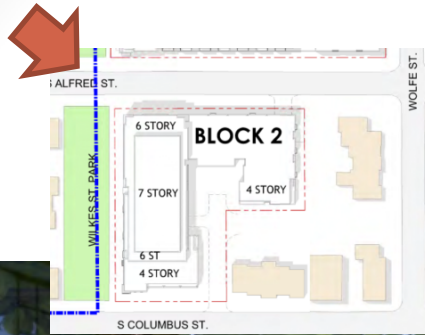
Proposed Design Block 1



View from Wilkes Street Park and South Alfred Street



Proposed Design Block 2



View from Wilkes Street Park and South Alfred Street



Proposed Design Block 2

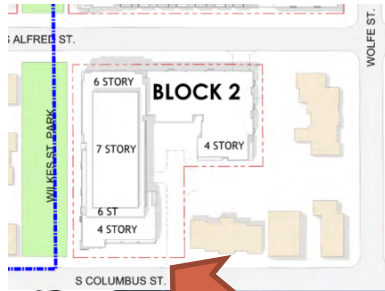


View from South Alfred Street



Heritage at Old Town - BAR#2021-00341

Previously Submitted Design Block 2



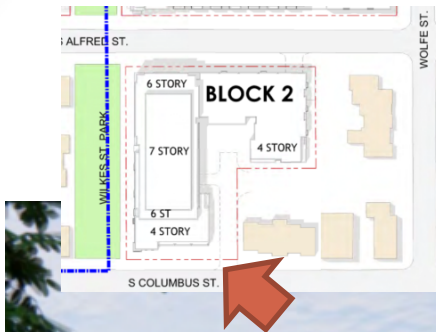
View from South Columbus Street
July 29, 2021, BAR Hearing



Proposed Design Block 2



Heritage at Old Town - BAR#2021-00341



View from South Columbus Street

Proposed Design Block 2



Heritage at Old Town - BAR#2021-00341



View from Wilkes Street Park and South Columbus Street



BAR Review Process and Approvals

Certificate of Appropriateness: Zoning Ordinance, §10-105(A)(2)
Relevant criteria to be considered:

- (a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;
- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;
- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;
- (e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;
- (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;
- (j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.



Council Action

City Council may affirm, reverse, or modify, in whole or in part, the decision of the BAR.

Staff Recommendation:

Staff recommends that the City Council **reverse** the decision of the Board of Architectural Review and **approve** the Certificate of Appropriateness with the following conditions recommended by BAR staff in the October 20, 2021, report:

1. The applicant work with staff to determine the final location of all wall penetrations and that they be located so that they do not span from one material to another.
2. The applicant work with staff to revise the design for the northernmost townhouse in Block 1 facing South Alfred Street so that it is similar to the adjacent townhouses.
3. The applicant revise the design for the entrances on the South Alfred Street and the Columbus Street sides of Block 2 to minimize the size of the proposed sidelights and transoms.
4. The applicant modify the three sided bays on the west side of Block 2 to provide greater articulation to the trim and make the proposed windows compatible with the adjacent punched windows.