

DESIGN REVIEW OFFICER REPORT

Applicant:

Rebecca Burnworth, Architect - Case No. 5-2012

Address:

249 West Short Street (Parlay Social)

Scope of Work:

The addition of a 4th story and a rooftop patio.

Background:

The applicant proposes to add additional space for the existing night club with an adjacent rooftop patio in order to provide patrons with a panoramic view of the downtown.

The façade of the addition will be clad with thin brick and stone veneer. The thin brick will be painted to match the existing building brick color. The windows will match the existing aluminum clad wood windows. An aluminum storefront will open onto a partially covered outdoor patio. The outdoor patio surface will be interlocking rubberized or synthetic stone pavers.

Findings:

There is an existing building in Courthouse Area Design Overlay Zone with a two-story addition:

- 163 West Short Street – “McClelland Building” c. 1899-1905 – 7 stories



The application complies with the following Design Guidelines:

- 2.3 New interpretations of traditional building styles are encouraged.
- 2.6 Floor-to-floor heights should appear to be similar to those seen historically.
- 2.8 Maintain the established building scale of two to four stories in height.
- 2.9 Materials should appear similar to those used historically.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 3.26 An addition should be compatible in scale, materials and character with the main building.
- 3.27 An addition should not damage or obscure historically or architecturally important features.
- 3.28 Design an addition such that the historic character can still be interpreted.
- 3.29 An addition should be subtly distinguishable from the historic building.
- 3.31 An addition may be made to the roof of a building if it does the following:
 - An addition should be set back from the primary, character defining façade, to preserve the perception of the historic scale of the building.
 - Its design should be modest in character, so that it will not attract attention from the historic façade.
 - The addition should be distinguishable as new, albeit in subtle way.

Recommendation:

The Approval of an Authorization Permit for the addition of a 4th story and a rooftop patio.

Conditions:

- Remove the metal rail shown above the new wall cap around the perimeter of the roof of the addition from the design.
- The final selection of the outdoor patio surface material shall be submitted for the Design Review Officer to approve prior to the issuance of the Authorization Permit.
- The applicant shall submit drawings and specifications for any exterior light fixtures for the Design Review Officer to approve prior to the issuance of the Authorization Permit.
- Revised drawings shall be submitted prior to the issuance of the Authorization Permit.