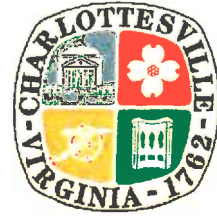


CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

February 26, 2016

743 Pennsylvania Avenue, LLC
178 Columbus Ave. #231409
New York, NY 10023
ATTN: Jeff Levien

RE: Certificate of Appropriateness Application

BAR 16-01-04

510, 512-514, 600 West Main Street

Tax Parcel 290007000, 290006000, and 290008000

The Janice D Perkins Revocable Tr, Owner and Sylvia Braxton, /Jeff Dreyfus, Applicant

New construction-Massing

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2016. The following action was taken:

The BAR approved (7-1 with Miller opposed) only the massing and siting as submitted.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

cc: Jeff Dreyfus

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2016**



Certificate of Appropriateness

BAR 16-01-04

512-514, 600 W Main

Tax Parcel 290007000 and 290006000

The Janice D Perkins Revocable Tr, and Sylvia Braxton, Owner /Jeff Dreyfus, Applicant

New construction-Massing

Background

512-514 West Main Street

The Hartnagle-Witt House (1884) is a contributing structure in the West Main Street ADC district. It is a Vernacular, 2 story, 6-bay, double-pile duplex house with a more recent one-story diner addition on the façade. Each rental property had an entrance in the center bay of its half of the façade, which are now located inside the diner. Built c 1951, the diner first covered 4 bays, but was extended west to cover 5 bays in 1961-62. It operated first as the Waffle Shop, and currently as the Blue Moon Diner. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 15, 2006: Applicant presented several renovations for the building.

The BAR voted unanimously (9-0) to approve the application with the conditions that the elevated roof will not be built as part of this proposal; all the windows on the front of the diner will remain the same size; and City staff will administratively review for approval the revised counter design.

600 West Main Street

The Hawkins-Perry House (1873) is a contributing structure in the West Main Street ADC District. It is a Vernacular, 2 story, 3 bay, single-pile house, built by James Hawkins, a Ridge Street resident, probably as a rental house. A one-story rear addition covering the western two bays was original to the house. A second story was added to this addition before 1896. A porch to the east was then expanded to two stories with a hip roof matching the one beside it.

Cecil Perry added the store to the front in 1931, and operated the Midway Cash Grocery for 30 years. His family lived above the store. In recent years it was a restaurant, and currently a convenience store. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 19, 2008: The applicant proposed to obtain permission to allow three soda vending machines and one ice box in front of the building. The applicant also requested permission to locate a propane gas case on the east side of the building. The BAR denied (8-0) the application as submitted.

November 17, 2015 -This application was discussed as a preliminary discussion which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

January 19, 2016 – The BAR approved (8-0) **only the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street s, as submitted.**

The BAR accepted (8-0) the applicant's request for deferral of the application for a new mixed-use building.

Application

The applicant is requesting a Certificate of Appropriateness for the massing of the proposed design for a new, by-right mixed-use building to be built on three parcels. Two of the three parcels contain a contributing structure: 512-514 West Main Street (the Hartnagle-Witt House with Blue Moon Diner front addition) and 600 West Main Street (the Hawkins-Perry House with convenience store front addition) are proposed to be incorporated into the scheme.

Additions to both buildings were approved by the BAR in January to be removed: the frame rear additions to 512-514 West Main Street, and the second floor front addition to 600 West Main Street. The (non-contributing) rear freestanding block garage behind 512-514 West Main Street (1954) is also proposed to be removed.

The West Main Street North and South zoning districts are currently in the process of being amended to require lower building heights and other modifications for the reason to better protect the smaller scale historic resources located there. *The BAR should review this application under the current West Main South zoning regulations.*

The new building will contain ground floor retail, mixed use, and residential units. (The rooftop lounge and appurtenance level has been eliminated, except for the elevator/ core.) The new building consists of six stories (67'-6"). The building is set back approximately 18 feet from the Hartnagle-Witt House and 14'-3" from the Hawkins-Perry House. There is now a walkway between the Hartnagle-Witt House and the new construction to the east.

On the West Main Street frontage there is a minimum required 15' building setback. **The proposed 3-4 story streetwall is 35'- 3" and 47' tall. There is an additional stepback after the fifth floor.** The building is built to the property lines on the east, west and south sides. **The east and west facades will be articulated with changes in materials and relief, rather than windows.**

The basement parking level has 21 spaces and 20 bike lockers. The garage driveway entrance faces West Main Street.

West Main Street South Corridor zoning currently requires 15-20 ft. setback; height 40-70 feet by right; streetwall 25 -60 feet with minimum 2 interior floors; with minimum 10 ft. stepback at top of streetwall. [NOTE: Proposed WME zoning height would be 52 feet maximum.]

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction and Additions include:

A. INTRODUCTION

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.*
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.*
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.*
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.*

C. SPACING

- Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.*
- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.*
 - 2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.*
 - 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.*
 - 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.*

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.*
- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.*
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
 - a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.*
 - b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.**
- 4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
 - a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.*
 - b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.**

E. HEIGHT & WIDTH

- 1. Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.*
- 2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.*
- 3. In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.*
- 4. When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.*
- 5. Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.*
- 6. In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.*

F. SCALE

- 1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.*

G. ROOF

- 1. Roof Forms and Pitches
 - a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.*
 - b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.*
 - c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.*
 - d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*
 - e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.**

f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

b. In some cases, shingles that mimic the appearance of slate may be acceptable.

c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.

d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.

e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.

b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.

c. The screening should not appear as an afterthought or addition the building.

H. ORIENTATION

1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.

2. Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. WINDOWS & DOORS

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.

a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.

b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.

2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.

a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.

b. Glass storefronts would generally have more horizontal proportions than upper floor openings.

3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.

4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.

5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.

6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.

7. Avoid designing false windows in new construction.

8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.

9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. PORCHES

1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

K. STREET-LEVEL DESIGN

1. *Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

L. FOUNDATION and CORNICE

1. *Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
2. *Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
3. *If used, cornices should be in proportion to the rest of the building.*
4. *Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

....

Recommendations and Discussion

The applicant is requesting massing approval.

If the BAR finds the proposed massing scheme is appropriate, it may approve the massing, so that the applicant can proceed in the design of other elements of the building and site.

The BAR should focus on how the massing of the proposed building interacts with the historic buildings in particular, and other surrounding buildings, as well as the streetscape, and pedestrian experience of West Main Street.

The BAR has limited ability to control the height permitted under by-right zoning, but should determine whether the overall massing design (setbacks, stepbacks, spacing, etc.) is compatible with the character and scale of the historic district, and whether the proposed massing is consistent with the Design Guidelines.

The BAR usually will approve a massing design as a first step, but is not obligated to approve a massing scheme if it determines that more information is necessary before making a decision, such as proposed materials, fenestration design, or site plan details. Or, the BAR may ask for modifications or revisions to the submitted massing arrangement before proceeding.

Staff requested perspectives and possibly floor plans to assist the BAR in understanding the massing. The BAR also asked for a view of West Main Street looking west.

In staff opinion, the massing and siting have been improved by lowering the height, and adding space between the historic buildings and the new construction. A remaining issue is the treatment of the end walls. While it is impossible to know when the abutting properties may develop, it is common in an urban setting to have end walls without windows. The BAR is being asked to approve the massing. The BAR may also provide comments regarding the façade treatments, materials and site design.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the massing of the proposed new mixed-use complex satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that:

- the BAR approves the massing only, as submitted. OR
- the BAR approves the massing only with the following modifications....

Scala, Mary Joy

From: Jeff Dreyfus <jd@bdarchitects.com>
Sent: Tuesday, February 09, 2016 11:47 AM
To: Scala, Mary Joy
Cc: Levien Jeff; Glick Whitney; Sipe, Maynard, 2nd address; Lopez, L.J.; Kotarski, Craig; Anne Hooff; James Bright; John Wilson
Subject: Blue Moon - revised BAR submission
Attachments: 160209 Blue Moon BAR Submission.pdf

Mary Joy,

Attached is a revised package which includes additional elevations without the texture lines on the paneling, as you suggested. We hope this clarifies where we intend to place windows, and where we will provide surface relief on the east and west walls.

We're working hard to respond to the BAR's comments and concerns in the following ways:

HEIGHT

- the height of the building has been reduced by one entire floor.
- the portion of the building on WMS, east of the Blue Moon, now has 2 step backs (as opposed to 1 in the previous submission) in order to reduce the mass of that frontispiece. In addition, the topmost step back suggests a change of material to visually recede even more, and a rooftop terrace above the top floor has been eliminated.

EAST AND WEST FACADES

- the future build-out of the adjacent properties, under the proposed zoning amendment, is shown with a heavy dashed line. It appears that about 95% of the east and west facades of this project will be completely blocked by its future neighbors.
- in order to address the scale question of the east and west facades prior to build-out on the adjacent properties, we've added larger areas of relief and of change in materials to break down the scale of the facade into smaller components. Adding windows to those facades would require setting the walls 3' off the property line and isn't viable because of the loss of additional leasable space, and because those windows will be blocked in the not-too-distant future.
- our refinement of both facades will continue to be a part of our work with the BAR on once we have massing approval.

STREET VIEWS

The view from 7th St. and West Main is shown both in the near future (with just this development in place) and long term (with future build-out under the proposed zoning amendment). Additional images are being prepared to show the near and long term views from 5th Street and from the train tracks at 5th Street and at 7th Street. We will have these for our individual meetings with BAR members and at the meeting on the 17th.

Please let us know if we can help clarify any other issues.

All the best,
Jeff



Board of Architectural Review (BAR)

Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Emmett T. Perkins, Jr. & J. Robert Perkins, Trustees of the Janice D. Perkins Family Trust Applicant Name 743 Pennsylvania Avenue LLC
Project Name/Description The Blue Moon Diner Mixed-Use Redevelopment; Parcel Number 29-6, 29-7 and 29-8
Property Address 510, 512-514 & 600 West Main Street

Applicant Information

Address: 178 Columbus Ave. #231409
New York, NY 10023
Email: Jeff@Levien3.com
Phone: (W) 917.612.0630 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 1505 Running Deer Drive
Keswick, VA 22947
Email: Perkins@IvyGarden.com
Phone: (W) _____ (H) _____
FAX: _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 11.3.15
Signature Date

Jeff Levien Nov. 3, 2015
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 11/3/15
Signature Date
JO ROBERT PERKINS 11/3/15
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): New mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained. & the two houses are to be demolished in order to provide more functional retail & restaurant facilities.

List All Attachments (see reverse side for submittal requirements):

Existing site plan, architectural & historic surveys, site photographs, concept & use diagrams.

For Office Use Only

Received by: [Signature]
Fee paid: \$375 Cash/Ck. # 3035
Date Received: 11/10/2015
715-0186

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

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Owner Name	Applicant Name	743 Pennsylvania Avenue LLC
Project Name/Description	The Blue Moon Diner Mixed-Use Redevelopment	Parcel Number 29-6
Property Address	600 West Main Street	

Applicant Information

Address: 178 Columbus Ave, #231409
New York, NY 10023

Email: Jeff@Levien3.com

Phone: (W) 917.612.0830 (H) _____

FAX: _____

Property Owner Information (if not applicant)

Address: 171 Braxton Rd

Louisville, VA 23093

Email: sgoodford@centurylink.net

Phone: (W) 434-584-5154 (H) 540-748-0565

FAX: 434-584-5154

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature _____ Date 11.3.15

Jeff Levien Nov. 3, 2015
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature _____ Date 11-10-15

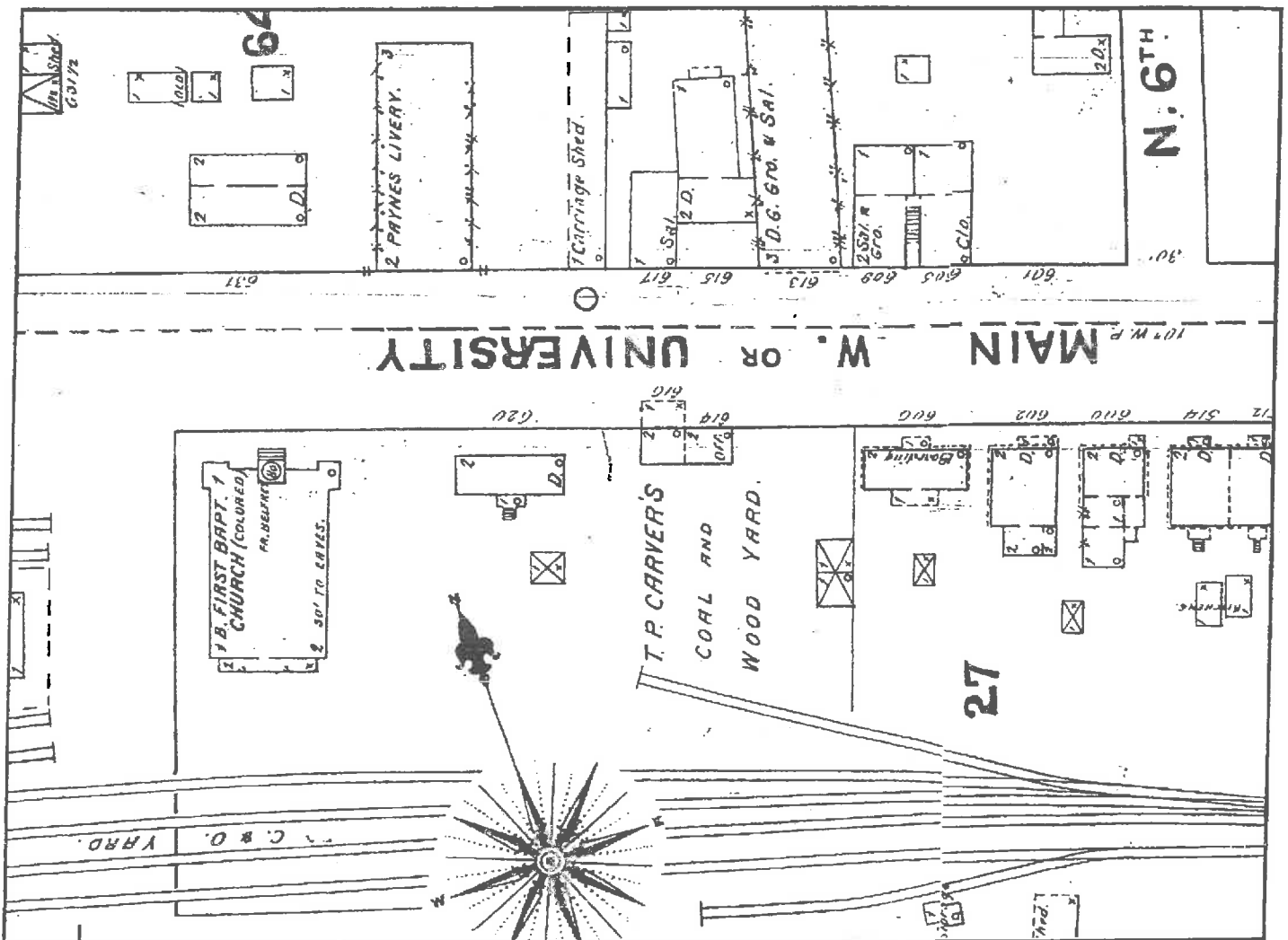
Sylvia I. Braxton 11-10-15
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): New mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained & the two houses are to be demolished in order to provide more functional retail & restaurant facilities.

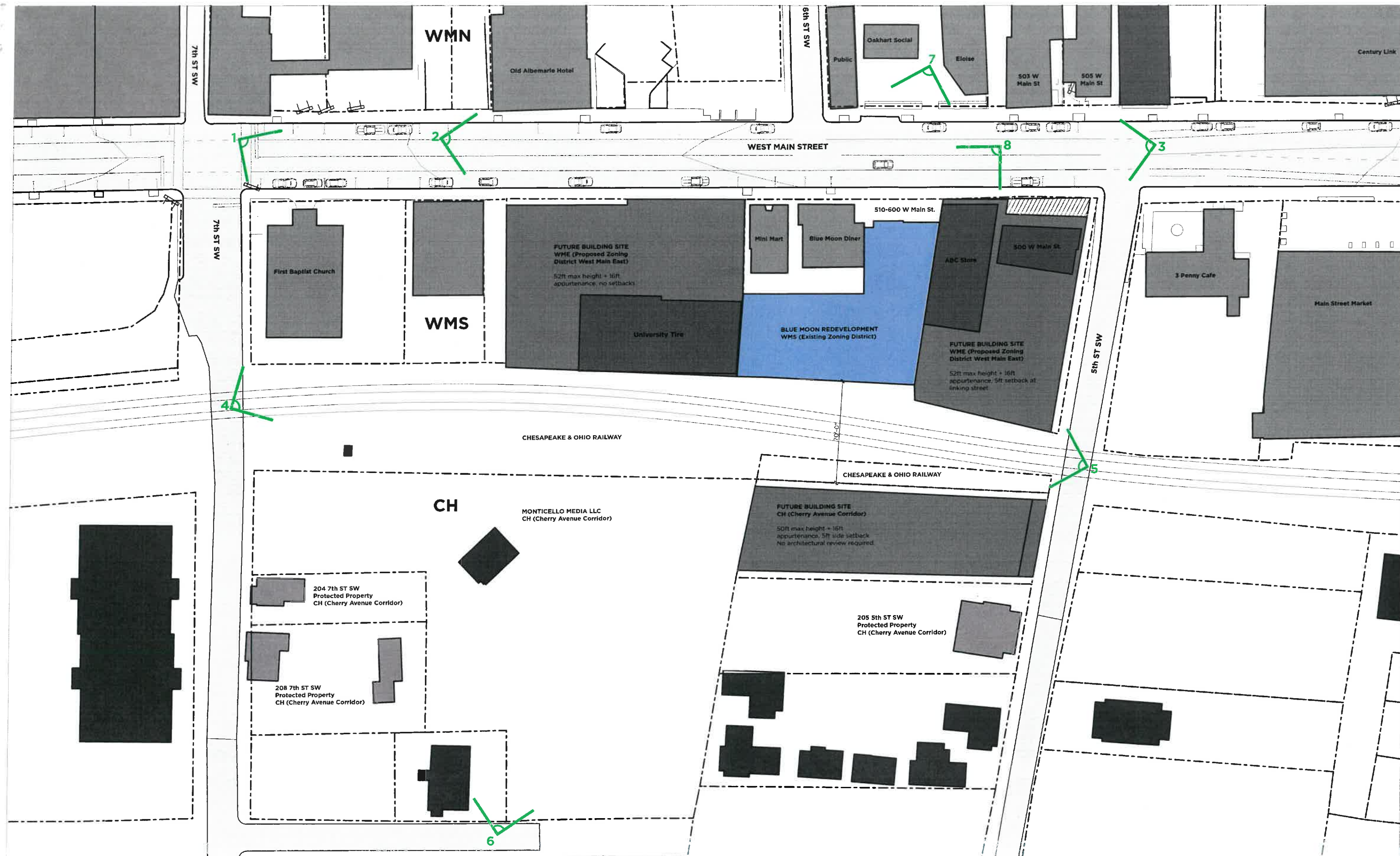
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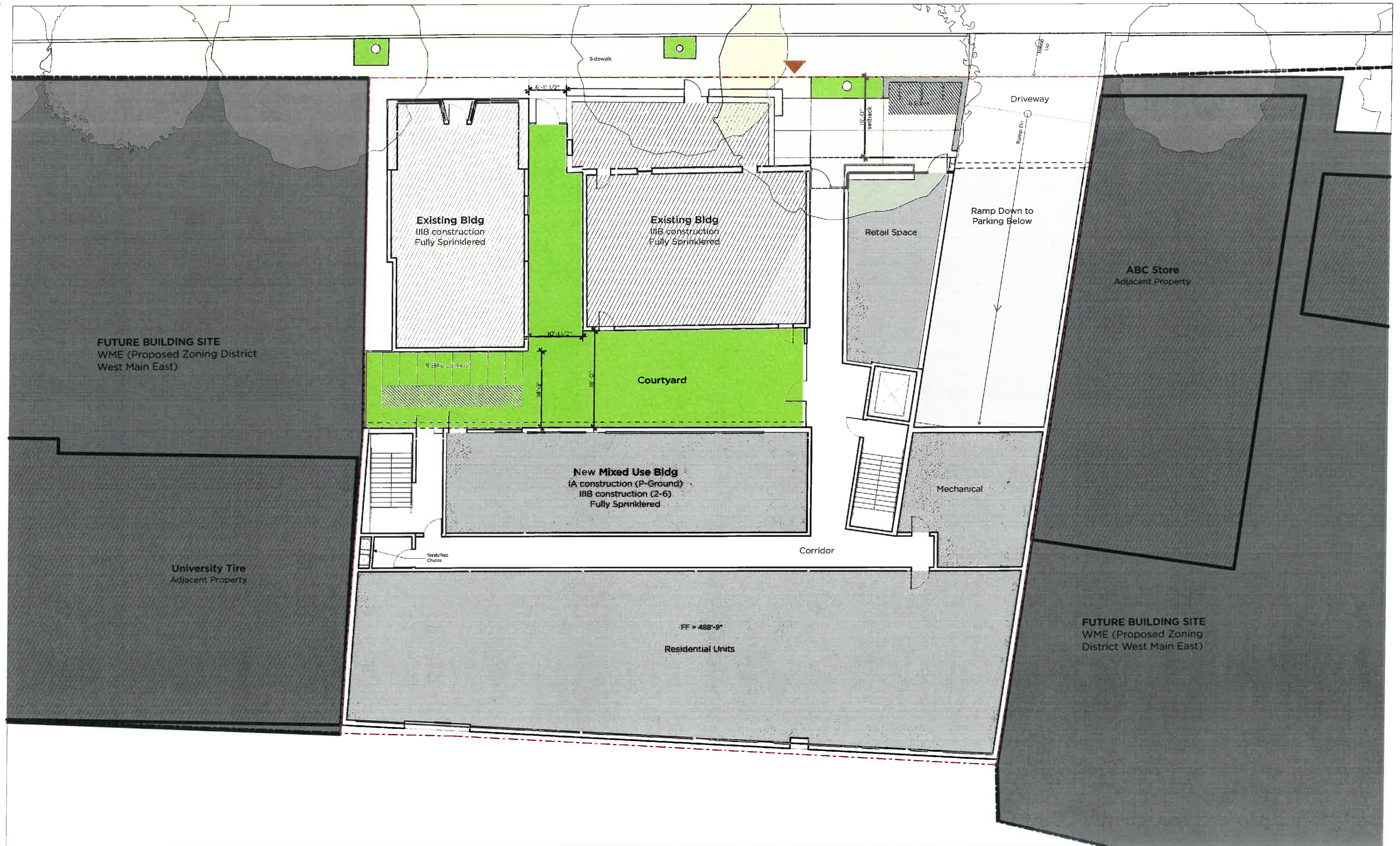
Existing site plan, architectural & historic surveys, site photographs, concept & use diagrams.

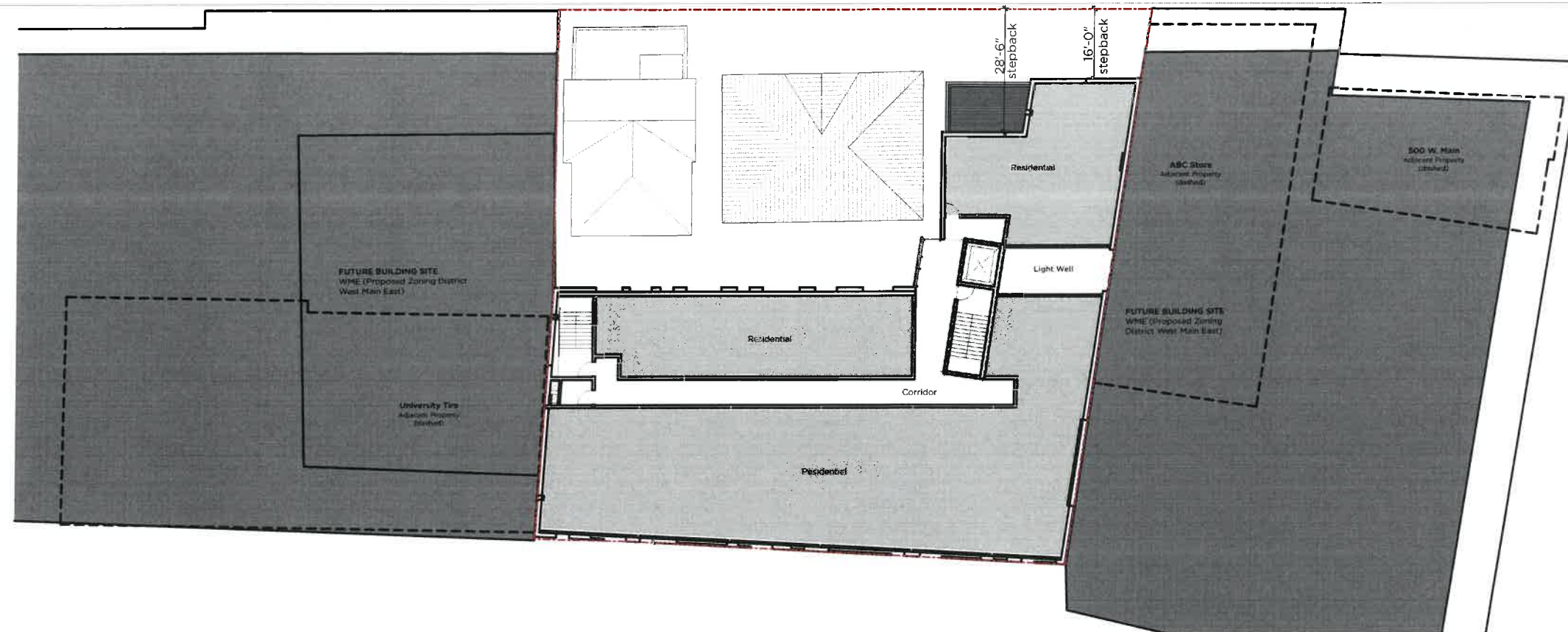
For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____



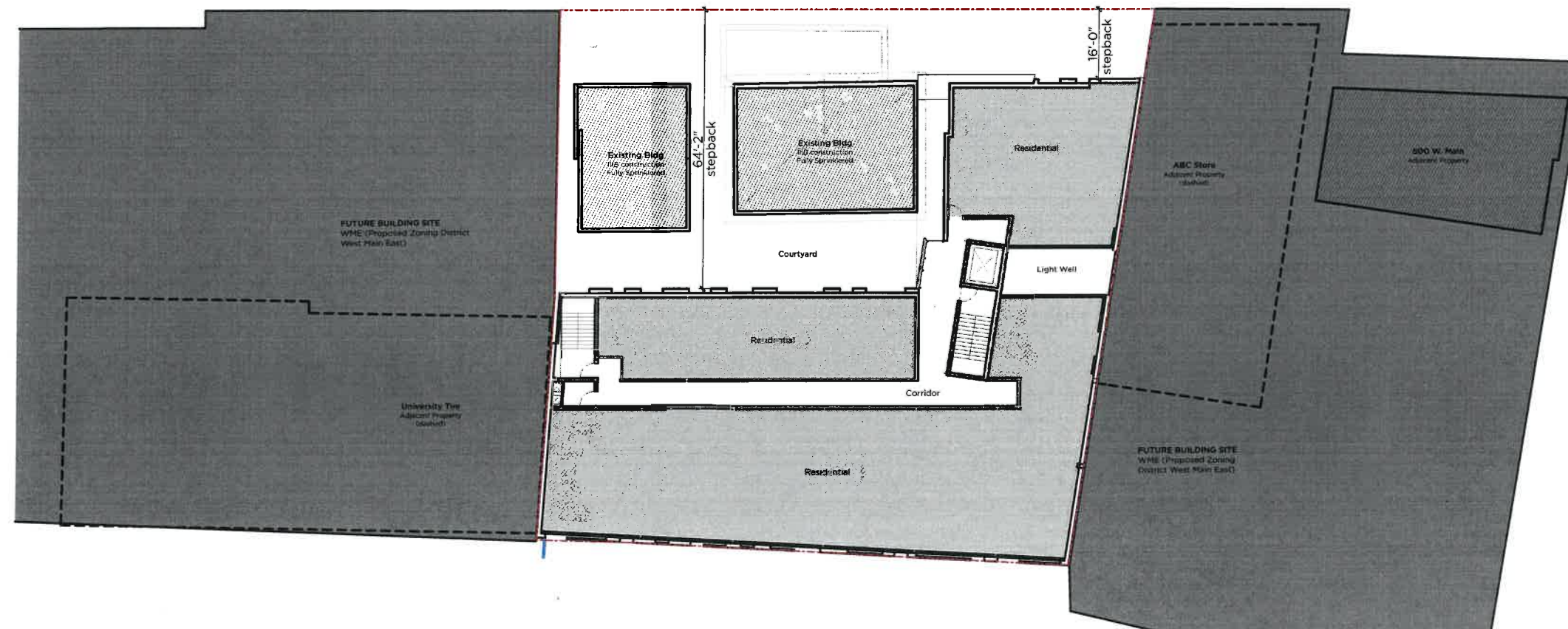
Sanborn Map (dated 1891) noting the presence of First Baptist Church at 632 West Main Street. This is the earliest Sanborn documentation of the First Baptist Church.



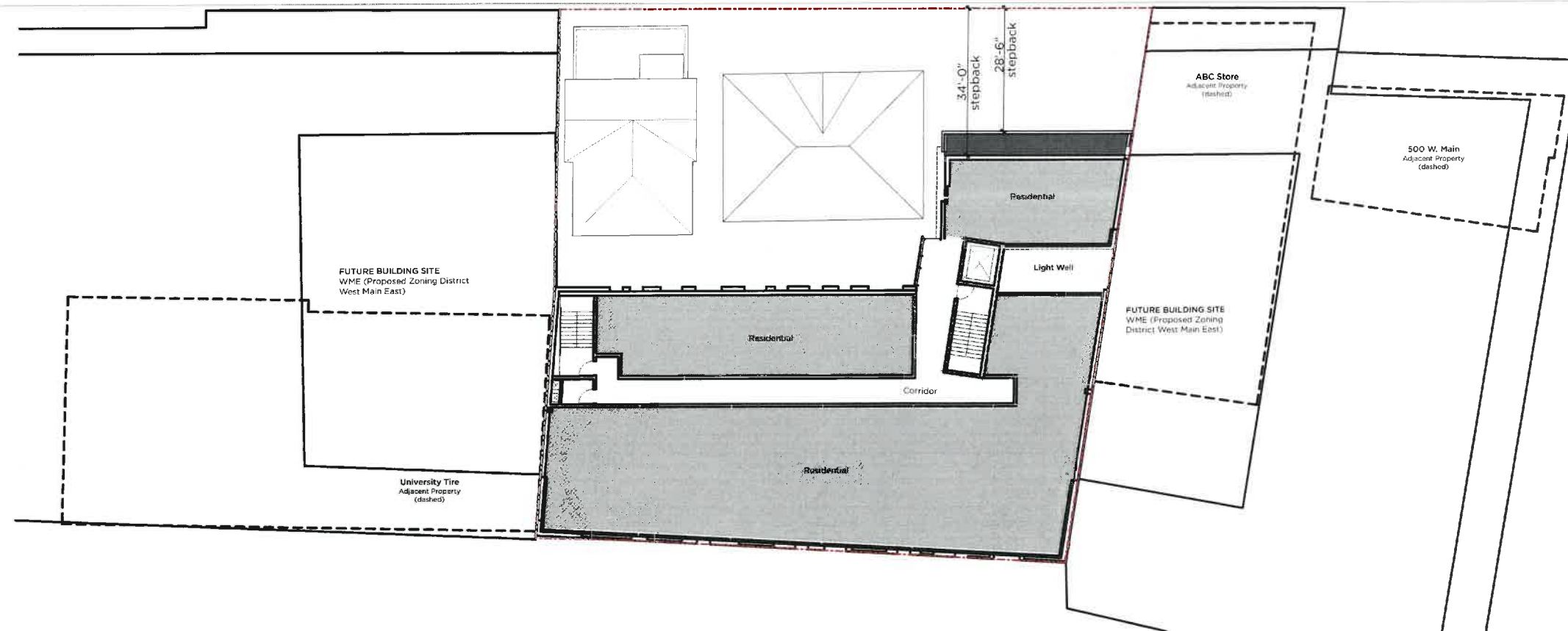




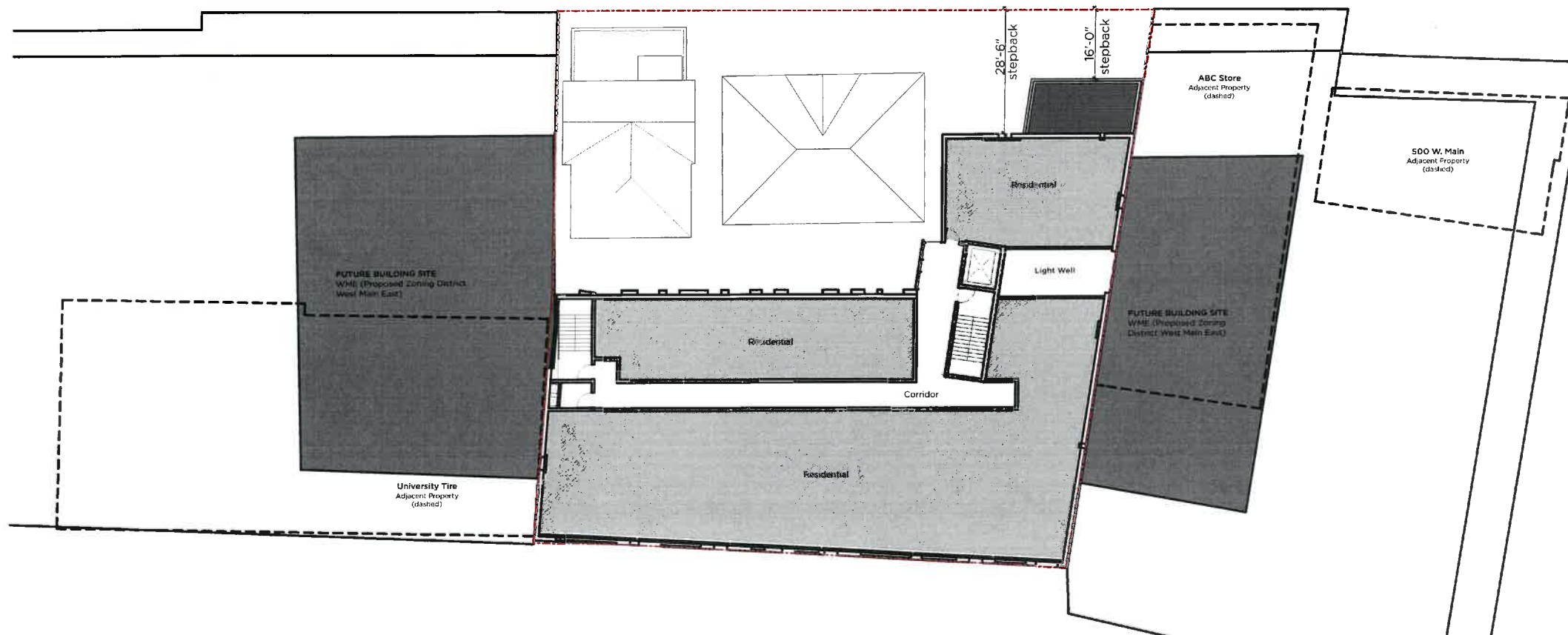
4th Level



2nd & 3rd Levels



6th Level



5th Level



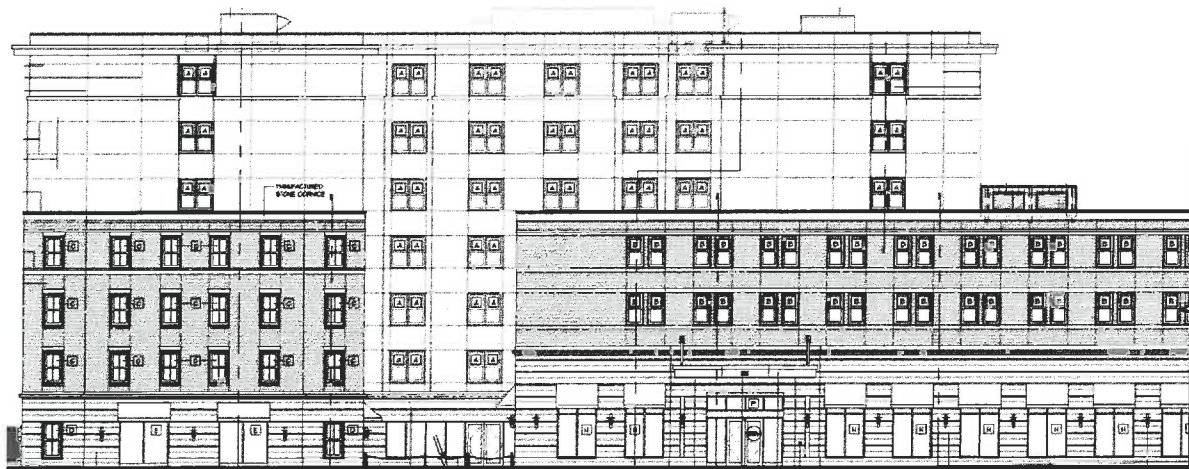
Southwestern Corner of Marriot Hotel
4 stories: 12' setback from face of curb
stories 5-7: 27' stepback
sidewalk width: 8'



Century Link
67'-0"



510-600 W. Main Street
67'-6" + Appurtenance
4 stories: 24' setback from face of curb
story 5: 12'-6" stepback
story 6: 6'-6" stepback
sidewalk width: 8'



Marriot Hotel
72'-8" + Appurtenance



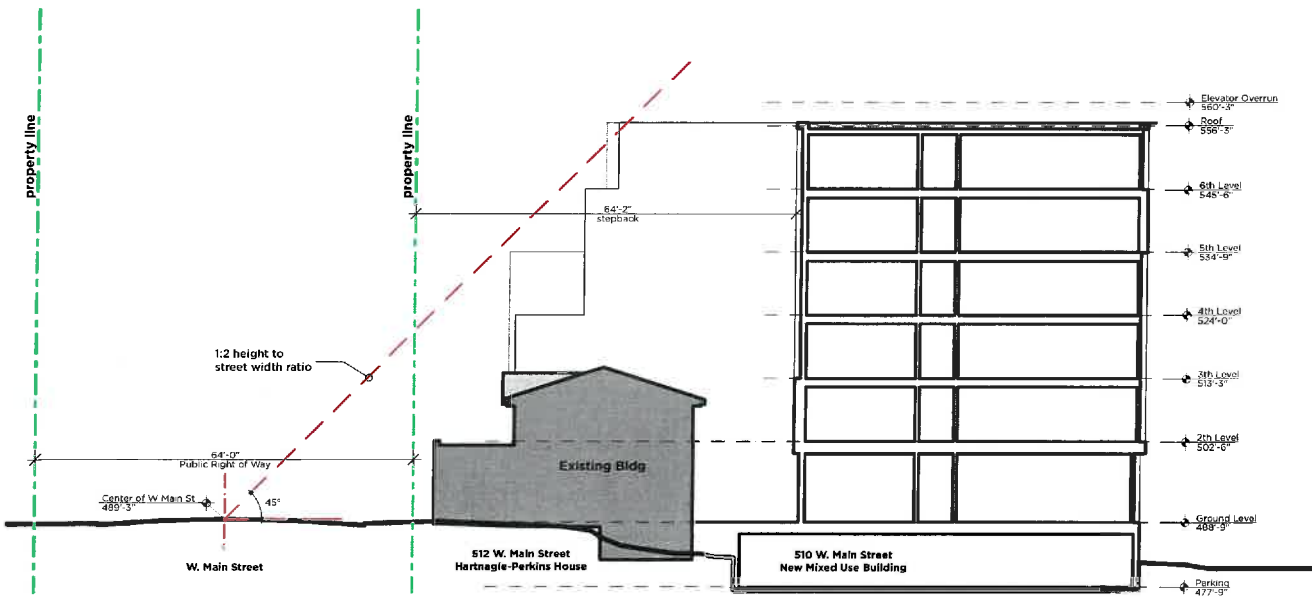
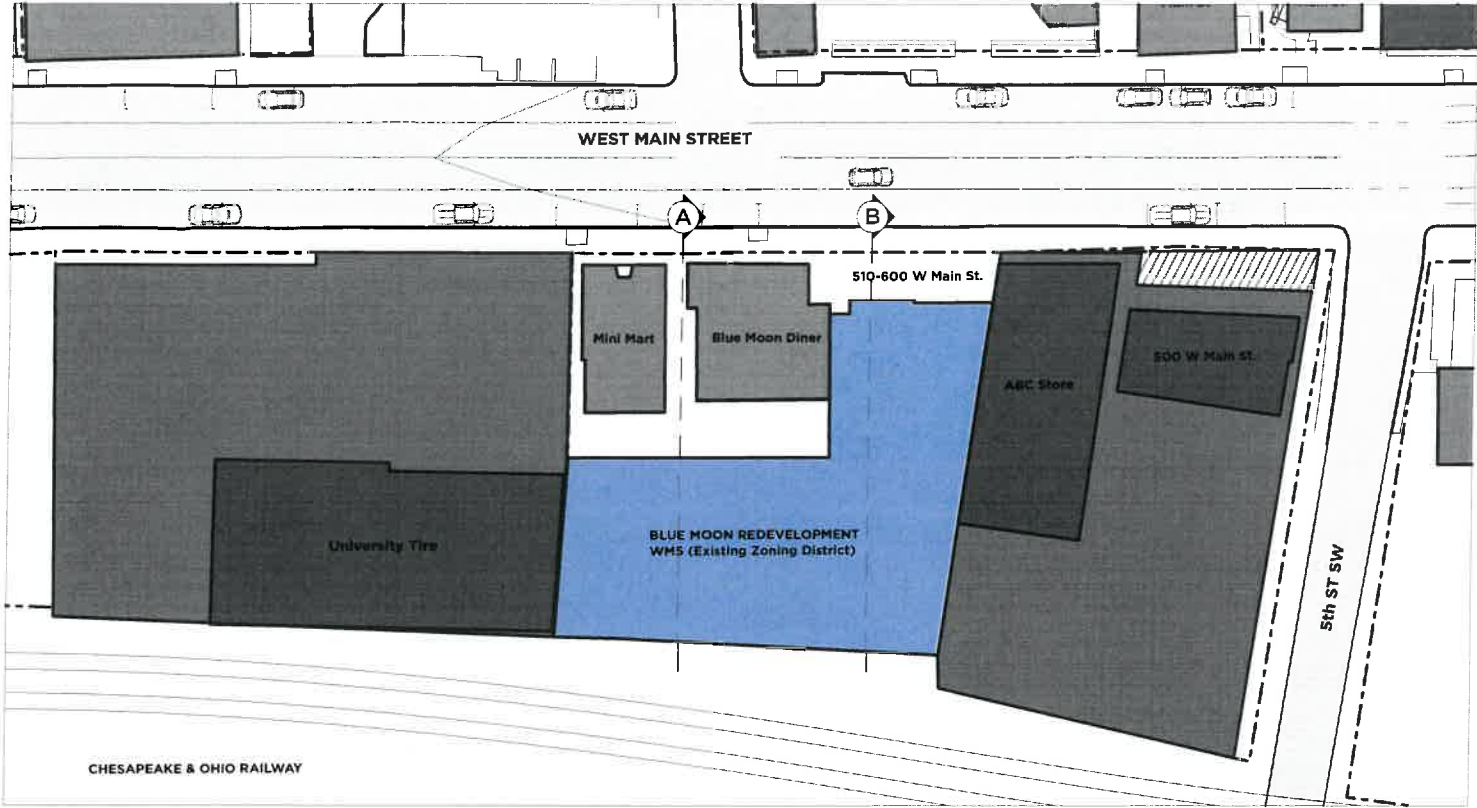
First Baptist Church
82'-6"



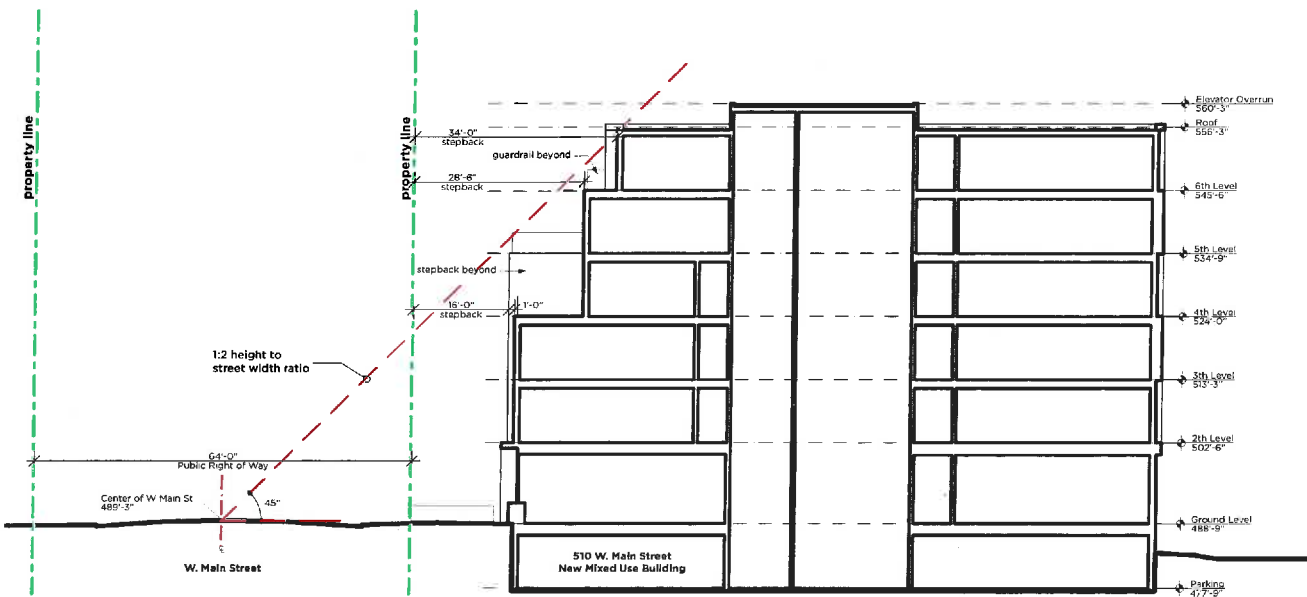
Old Albemarle Hotel
54'-6"



510-600 W. Main Street
67'-6" + Appurtenance



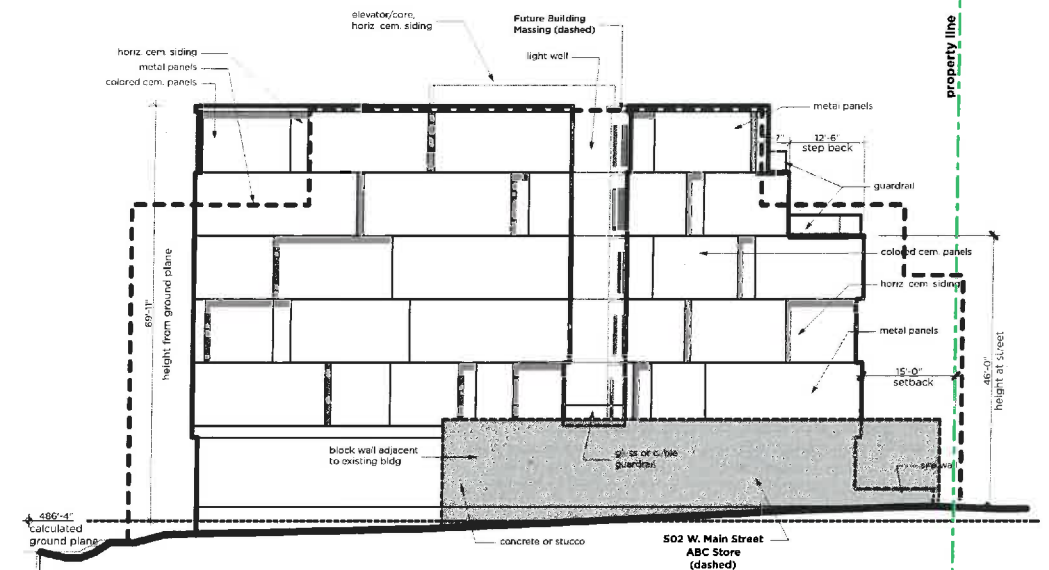
Building Section A
 $1/32" = 1'-0"$



Building Section B
 $1/32" = 1'-0"$



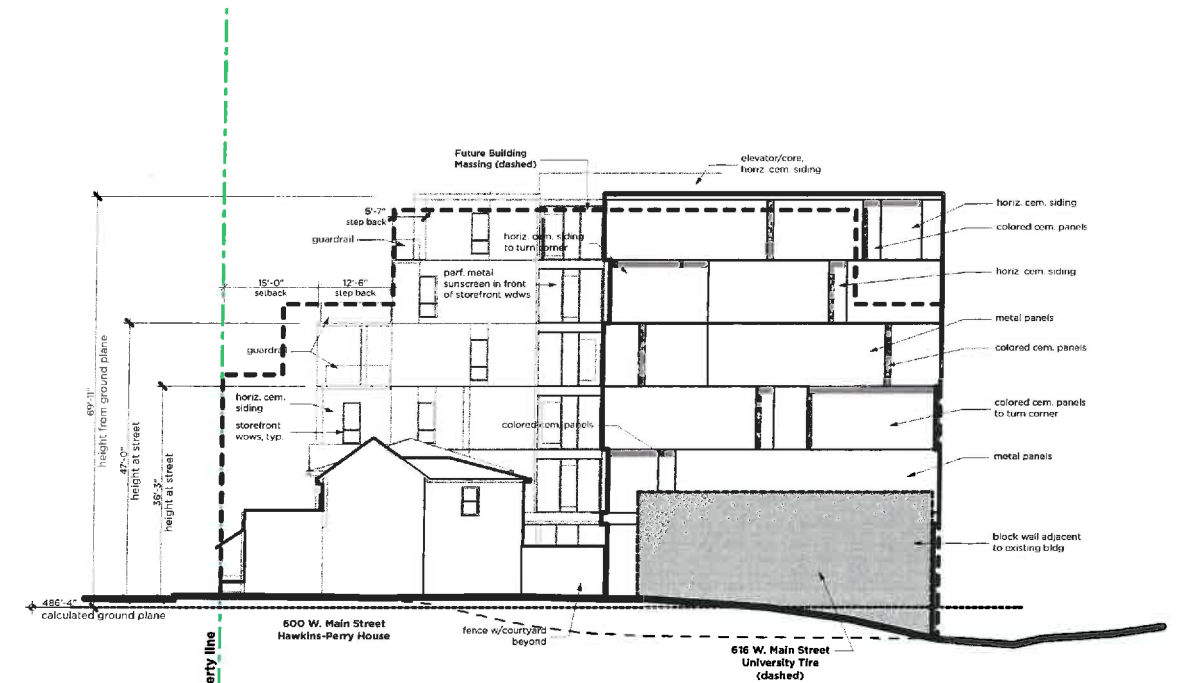
WEST MAIN STREET ELEVATION



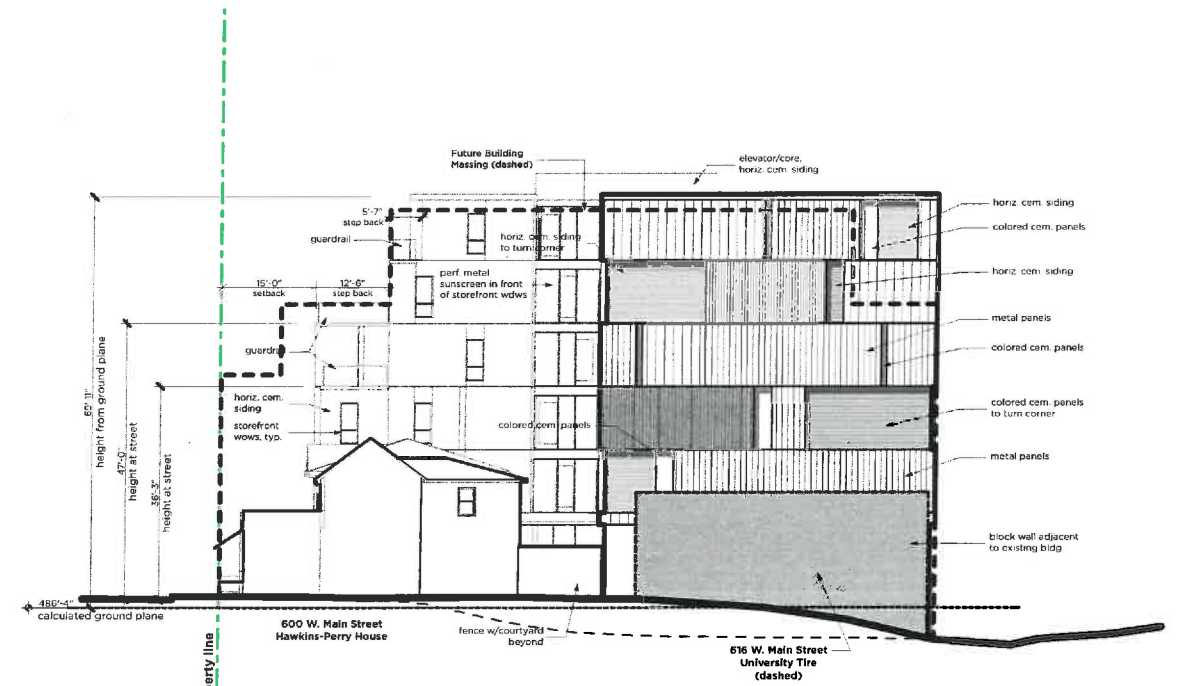
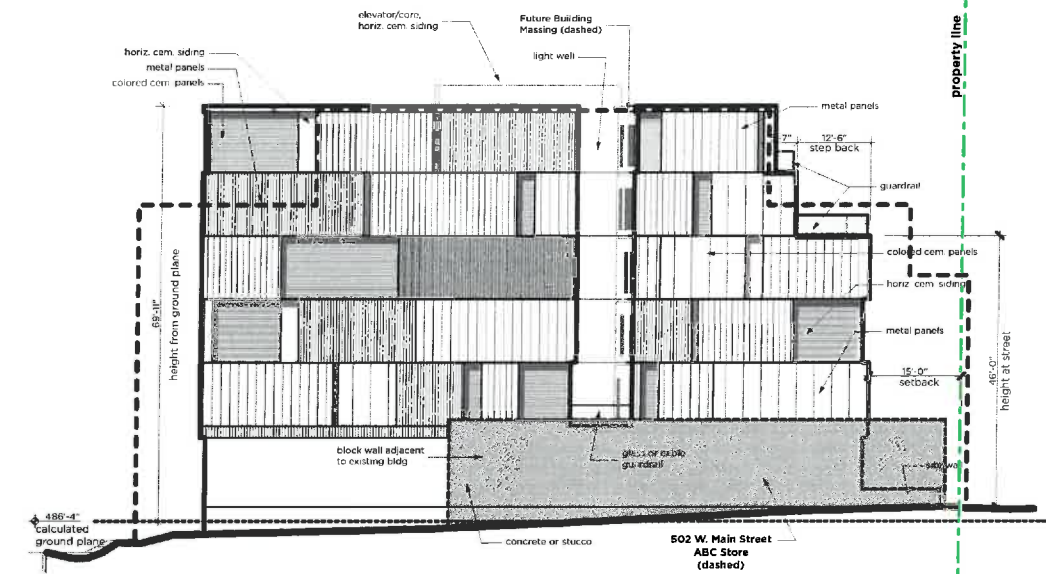
EAST FACADE

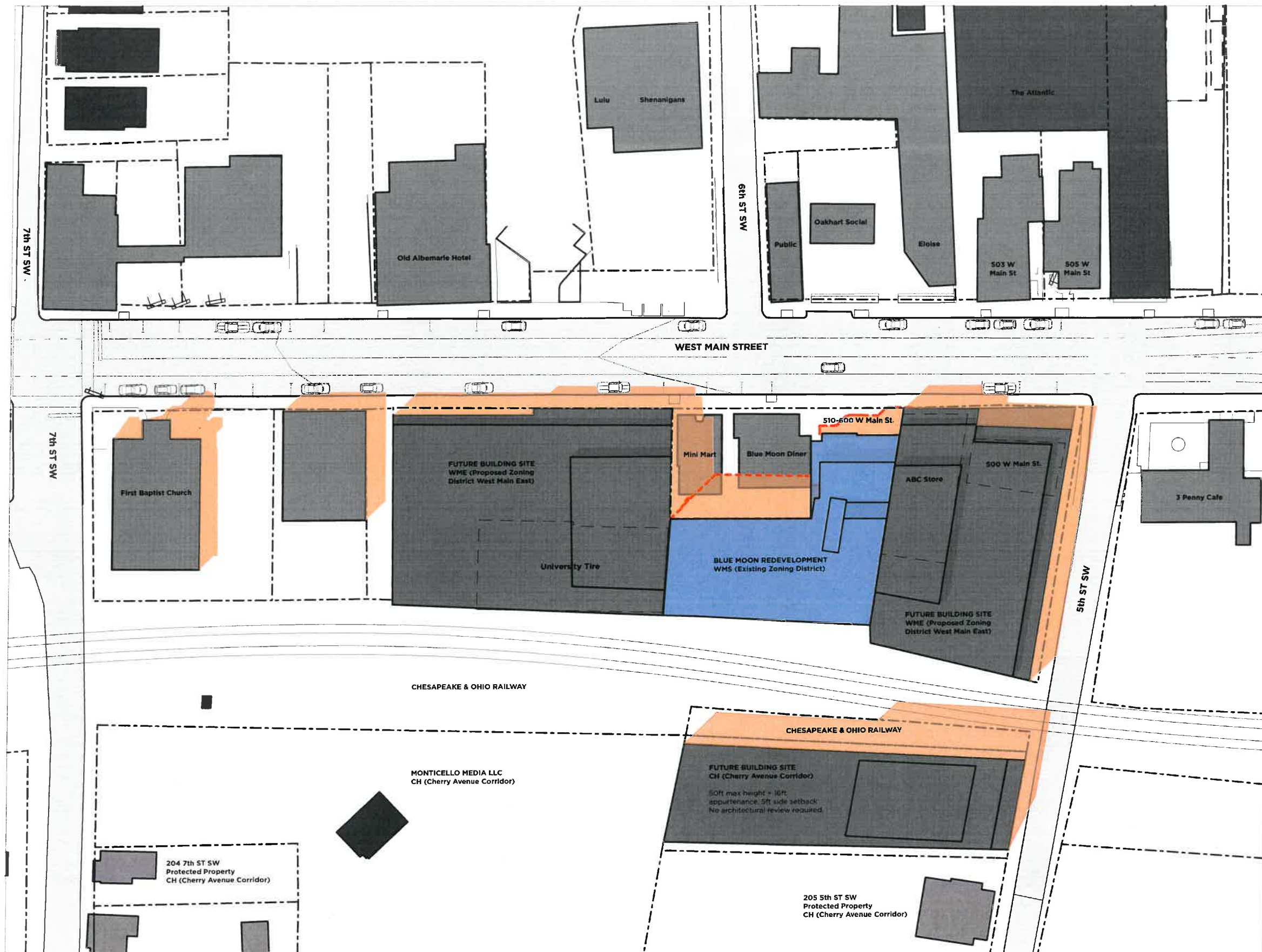


SOUTH FACADE



WEST FACADE

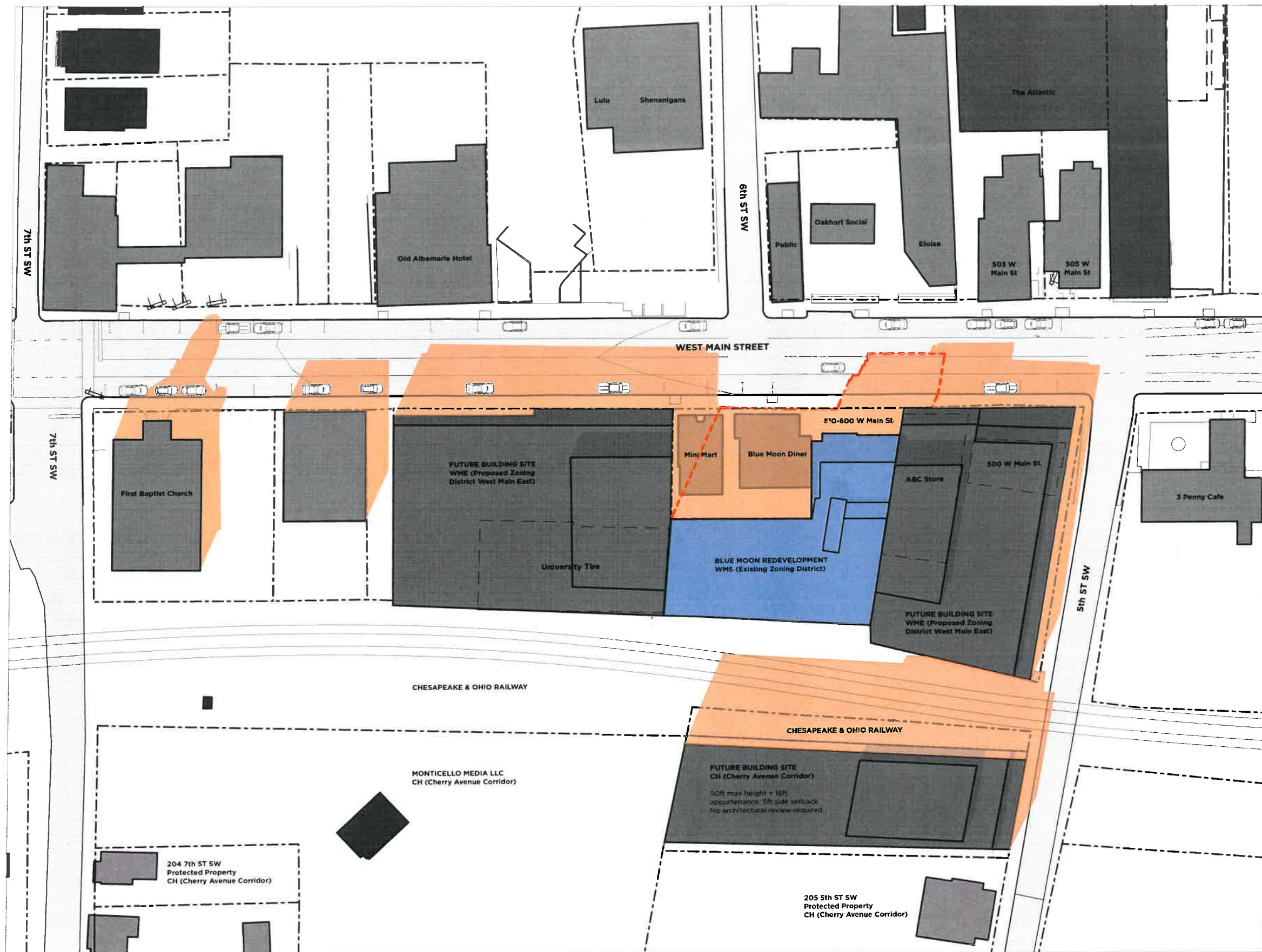




KEY:

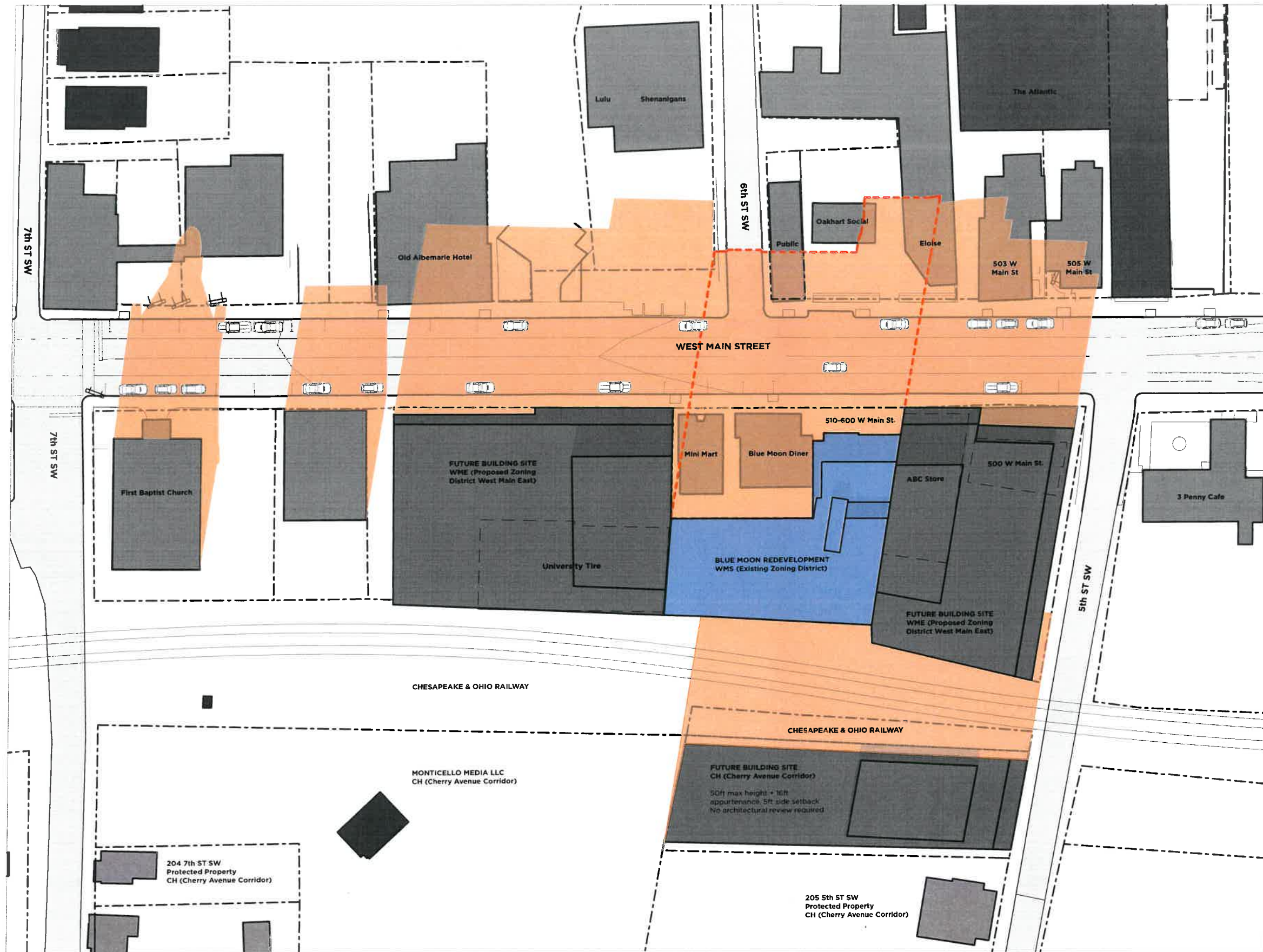
- Shadow of Proposed Blue Moon Redevelopment
- Shadows of Future Adjacent Bldgs
- Proposed Blue Moon Redevelopment

2pm June 21 | with Future Adjacent Buildings



- KEY:
- Shadow of Proposed Blue Moon Redevelopment
 - Shadows of Future Adjacent Bldgs
 - Proposed Blue Moon Redevelopment

2pm March/Sept 21 | with Future Adjacent Buildings



- KEY:
- Shadow of Proposed Blue Moon Redevelopment
 - Shadows of Future Adjacent Bldgs
 - Proposed Blue Moon Redevelopment

2pm December 21 | with Future Adjacent Buildings





VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT BLOCKED BY FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT BLOCKED BY FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT BLOCKED BY FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT WITH FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT WITH FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT WITH FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT WITH FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT WITH FUTURE WMS DEVELOPMENT



VIEW OF 510-600 WEST MAIN PROJECT



VIEW OF PROJECT BLOCKED BY FUTURE WMS DEVELOPMENT



VIEW OF BLUE MOON PROJECT



VIEW OF BLUE MOON PROJECT WITH FUTURE WMS DEVELOPMENT