

December 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 12/17/2020 12:02 PM

To: Jeff Dreyfus <jd@bdarchitects.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 20-11-02

612 West Main Street

Tax Parcel 290003000

Heirloom West Main Street Second Phase LLC, Owner

Jeff Dreyfus, Bushman Dreyfus Architects, Applicant

New construction of a mixed-use development

Dear Jeff,

On Tuesday, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion:

Breck Gastinger moves to accept the applicant's request for a deferral.

Carl Schwarz seconds. Motion passes (8-0).

Please let me know if you have any questions.

Best,

Robert

Robert Watkins

Assistant Historic Preservation and Design Planner

Neighborhood Development Services

PO Box 911

Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

December 15, 2020

Note: This is continuation of the BAR's discussion on November 17, 2020.



Certificate of Appropriateness Application

BAR 20-11-03

602-616 West Main (612 West Main), TMP 290003000

Downtown ADC District

Owner: Jeff Levine, Heirloom West Main Street Second Phase LLC

Applicant: Jeff Dreyfus, Bushman-Dreyfus

Project: New, mixed-use building



Background (existing building)

Year Built: 1959-1973 (concrete block automotive service building)

District: West Main Street ADC District

Status: Non-contributing

Prior BAR Reviews (See Appendix for complete list)

November 17, 2020 – BAR accepted applicant's request for deferral.

Application

- Applicant submitted: Bushman Dreyfus Architects drawings for 612 W. Main Street.
 - Sheets 1 – 15, dated November 10, 2020, with November 17, 2020 annotations (also inserted below).
 - Sheets 1 – 7, dated December 8, 2020. (Note: These page numbers do not correlate to the pages in the Nov. 10 submittal.)

CoA request for construction of a new, four-story mixed-use building. (The existing service station is a *non-contributing structure*; therefore, its demolition does not require a CoA.)

Applicant's notes from November 17 BAR meeting.

Sheet 3 – Historic Map:

- New building facade should reflect the historic, multi-parcel nature of the site.
- That part of the building at the 10' setback should not read as one large building.

Sheet 4 – Site Plan:

- Building engagement with the street and sidewalk is important; the continuous planters are an impediment to that engagement.
- Site plan should coordinate with the City's West Main Street Streetscape plan, including trees currently anticipated at this location.
- This site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved.

Sheet 5 - Landscape:

- Building engagement with the street and sidewalk is important; the continuous planters are an impediment to that engagement.
- Site plan should coordinate with the City's West Main Street Streetscape plan, including trees currently anticipated at this location.
- Columnar trees may not be an ideal selection, depending upon the West Main Street Streetscape plans.

Sheet 8 – Precedent Research/Façade Design:

- Left and center images offer interesting ways to introduce verticality in a facade.
- Image at right appears more appropriate to 5th Avenue than to West Main Street because of the scale of openings.

Sheet 9 – Precedent Research/Façade Materials:

- Brick and stucco are both appropriate materials for building in this ADC district.
- Painted new brick is an acceptable material.
- Thin brick is acceptable when detailed correctly, especially at corners.
- Concern expressed about stucco that is susceptible to damage at ground level - a precast, brick or stone base of some sort could be appropriate as a more durable material at least to a height of 3' +/- above the sidewalk.

Sheet 10 – Previous Elevation Studies:

- Acknowledgement that this is an unusual parcel on the West Main Street East district, as it is longer and has more street frontage than most parcels. No clear consensus that horizontal emphasis in the elevation is preferred over verticality.

Sheet 12 – Previous Elevation Studies:

- Balconies suggest residential use of upper floors and add to the building's engagement with West Main Street.
- Use of color for awnings is successful and adds liveliness.

Sheet 13 – Current Schematic W. Main Elevation:

- This site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved. The resolution will set a precedent for the district.
- No clear consensus that horizontal emphasis in the elevation is preferred over verticality. Some members would like to see more verticality; others think that the horizontality of the facade is appropriate.

- Concern expressed about the institutional feel of the facade. Tall, 2 story brick "columns" between pairs of windows reads as monumental and not residential in scale.
- The long planters are an impediment to engagement with the sidewalk for retailers.
- Columnar trees aren't enough to break up the facade into vertical components, and there is no precedent for them on West Main Street. Trees should be coordinated with the West Main Street Streetscape plan.
- One member would like color introduced to the facade to enliven it, noting that most buildings on WMS have color and offer visual interest along the street.
- The addition of balconies would speak to the residential use of the upper floors and increase engagement with WMS.
- Looking for increased verticality, is it possible to extend the facade above the railing height of the 4th floor terraces to allow for variety up to 4 floors in height?

Sheet 19 – Window Details:

- One member concerned that the exterior walls should have a "cap" or suggestion of a cornice.

Discussion

At the November 17, 2020 meeting, the BAR accepted the applicant's request for deferral. Per Sec. 34-285, unless the applicant again requests deferral during this meeting, the BAR must take action to approve, deny, or approve with conditions the requested CoA.

This application is a formal CoA request; however, the applicant has acknowledged that this meeting—and, possibly, subsequent meetings—will be treated as a continued discussion towards presenting a final submittal and that, except for a deferral, no BAR action will be taken.

As part of this *intermediate review*, the BAR by consensus may express an opinion about the project as presented. (For example, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project's likelihood for an approved CoA. These will not represent approval or even endorsement of the CoA, but will represent the BAR's opinion on the project, relative to preparing the project for final submittal. While such votes carry no legal bearing and are not binding, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances towards an approved CoA.)

This is an iterative process and these discussions should be thorough and productive. The goal is to establish what is necessary for a final submittal that provides the information necessary for the BAR to evaluate the project and to then approve or deny the requested CoA. .

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*.

Of particular assistance for this discussion are the criteria in Chapter III:

- Setback, including landscaping and site improvements
- Spacing
- Massing and Footprint

- Height and Width
- Scale
- Roof
- Orientation
- Windows and Doors
- Street-Level Design
- Foundation and Cornice
- Materials and Textures
- Paint [Color palette]
- Details and Decoration, including lighting and signage

BAR recommendations (June 18, 2019) as incorporated into the Special Use Permit (SUP)

- Garage entry shall not be accessed directly from the building's street wall along West Main Street
 - SUP item 1.e: [...] No direct access shall be provided into the underground parking from the Building's street wall along West Main Street.
- The building's mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation; and
- The building and massing refer to the historic building.
 - SUP item 2: The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.
- The Holsinger Building be seismically monitored during construction;
 - SUP item 4: The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger Building located on property adjacent to the Subject Property at 620- 624 West Main Street ("Holsinger Building" or "Adjacent Property"). [...]
- There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level;
 - SUP item 3: There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

Suggested Motions

Staff recommends no formal action, except to accept the applicant's request for a deferral. (With an applicant's deferral, there is no calendar requirement for when the application returns to the BAR.)

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;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter 2 – Site Design and Elements

Chapter 3 – New Construction and Additions

APPENDIX

Prior BAR Actions

April 16, 2019 - BAR discussion

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/792643/2019-04_Meeting%20Minutes_BAR.pdf

June 18, 2019 – BAR recommended approval of Special Use Permit for additional residential density, that the redevelopment will not have an adverse impact on the West Main Street ADC District, with the understanding that the massing is not final, and must be further discussed, and [will require] a complete full design review at future BAR meeting(s) and propose the following conditions [for the SUP]:

- Garage entry shall not be accessed directly from the building's street wall along West Main Street;
- The building's mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation;
- The building and massing refer to the historic building.
- The Holsinger Building be seismically monitored during construction;
- There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

Application:

http://weblink.charlottesville.org/public/0/edoc/791150/BAR_612%20West%20Main%20Street_June2019_SUP%20Application.pdf

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/792645/2019-06_Meeting%20Minutes_BAR.pdf

Note: On October 7, 2019, Council approved the SUP. (See the *Appendix*.)

January 22, 2020 – BAR discussion

Meeting minutes: http://weblink.charlottesville.org/public/0/edoc/793996/2020-01_Meeting%20Minutes_BAR.pdf

November 17, 2020 – BAR accepted applicant's request for deferral.

Approved SUP for 602-616 West Main

Resolution Approving a Special Use Permit To Allow High Density Residential Development for Property Located At 602-616 West Main Street, Approved by Council, October 7, 2019

<http://weblink.charlottesville.org/public/0/edoc/791739/20191007Oct07.pdf>

[...]

1. The specific development being approved by this special use permit ("Project"), as described within the site plan exhibit required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:

- a. Not more than one building shall be constructed on the Subject Property (the "Building"). The Building shall be a Mixed Use Building.
- b. The Building shall not exceed a height of four (4) stories.
- c. The Building shall contain no more than 55 dwelling units.
- d. The Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building facing West Main Street. The square footage of this retail space shall be at least the minimum required by the City's zoning ordinance.
- e. Underground parking shall be provided within a parking garage structure constructed underneath the Building serving the use and occupancy of the Building. All parking required for the Project pursuant to the City's zoning ordinance shall be located on-site. All parking required pursuant to the ordinance for the Project shall be maximized onsite to the satisfaction of the Planning Commission. No direct access shall be provided into the underground parking from the Building's street wall along West Main Street.

2. The mass of the Building shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation. The Building and massing refer to the historic buildings on either side.

3. There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the Rufus Holsinger

Building located on property adjacent to the Subject Property at 620- 624 West Main Street (“Holsinger Building” or “Adjacent Property”). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the Holsinger Building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property (“Development Site”). At minimum, the Protective Plan shall include the following:

a. Baseline Survey—Landowner shall document the existing condition of the Holsinger Building (“Baseline Survey”). The Baseline Survey shall take the form of written descriptions, and visual documentation which shall include color photographs and/or video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Holsinger Building, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable.

The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner’s Project or preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The Landowner and the Owner of the Holsinger Building (“Adjacent Landowner”) may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.

b. Protective Plan--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that may include seismic monitoring or other specific monitoring measures of the Adjacent Property if recommended by the engineer preparing the Protective Plan, and minimally shall include installation of at least five crack monitors. Engineer shall inspect and take readings of crack monitors at least weekly during ground disturbance demolition and construction activities. Reports of monitor readings shall be submitted to the city building official and Adjacent Landowner within two days of inspection. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.

c. Advance notice of commencement of activity--The Adjacent Landowner shall be given 14 days’ advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property.

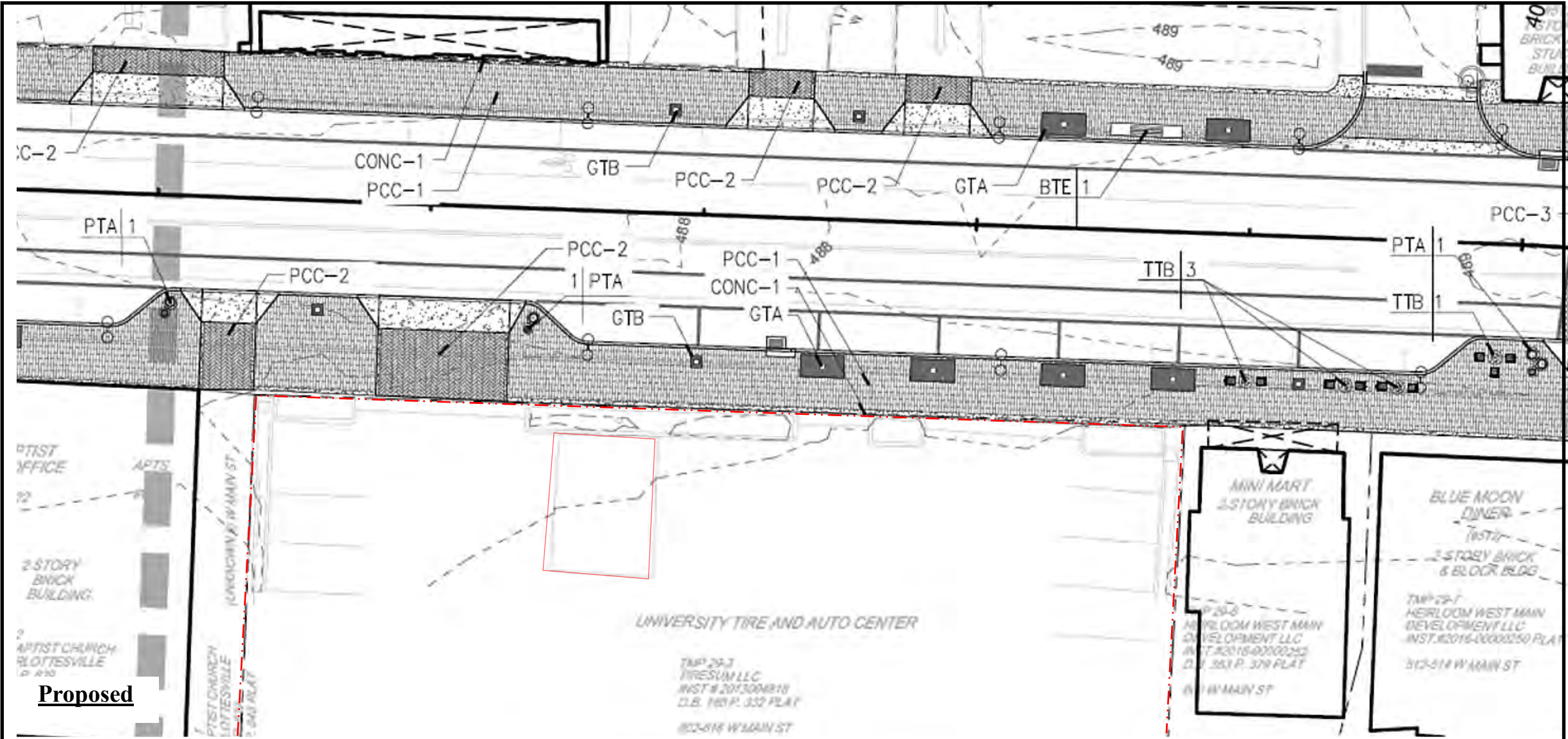
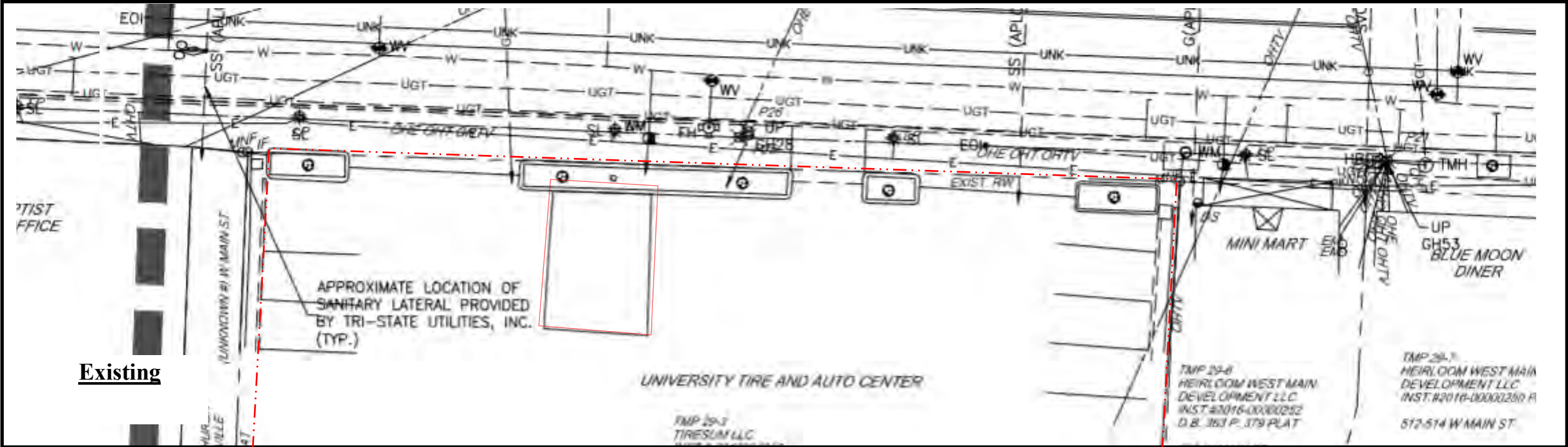
The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings: (i) prior to commencement of demolition at the Development Site, and (ii) at least fourteen (14) days prior to commencement of construction at the Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or

DRAFT

construction activity and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

d. Permits--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services: (i) copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy the requirements of these SUP Conditions, (ii) documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

-end-





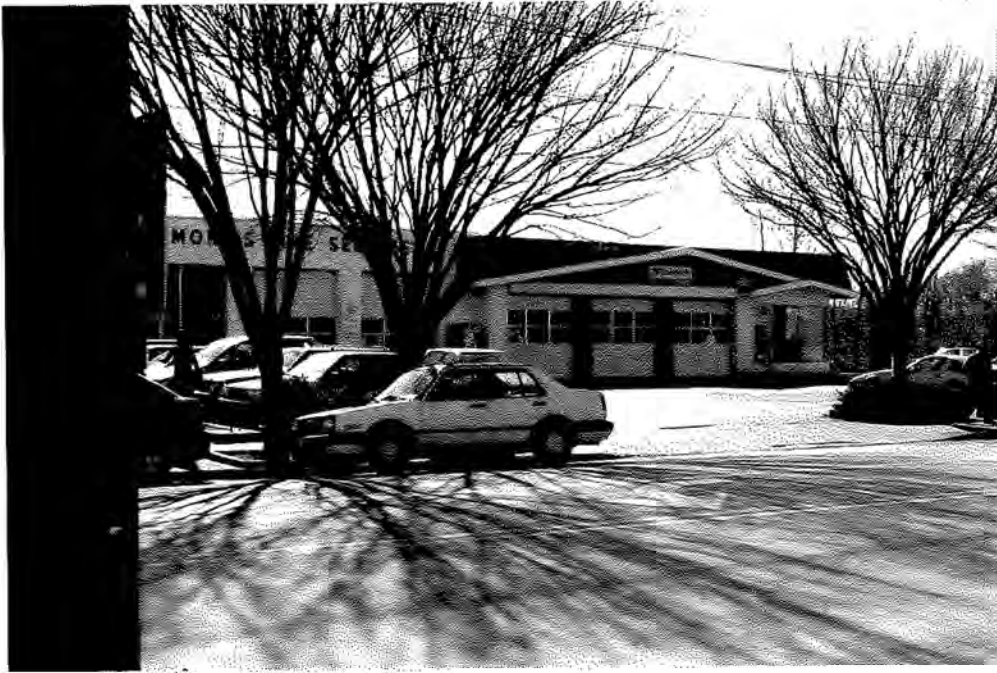
STREET ADDRESS: 602-616 West Main Street
 MAP & PARCEL: 29-3
 FILE NUMBER: 693
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Hoff Motor Co., Inc.,
 ORIGINAL USE: Automobile Repair Shop & Service Station
 PRESENT USE: Automobile Repair Shop & Service Station
 PRESENT OWNER: Hoff Motor Co., Inc.
 ADDRESS: P. O. Box 8052
 Charlottesville, VA 22906
 HISTORIC NAME: Hoff Motor Co. Garage
 DATE/PERIOD: 1959, 1968, 1973
 STYLE: ~~Post Modern~~ Vernacular
 HEIGHT (to cornice) OR STORIES: One Story
 DIMENSIONS AND LAND AREA: 161' x 117.5' (19,790 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920

ARCHITECTURAL DESCRIPTION

Built in several stages, this one-storey, flat-roofed automotive building is of cinderblock construction and is painted white. The eastern half of the facade is four bays wide and originally had a small entrance door (now boarded up) in the eastern bay and garage doors in the other ^{three} ~~tree~~. The eastern-most garage door opening has now been filled with an entrance door and large display window. The western half of the facade and part of the western end are covered by a stock 1970's Shell Station facade: a shingled pentroof covers the parapet. In front of it is a wide and low-pitched gable. Below, it another low-pitched gable is centered over the western bay, which contains an entrance door and a plate glass display window which is repeated in the first bay of the western elevation. The other three bays of this half of the facade contain garage doors. Brick piers separate the bays. The entire lot is ^{pared} ~~paved~~. The three houses were demolished over the 1955-1958 period. The western section of the present building was erected c. 1958 and was given a new facade by the Shell Oil Co. in 1973. The eastern section of the building was probably added c. 1960 and has been occupied by Morris Tire Service since the late 1960's.

HISTORICAL DESCRIPTION

This lot encompasses the site of ^{three} ~~the~~ late 19th century houses and ~~the~~ J. P. Carver's Coal and Wood Yard. There was already a used car lot on part of the property when Hoff Motor Co. the Chrysler-Plymouth dealer a block east, purchased it in 1954 ⁵ (City DB 180-122).





612 W. MAIN STREET

ZONE:

- WEST MAIN STREET EAST CORRIDOR (MIXED-USE)
- ARCHITECTURAL DESIGN CONTROL DISTRICT
- PARKING MODIFIED ZONE

PRIMARY STREETS:

- WEST MAIN STREET

LAND AREA:

- 0.46 ACRES/19,830 SF

DENSITY (WITH SUP):

- 120 DUA / 55 DWELLING UNITS



612 W. MAIN STREET

ZONE:

- WEST MAIN STREET EAST CORRIDOR (MIXED-USE)
- ARCHITECTURAL DESIGN CONTROL DISTRICT
- PARKING MODIFIED ZONE

PRIMARY STREETS:

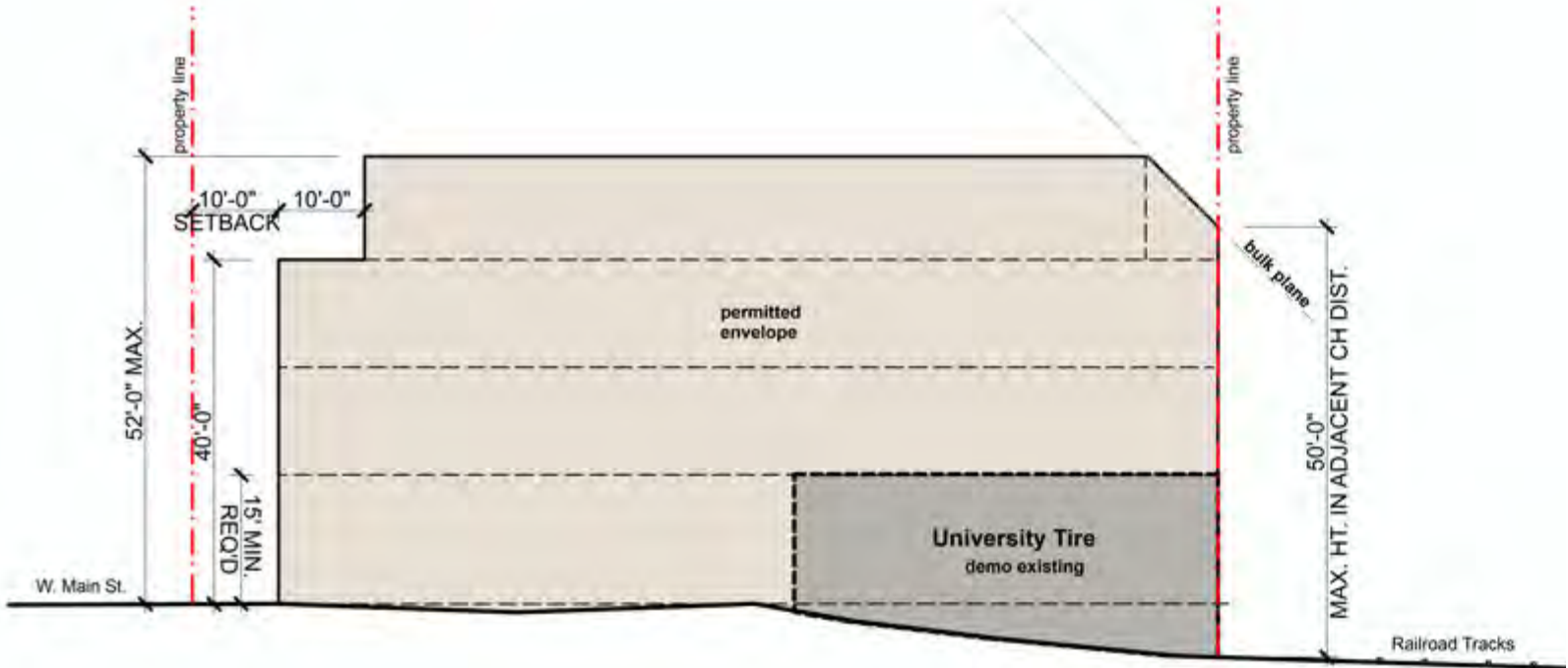
- WEST MAIN STREET

LAND AREA:

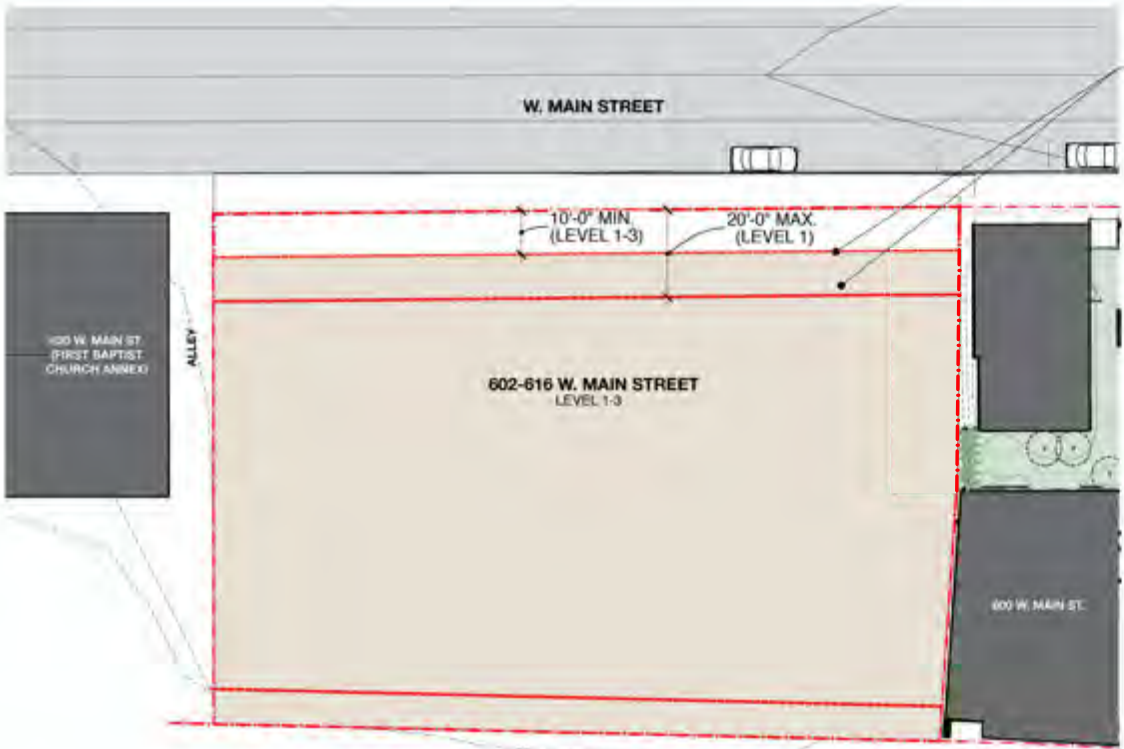
- 0.46 ACRES/19,830 SF

DENSITY (WITH SUP):

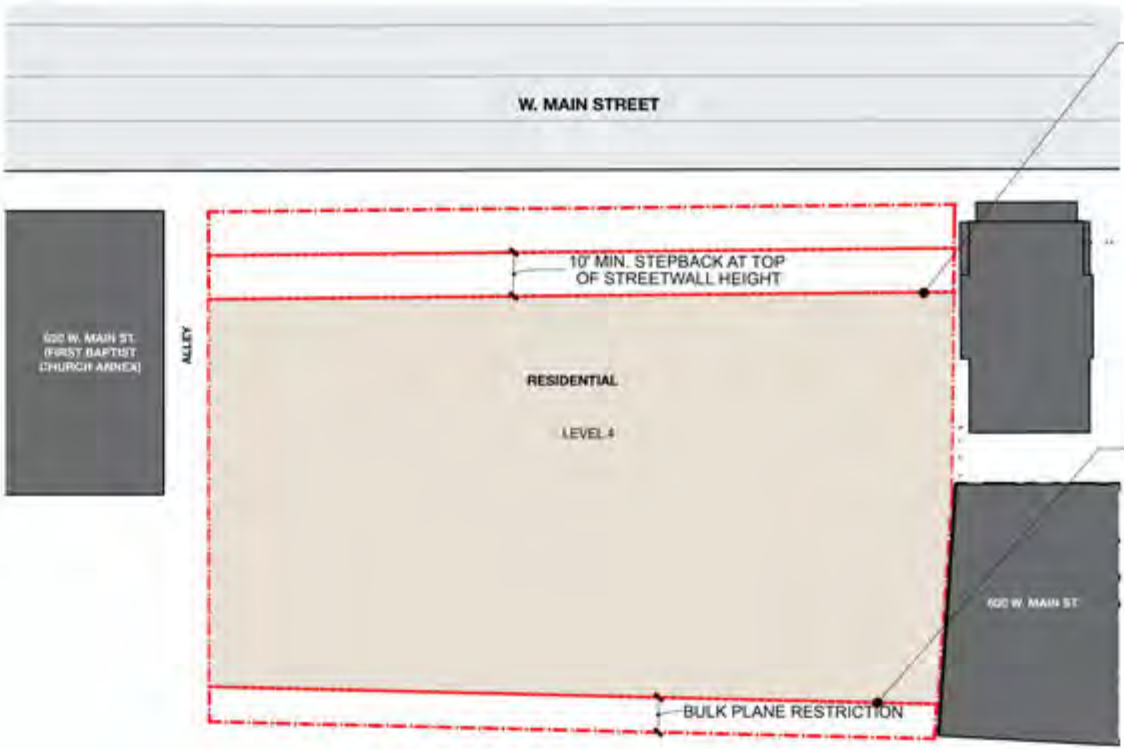
- 120 DUA / 55 DWELLING UNITS



ZONING HEIGHTS AND SETBACKS



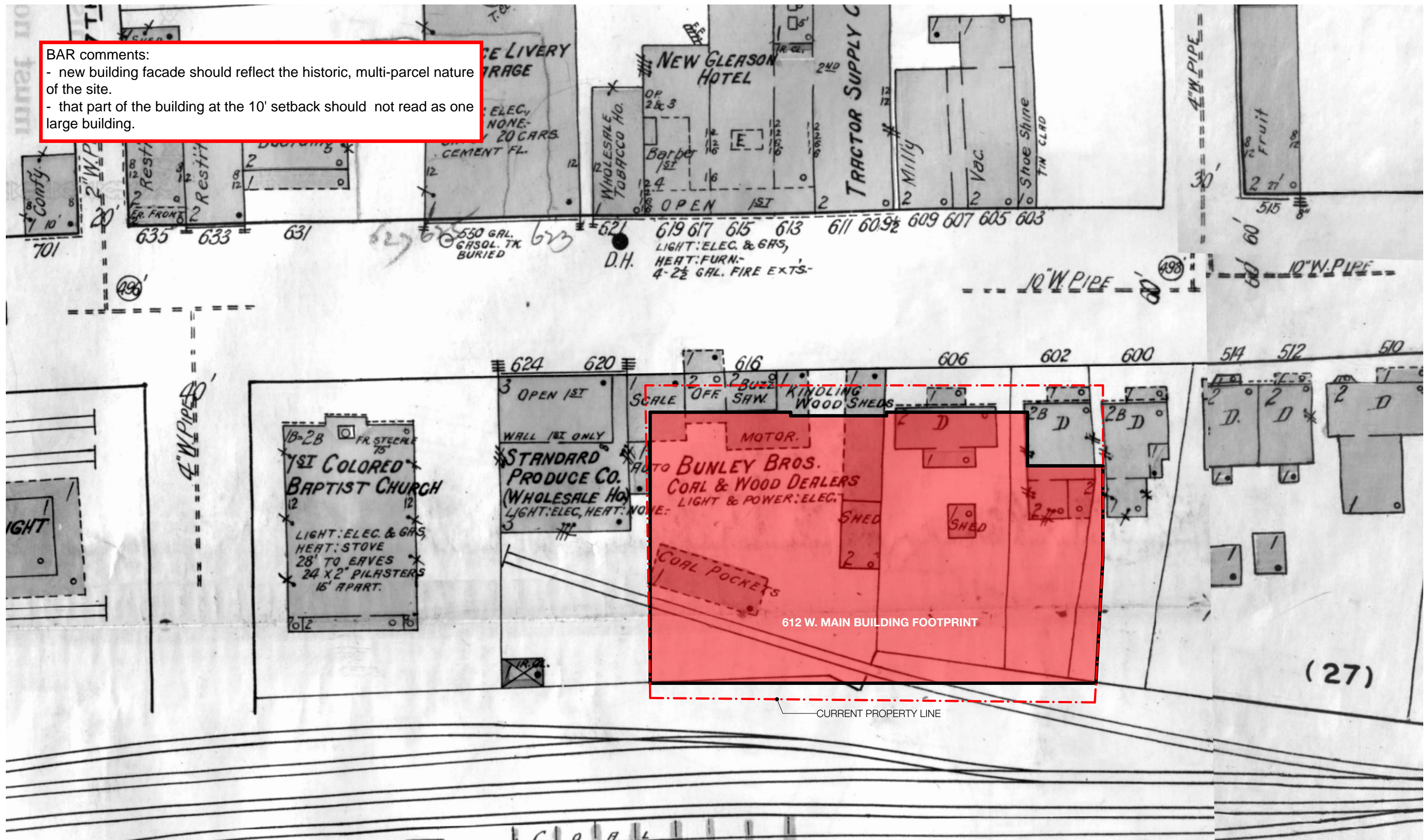
LEVELS 1-3

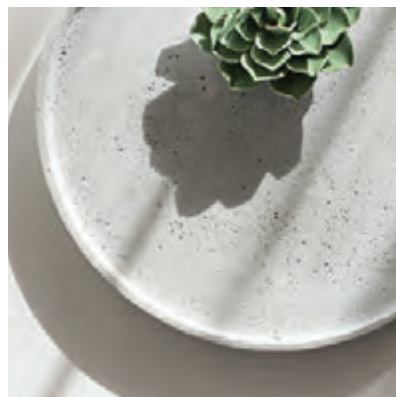
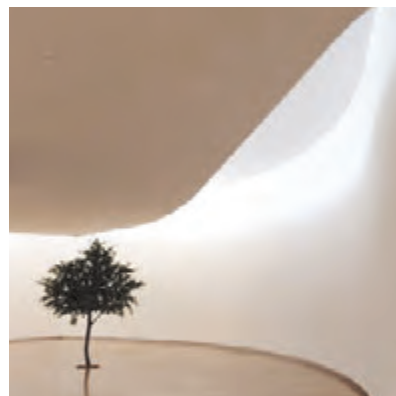
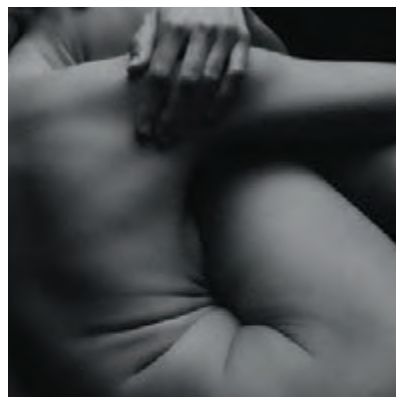


LEVEL 4

BAR comments:

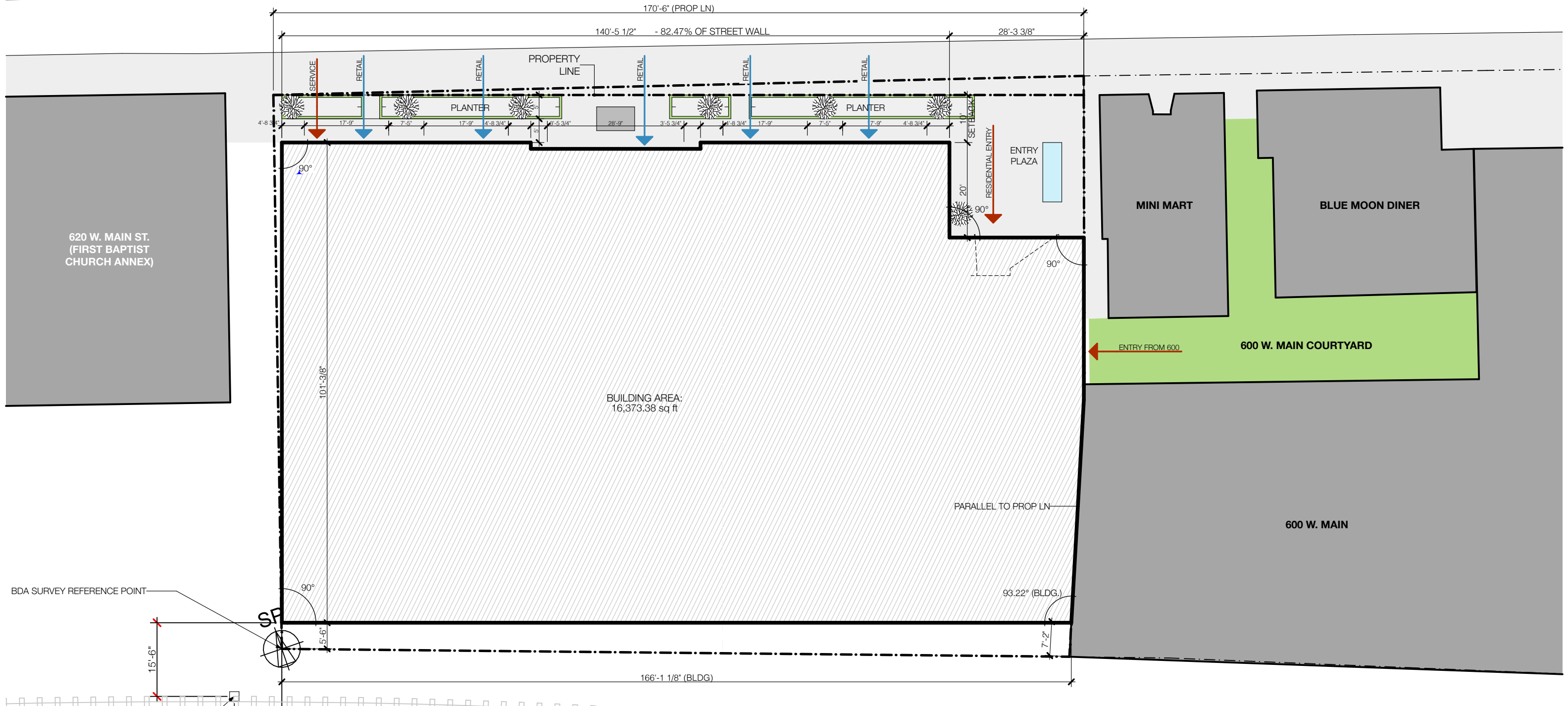
- new building facade should reflect the historic, multi-parcel nature of the site.
- that part of the building at the 10' setback should not read as one large building.





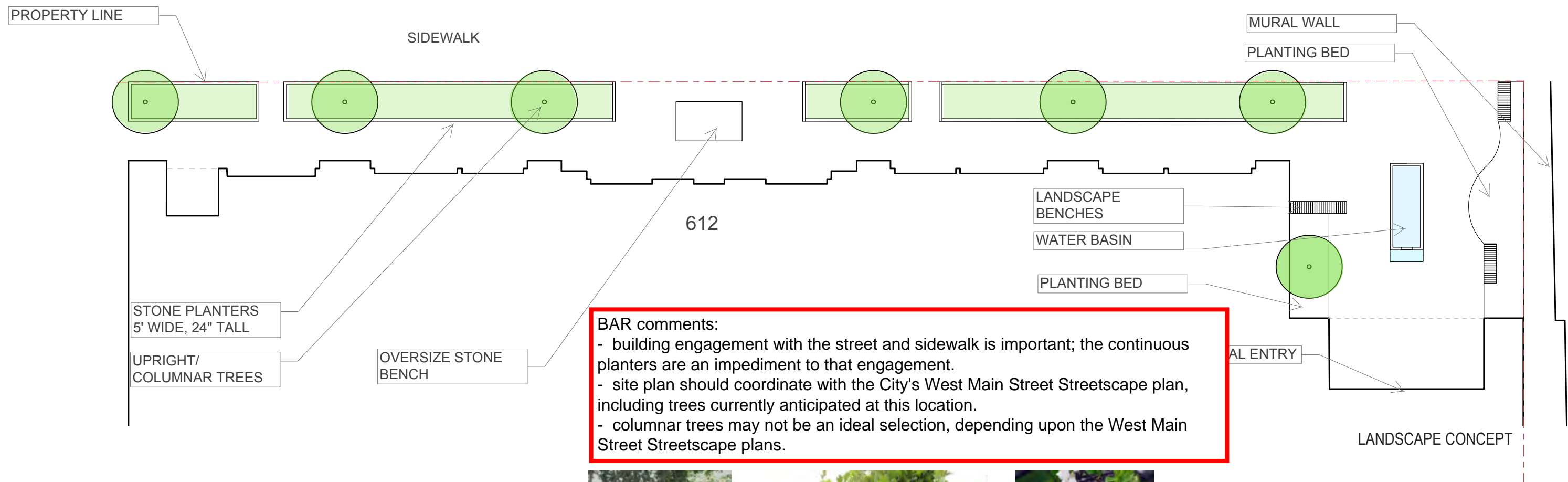
SERENE — PREMIUM — THOUGHTFUL — MINIMAL — MODERN CLASSIC

* Some images are copyrighted. Do not reproduce without permission.



BAR comments:

- building engagement with the street and sidewalk is important; the continuous planters are an impediment to that engagement.
- site plan should coordinate with the City's West Main Street Streetscape plan, including trees currently anticipated at this location.
- this site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved.



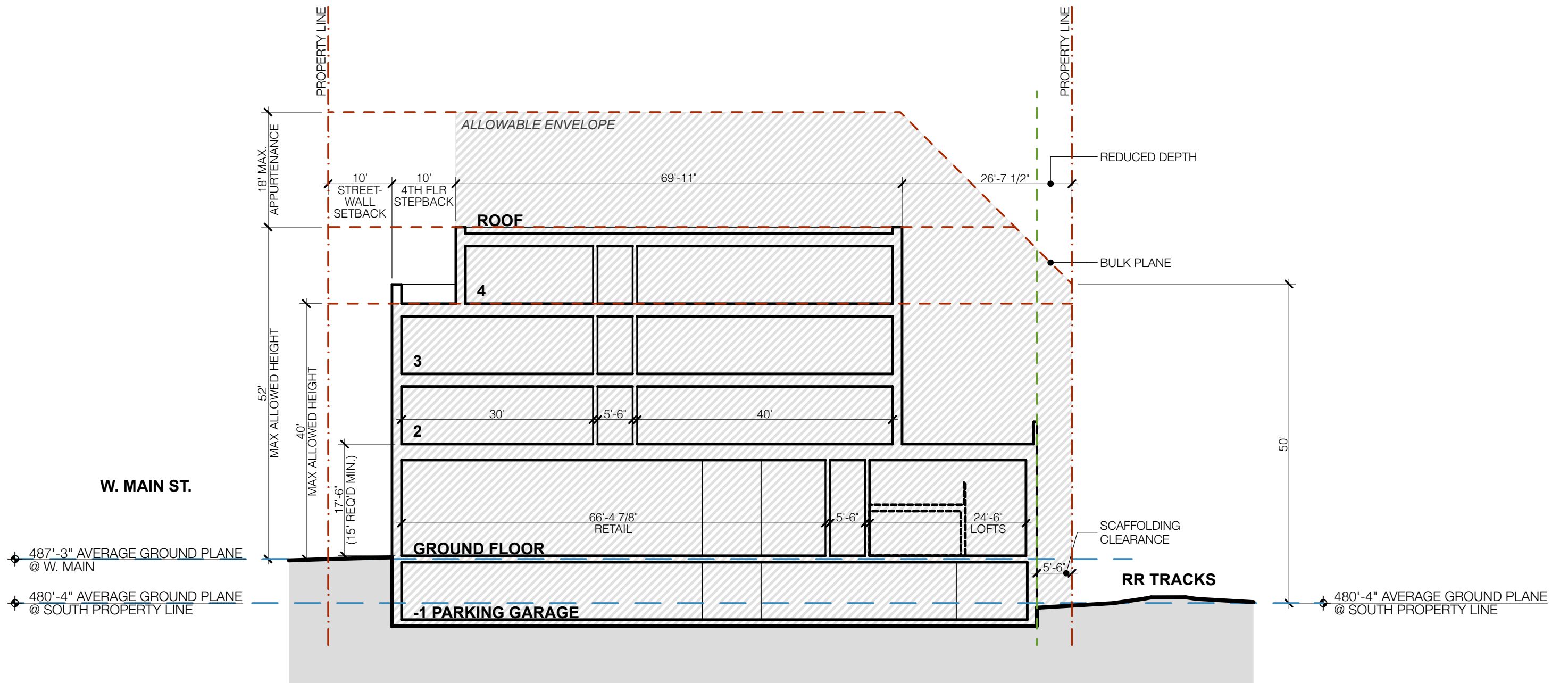
STONE DETAILS



PLANT PRECEDENTS



WATER





FACADE RHYTHM
WINDOW SURROUNDS
RETAIL WINDOWS



WINDOW SURROUNDS
VERTICAL WINDOW GANGING



FACADE RHYTHM
EXTERIOR PLANTERS
SIMPLICITY
ELEGANCE

BAR comments:

- left and center images offer interesting ways to introduce verticality in a facade.
- image at right appears more appropriate to 5th Avenue than to West Main Street because of the scale of openings.



FACADE RHYTHM
SIMPLICITY



FACADE RHYTHM
BRICK



WINDOW SURROUNDS
RETAIL STOREFRONT DESIGN
ENTRY DESIGN

BAR comments:

- brick and stucco are both appropriate materials for building in this ADC district.
- painted new brick is an acceptable material.
- thin brick is acceptable when detailed correctly, especially at corners.
- concern expressed about stucco that is susceptible to damage at ground level - a precast, brick or stone base of some sort could be appropriate as a more durable material at least to a height of 3' +/- above the sidewalk.



LIGHT BRICK



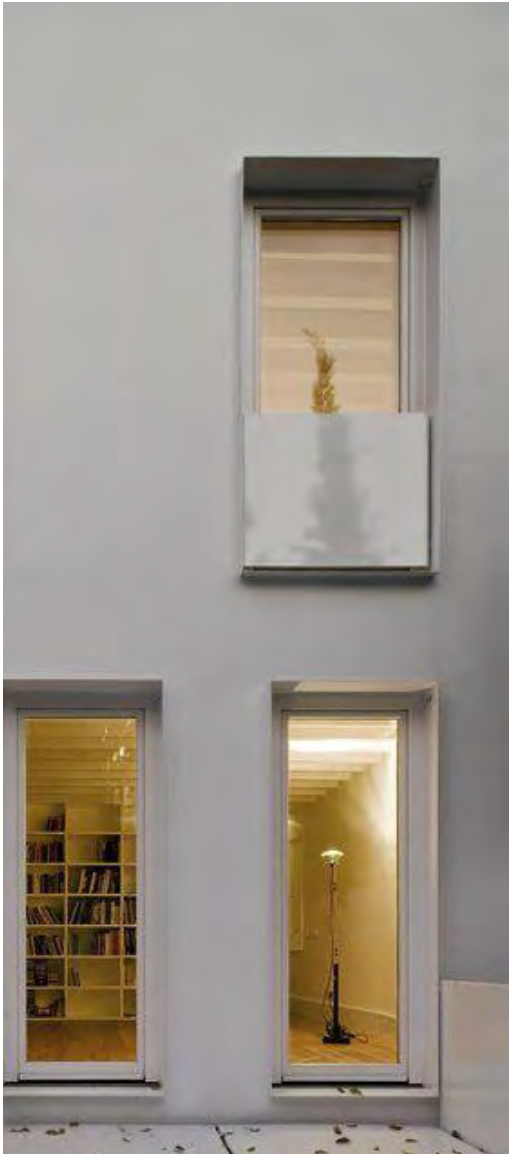
LIGHT BRICK



STUCCO EXTERIOR
WITH CAST STONE WINDOW SURROUNDS



DETAIL OF STUCCO EXTERIOR
WITH CAST STONE WINDOW SURROUNDS



STUCCO EXTERIOR
WITH METAL WINDOW SURROUNDS



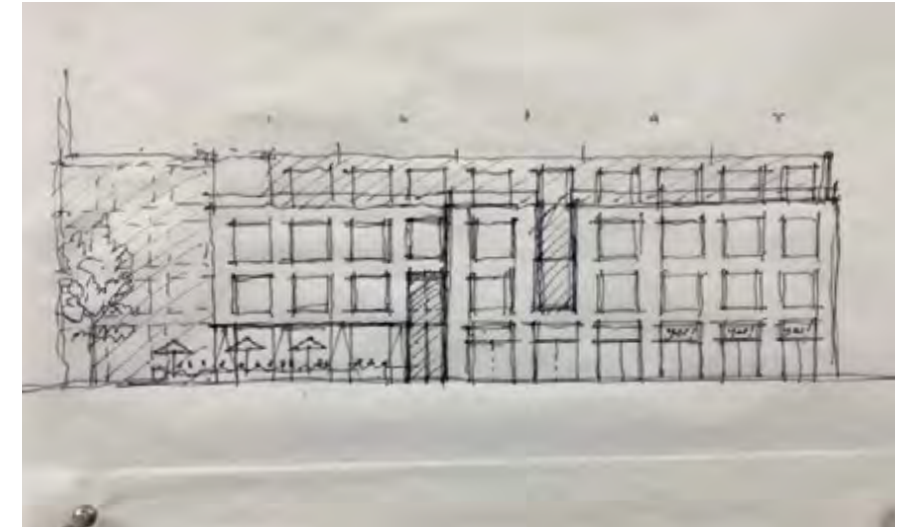
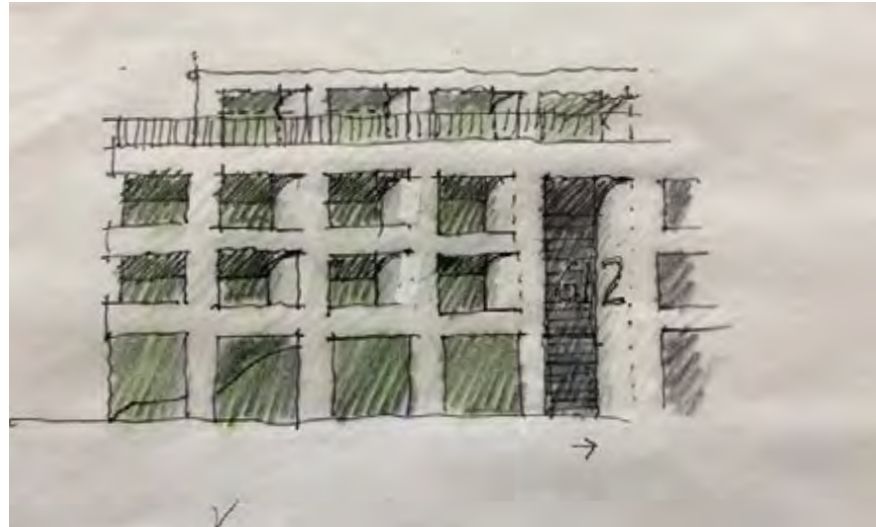
DOOR SURROUND DESIGN EXAMPLE



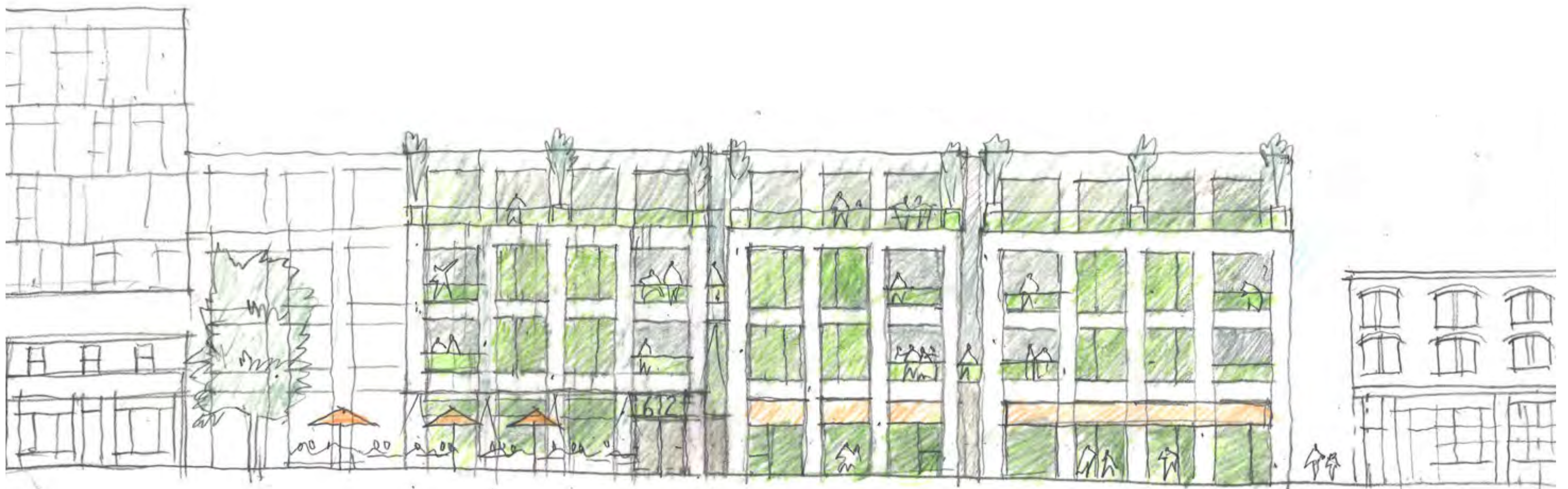
DOOR DESIGN EXAMPLE



ENTRY THROUGH A LANDSCAPED PLAZA



BAR comments:
 - acknowledgement that this is an unusual parcel on the West Main Street East district, as it is longer and has more street frontage than most parcels. No clear consensus that horizontal emphasis in the elevation is preferred over verticality.



BAR comments:

- balconies suggest residential use of upper floors and add to the building's engagement with West Main Street.
- use of color for awnings is successful and adds liveliness.



BAR comments:

- This site is an anomaly in this district - it's longer than most any other parcel. Horizontality vs. verticality is a critical issue to be resolved. The resolution will set a precedent for the district.
- No clear consensus that horizontal emphasis in the elevation is preferred over verticality. Some members would like to see more verticality; others think that the horizontality of the facade is appropriate.
- Concern expressed about the institutional feel of the facade. Tall, 2 story brick "columns" between pairs of windows reads as monumental and not residential in scale.
- The long planters are an impediment to engagement with the sidewalk for retailers.
- Columnar trees aren't enough to break up the facade into vertical components, and there is no precedent for them on West Main Street. Trees should be coordinated with the West Main Street Streetscape plan.
- One member would like color introduced to the facade to enliven it, noting that most buildings on WMS have color and offer visual interest along the street.
- The addition of balconies would speak to the residential use of the upper floors and increase engagement with WMS.
- Looking for increased verticality, is it possible to extend the facade above the railing height of the 4th floor terraces to allow for variety up to 4 floors in height?









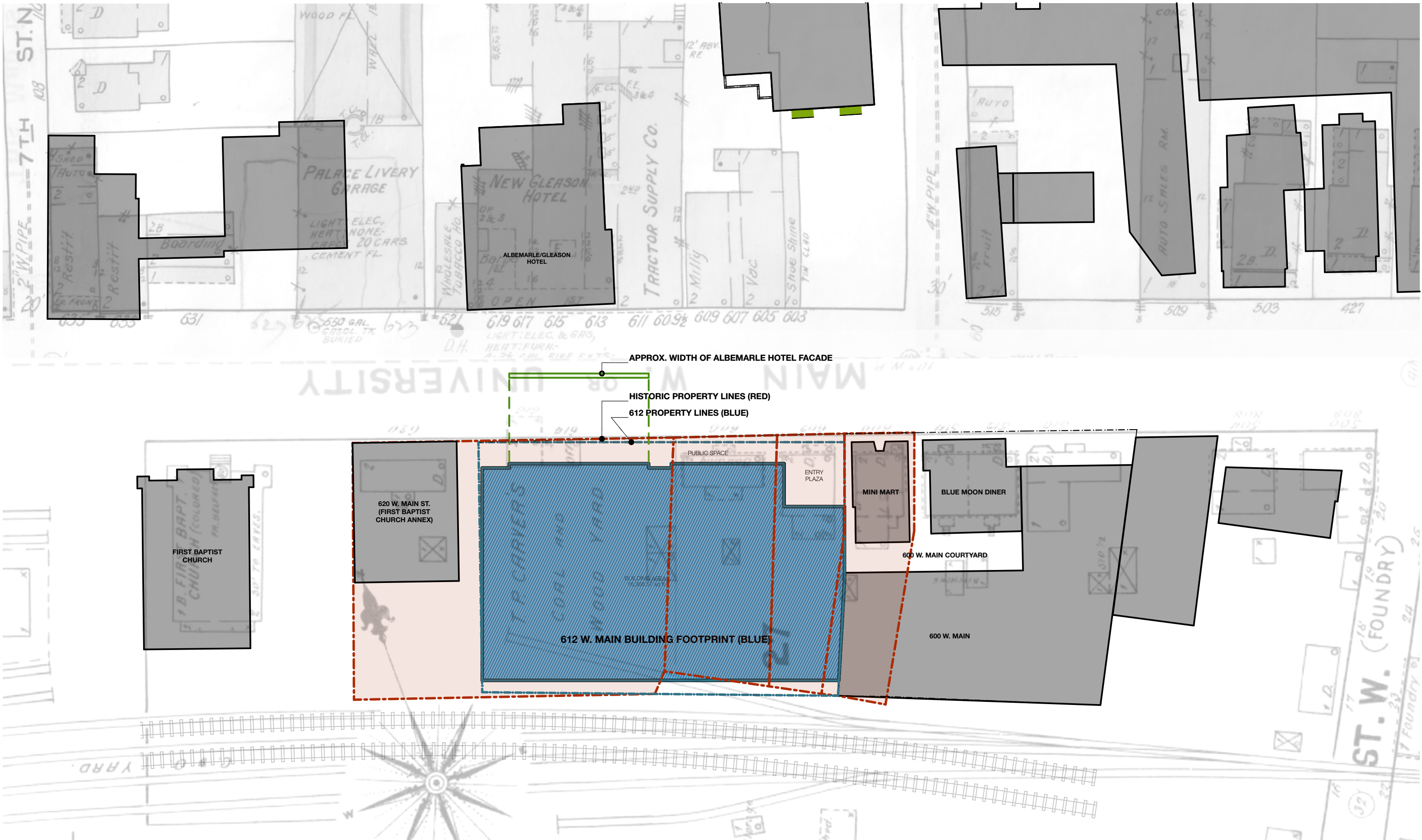


BAR comments:
- one member concerned that the exterior walls should have a "cap" or suggestion of a cornice.











VERTICAL RETAIL OPENINGS



SEPARATED DISPLAY WINDOWS



RETAIL WINDOWS AT THE STREET



WINDOW PLANTER BOXES



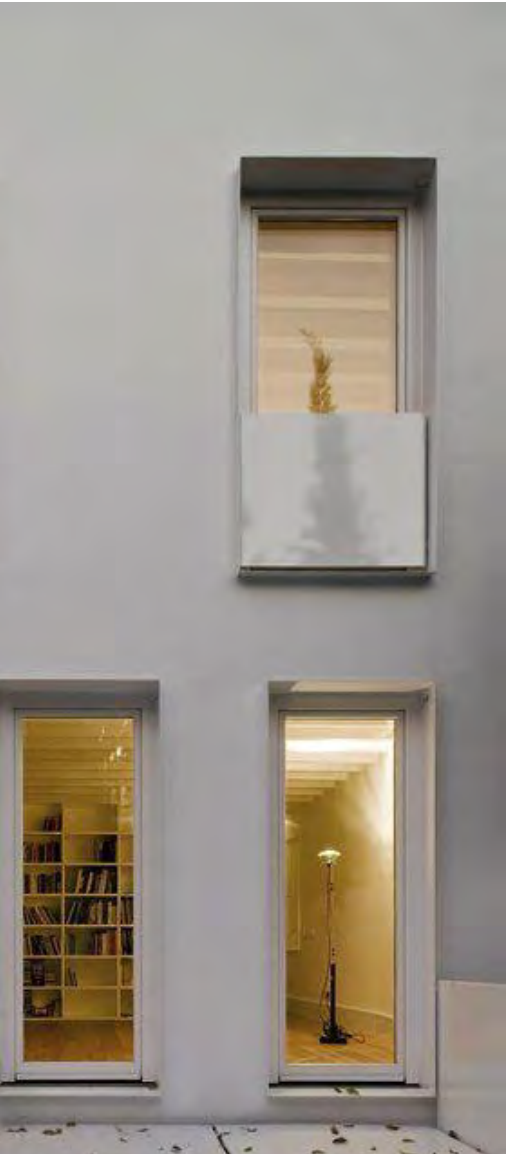
LIGHT BRICK - TEXTURE



LIGHT BRICK



BRICK TEXTURE



STUCCO EXTERIOR
WITH METAL WINDOW SURROUNDS



OLD ALBERMARLE HOTEL



THEN



NOW



THE TERRACES



550 WATER STREET



CODE BUILDING







LARK ON MAIN
66'-4" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



THE FLATS
103'-0" + APPURTENANCE



BATTLE BUILDING
90'-4" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



THE STANDARD
71'-0" + APPURTENANCE



CENTURY LINK
67'-0"



OLD ALBERMARLE HOTEL
54'-6"



510-600 W. MAIN STREET
69'-11" + APPURTENANCE



612 W. MAIN STREET
52'-0" + APPURTENANCE



QUIRK HOTEL
52'-0" + APPURTENANCE



FIRST BAPTIST CHURCH
82'-6" STEEPLE



MARRIOTT HOTEL
72'-8" + APPURTENANCE