

501 Carteret Street – Hotel

- May 13, 2020 The HRB granted preliminary approval with the following comments
 - FEMA regulations are requiring the structure to be elevated above FEMA base flood elevation, increasing overall height 26 inches which will visually alter the relationship to the streetscape. Foundation paint color selection should be sensitive to minimize the visual difference this additional height creates relative to the street. Applicant should consider appropriate plantings to soften and transition the foundation to the new floor level. Note: flood vents illustrated on the proposed west and north elevations appear too high in foundation walls to accommodate FEMA requirements.
 - Applicant should consider a material and/or color change on the new “courtyard” wall between the two hipped roof forms. The material and/or color change may provide an opportunity to visually recess the new “courtyard” wall keeping the two hipped roof forms as the focal point.
 - Staff asks the applicant to consider a middle window on the first floor of guestroom 3 to mimic the series of windows directly above. Also, on the west elevation staff understands the programmatic requirement for porch #3 and the one directly above. However, these porches located on the north side of the hipped roof mass detract from the overall composition of hipped roof masses with their southern exposed porches.
 - The west entry stair on revised west elevation sheet 7.0A is visually heavy and disconnects the building from the streetscape. It is preferred that the entry stair be lighter visually as shown in the 3D rendering image the applicant provided.
 - The south elevation illustrated on sheet 7.1A shows a canopy over the new door at grade level and an idea of applied ornament surrounding the door. The south elevation illustrated in the 3D rendering doesn’t illustrate the same concept as on sheet 7.1A and the door visually needs a covering and/or window above the door. Should a window be placed above this door, its head should align with the heads of flanking windows. Applicant should restudy the south elevation mass between the two porches to visually improve this elevation and find appropriate balance of solid and void
 - East elevation alterations appear to be limited to the northeast entry and fenestration changes in the middle part of the elevation. Staff feels these alterations are generally good and maintain architectural balance and order. Applicant should consider possible roof covering over the wheelchair lift and possible screening of the lift’s tower dependent on manufacturer and model selected. Applicant to provide information and details on the wheelchair lift.
- July 8, 2020 HRB granted Final approval



