



Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: March 18, 2021

Re: **Item No. 2 - Docket No. PF-03-21-BAR**
New Construction
Cadence on Park – 201 Park Street SE

Request for approval of new construction, Cadence on Park, located at 201 Park Street SE, Docket No. PF-03-21-BAR, in the RM-2 Multi-Family Residential zoning district, filed by Collin Sekas, Cadence on Park, L.L.C..

The applicant is requesting approval to construct five (5) new town homes on the property at 201 Park Street SE.; the existing medical and office building will be demolished. The five (5) town homes will face the existing Park Street frontage, with rear loading garages, accessed from a single-entry point on Park Street. The structures proposed are a combination of siding with mansard-style roofs, and brick with bays and a gabled mansard roof.

At the February 2021 Board of Architectural Review meeting, the Board expressed two concerns with the design as presented: the five units lacked the individuality desired, and the landscaping at the base of the end units was lacking. A work session was held on March 5th 2021, and the applicant presented an alternate façade design the Board favored over the original design.

The applicant has provided the rendering as presented at the work session, in addition to revised material specifications. The architectural drawings will be updated for

Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.

permitting; the architect was unable to complete revised drawings before the March Board of Architectural Review posting deadline.

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.