

Docket Item # 8
BAR CASE # 2010-0154

BAR Meeting
July 7, 2010

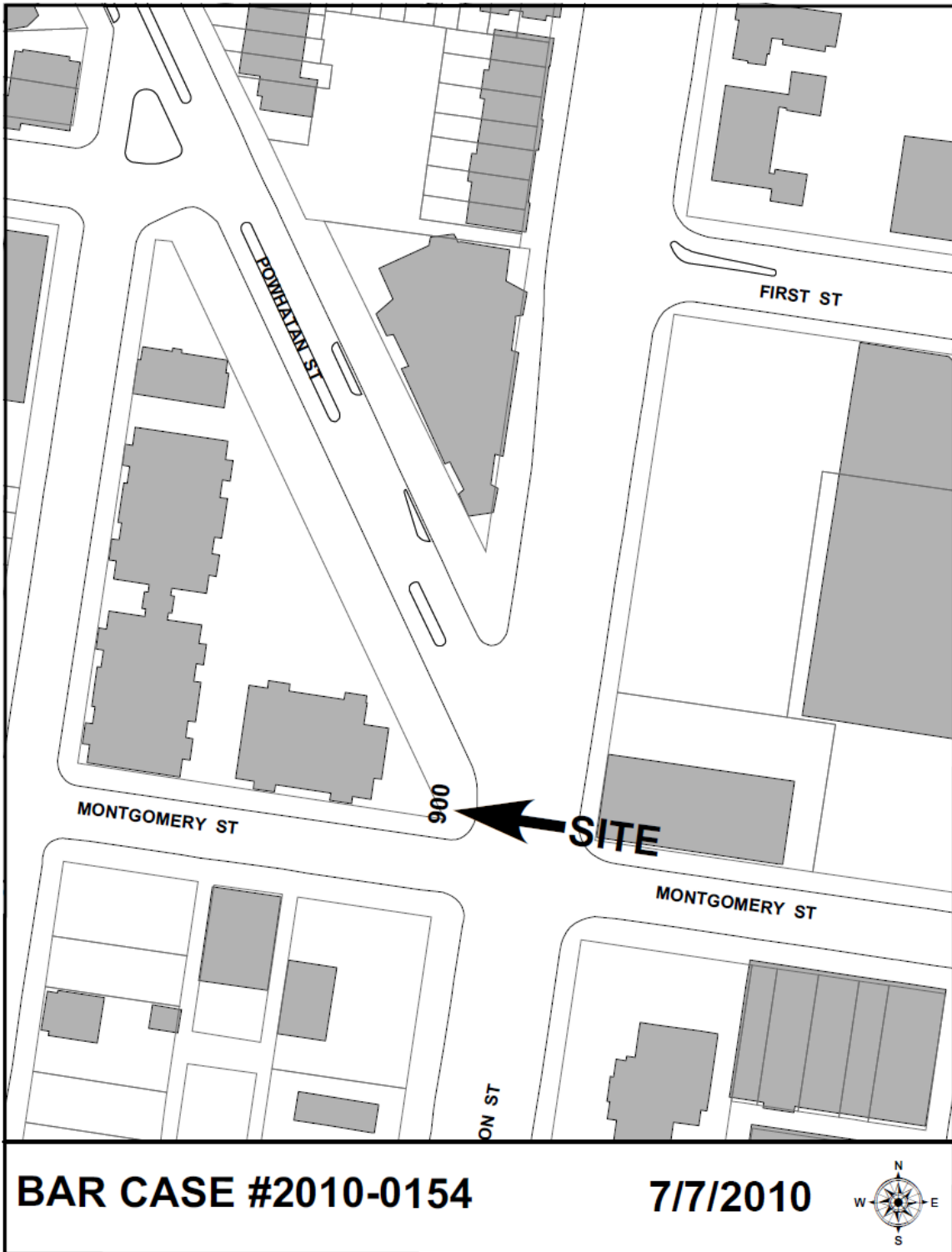
ISSUE: Alterations to previously approved plans

APPLICANT: Robert Brandt for Columbus Street LLC

LOCATION: 900 North Washington Street

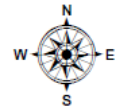
ZONE: OCU(50) / Commercial

STAFF RECOMMENDATION: Staff recommends after-the-fact approval of the change in materials with the condition that the railings on North Columbus Street be replaced with a more appropriate high-quality railing that may be synthetic but must be solid-through-the-core and paintable with the final details to be approved by Staff prior to installation.



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7/7/2010



I. ISSUE:

The applicant is requesting a Certificate of Appropriateness for after-the-fact approval for a change in materials. The project known as “900 North Washington Street” was approved for wood for details such as trim, cornices, railings and columns. Upon conducting an inspection for Certificates of Occupancy, Staff observed that many elements of the project featured synthetic or composite materials. The applicant is requesting after-the-fact approval of changes to previously approved plans, specifically approval for the use of Kleer Lumber products, an expanded cellular PVC product, in place of wood.

II. HISTORY:

The project located at 900 North Washington Street, a 57-unit condominium project in four buildings, received final approval from the Board in 2006 (BAR Case #2006-0283). The Board approved a Permit to Demolish for the existing building on March 1, 2006 and the concept plan on July 19, 2006 (BAR Case #'s 2005-0287, 2005-288). The Planning Commission approved the Development Site Plan for the project on September 7, 2006 (DSP Case # 2005-0024).

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

The applicant supplied a materials palette to the Board as part of the review and approval for the Certificate of Appropriateness in 2006. The Board approved wood for exterior trim details, including cornices, trimboards, railings and the like. The building permit set noted wood for railings but other exterior trim materials were not specified. In the staff report, it was noted that the additional standards for Washington Street (Sec 10-105(3)) relating to materials had been met. The related standard states that:

Sec. 10-105 A (3) (a)(3)

Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.

In conducting inspections for Certificates of Occupancy for several of the units, it was noted that synthetic materials had been used in place of wood in several instances without Board approval. Although the Board has not formally adopted a policy on synthetic/composite materials for new construction, the Board has often approved the use of such materials for new construction when the materials are high-quality. The Board generally considers high-quality synthetic/composite trim materials to be solid-through-the-core, paintable, milled similarly to wood, and to have a similar texture and feel to wood.

While the applicant should have had approval prior to changing the approved materials and using synthetic materials, Staff notes that the use of high-quality synthetic or

composite materials is generally acceptable and appropriate for new construction. However, such materials are always reviewed on a case-by-case basis.

The use of Klear Lumber products for exterior trim details is generally acceptable as it appears to be a high-quality material. However, Staff notes that some of the railings, specifically four balcony guardrails on North Columbus Street, appear to be a lower-quality synthetic material. Staff is concerned that these railings, with hollow balusters, will weather poorly and notes that low-quality synthetic materials are generally incompatible with materials found throughout the historic district.

Staff supports the use of synthetic/composite materials for exterior trim details, noting that the material must be high-quality. The installed Klear Lumber products are acceptable on this project except for the railings. Staff recommends after-the-fact approval of the change in materials with the condition that the four railings on North Columbus Street be replaced with a more appropriate railing material that may be synthetic but must be solid-through-the-core and paintable. Staff requests the authority from the BAR to approve any minor variations in the railing details resulting from a different material.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning and Zoning

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

F-1 If the approved building permit plans do not indicate the Klerboard material, the applicant must contact Code Administration to resolve the issue.

VI. IMAGES



Figure 1. Detail of cornice.



Figure 2. Detail of column.



Figure 3. Railing on North Columbus Street.

KLEER Moulding

- Popular Profiles
- Coordinates with Trim Products

Konceal Trimboard

- 3/4" x 3/4" Konceal Edge to accept wood, cement or vinyl sidings
- Nominal 4" & 6" Widths
- 18' Lengths

KLEER Trimboard

- Consistent dimensions
- Heat bendable
- Nominal 3"-16" Widths
- 18' & 20' Lengths

Konceal Corner

- Single Piece - No Joint
- 3/4" x 3/4" Konceal Edge
- Nominal 4" & 6" Widths
- 10' & 20' Lengths

KLEERLok

- 1/2" Thick
- Tongue & Groove with Blind Nailing Flange
- 3-1/4" Width (1-5/8" OC Bead)
- 5" Width (2-1/2" OC Bead)

KLEER Sheet

- Woodgrain or Smooth
- 1/4" to 1-1/4" Thick
- 4' wide
- 8' and 10' lengths

KLEERStart

- Siding starter strip
- 3/4" Thickness works with Klear Konceal Trim products
- Nominal 6" & 8" widths
- 18' Length

KLEERBlak

- Exterior mounting blocks for light fixtures, utility meters and more
- Solid 1-1/4" thickness

KLEERSnap

- Fast, economical post wrap system
- Looks like real wood
- Snap-Lock joining System
- Moulding accessory kits available

Figure 4. Klear Lumber samples and uses.