

Docket Item # 6
BAR CASE # 2010-0174

BAR Meeting
July 21, 2010

ISSUE: Alterations to previously approved plans

APPLICANT: Sophie Development LLC

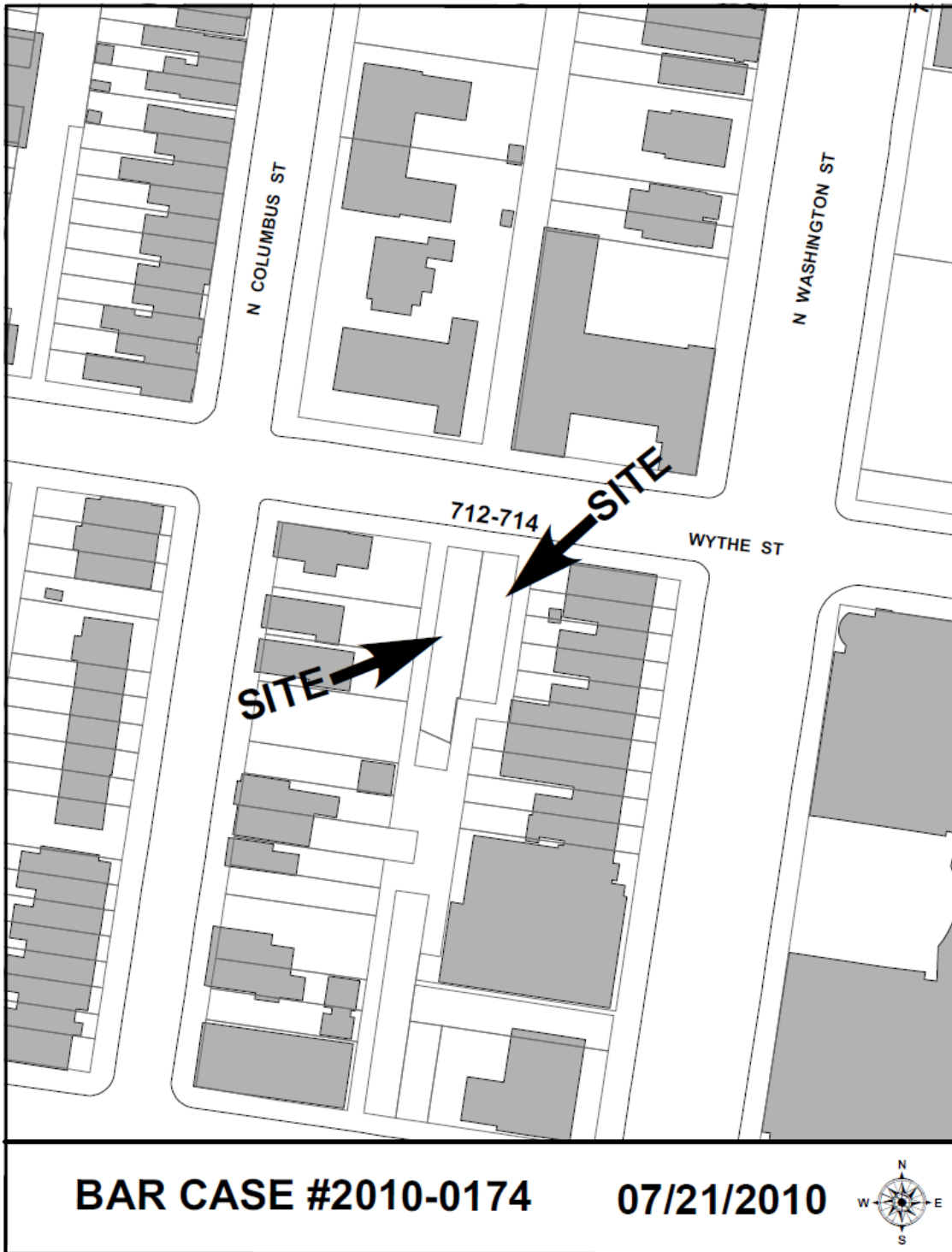
LOCATION: 714 Wythe Street

ZONE: OC / Commercial

STAFF RECOMMENDATION: Staff recommends after-the-fact approval of alterations to previously approved plans, as submitted.

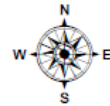
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2010-0174

07/21/2010



I. ISSUE:

The applicant is requesting a Certificate of Appropriateness for after-the-fact approval for the following items:

- Faux wood grain fiber cement siding in place of smooth fiber cement siding
- Elimination of transoms above first story French doors on rear elevation

While conducting the inspection for Certificates of Occupancy, Staff observed several changes to the design originally approved by the Board. BAR Staff administratively approved several minor changes (for example, the color of the downspouts) through the minor amendment process but found that these two items required Board approval. The applicant is, therefore, requesting after-the-fact approval of changes to previously approved plans.

II. HISTORY:

The project located at 714 Wythe Street received final approval from the Board on May 6, 2009 (BAR Case #2008-0193) to construct two identical, semi-detached, three-story townhouses on a vacant lot, now identified as 712 and 714 Wythe Street.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

Staff is always challenged when an applicant requests after-the-fact approval of a design or material that is not consistent with the *Design Guidelines* and that would not have been recommended for approval if not already constructed. The Board's adopted fiber cement policy clearly states that "smooth (non-simulated wood grain) siding be installed" when using fiber cement siding. The applicant states that the reason for the change was that the contractor ordered the wrong siding and installing the majority of it before the applicant was aware of the change. As the applicant notes, and Staff concurs, the paint color makes the simulated wood grain less visible. Over time, with repeated painting, the wood grain will be less and less noticeable. In addition, the siding is located on the side and rear elevations facing the alley and so the simulated wood grain is not readily discernable from Wythe Street. Therefore, *in this particular instance*, Staff can support the use of simulated wood grain fiber cement siding on the rear block of the building.

The applicant states that the rear transoms over the first story French doors were removed to accommodate a bulkhead installed for mechanical ducts in the kitchen. While the transoms contributed to a slightly more balanced solid/void ratio of wall/fenestration on the rear elevation, Staff notes that this elevation is the least visible of the four and faces alley parking in the rear. Staff, therefore, finds that the removal of this item does not significantly affect the design.

Staff recommends approval of these two items and notes that, overall, this has been a successful project.

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:
No comments received.

VI. IMAGES



View of the siding on 714 Wythe Street from the sidewalk of Wythe Street



Close up view of siding of 712 from the rear alley



Another close up view of the siding/ patio doors from the alley next to 712 Wythe Street

Figure 1. Views of siding as installed.



Rear patio door view from the alley of 712



View of patio doors of 712 Wythe Street



View of kitchen bulkhead in 714 Wythe Street

Figure 2. Rear elevation from the kitchen with transom omitted to accommodate the duct furrdown