

STAFF REPORT: FEBRUARY 9, 2022 MEEETING

PREPARED BY: J. ROSS

ADDRESS: 655 W. WILLIS

APPLICATION NO: #22-7678

HISTORIC DISTRICT: WILLIS SELDEN

APPLICANT: MATT FROMBOLUTI/ARCHITECT

OWNER: RICHARD HOSEY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/12/2022

DATE OF STAFF SITE VISIT: 1/29/2022

SCOPE: REVISE PREVIOUSLY APPROVED DESIGN

EXISTING CONDITIONS

Currently, the site includes a four-story building that is currently under construction. The building has a “C”- shaped plan and a flat roof. Windows are aluminum fixed and projecting units and walls are clad with an insulating underlayment.



655 W. Willis, current appearance

PROPOSAL

Please see the applicant’s the original proposal for the erection of a new building, which was initially presented to the Commission at the 6/14/2017 regular meeting. Specifically, note that the

submission proposed to clad the building with grey corrugated and standing seam metal siding. At that meeting, the Commission issued an approval for the proposed building with the condition that the applicant identify an "...alternative material for the front/primary/north elevation." The applicant subsequently consulted with Planning and Development and HDC staff and generated an alternative design (metal panel and standing seam siding in a "checkerboard pattern" with a brown finish color), which was presented to the Commission at their regular 9-13-2017 meeting. The Commission issued a COA for the final siding selection design.

In 2019, the development team contacted HDC staff to note that they wished to clad the building according to the proposal which was presented to the Commission on 6/14/2017. They therefore attended the 4/10/2019 regular HDC meeting and presented the an application to the Commission for review which included the following:

- Install standing seam and corrugated grey aluminum panel siding at the front elevation. Orange composite siding would be located at inset porch areas
- Install grey corrugated aluminum siding at the east elevation
- Install standing seam grey aluminum siding at the rear elevation, stories 2-4
- At the west elevation, towards the rear, install grey corrugated aluminum siding. At the west elevation, towards the front/northern mass, install standing seam grey aluminum siding

During the development team's 4/10/2019 presentation to the Commission, the applicant/project consultant architect presented this body with a physical sample of the standing seam aluminum cladding which would be installed at the building. The siding was manufactured by Kalzip. At the meeting, the applicant touted the material's quality and noted that the siding was a better cladding product than that proposed and approved in the earlier submissions. The Commission approved the project as proposed.

With the *current proposal*, the applicant is seeking the Commission's approval to revise the exterior cladding once again. Specifically, as per the current submission, the exterior walls of the building shall be clad according to the following:

- Install standing seam and corrugated grey steel panel siding at the front elevation. Orange composite siding would be located at inset porch areas
- Install grey corrugated steel siding at the east elevation
- Install corrugated grey steel siding at the rear elevation, stories 2-4
- At the west elevation, towards the rear, install grey corrugated steel siding. At the west elevation, towards the front/northern mass, install standing seam grey steel siding
- At the east elevation lightwell, install grey corrugated steel siding

The new siding will be manufactured by CMG. Please see the attached, which outlines the difference between the previously approved siding scheme vs the current proposal.

STAFF OBSERVATIONS AND RESEARCH

- The current submission proposes to a revision to the cladding scheme that was approved by the Commission in 2019. Specifically, per the current application, the differences between the two schemes include the following:

2019 – Approved Siding Scheme

- Product = Kalzip
- Material = Aluminum
- Dimensions of Standing Seam = 2.55”-high standing seam; 15.7”-wide panels
- Dimensions of Corrugated Siding = .7”-high ribs; 3”-wide ribs; 24”-wide panels
- Color = Grey, zinc coting
- Warranty = 20 years finish and product

2022 – Current Siding Scheme

- Product = CMG
- Material = Steel (24 gauge)
- Dimensions of Standing Seam = 1 3/4”-high standing seam; 16”-wide panels
- Dimensions of Corrugated Siding = 7/8”-high ribs; 2.67”-wide ribs; 39”-wide panels
- Color = Grey, zinc coting
- Warranty = 35 years finish

*****Also, note that the pencil ribs on the Kalzip standing seam product are higher than the pencil ribs on the CMG product**

- Both the Kalzip and CMG siding will be finished with a grey-colored zinc coating
- The project architect has noted that the proposed steel CMG product is less likely to experience “oil can” distortion over time
- The Kalzip product has a higher/more pronounced standing seam and pencil ribs versus the CMG product. As a result, the CMG standing seam will present a flatter surface with less pronounced/dramatic shadow lines. *See the below photos to review a field installation of Kalzip cladding at a nearby building/644 Selden.*
- Note that staff was unable to grant an administrative approval for the current proposed cladding revision under the “minor changes” authority delegated to it by this Commission. A requirement to be found a minor change is that the revision be “consistent with the intent” of the Commission’s issued approval. As the Commission reviewed several different material expressions for this building and approved the final material only after review of a physical example of the Kalzip product and endorsement by an architect that Kalzip is a high-quality, architectural-grade material, staff felt that the substitution did not qualify as a minor change. However, staff does not find the material proposed in the current application to be inappropriate, only different enough from the approved material to be returned to this Commission for review

ISSUES

None

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

Staff recommends that the Commission issue a Certificate of Appropriateness for the project as proposed because it conforms to the Willis Selden Historic District's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation.

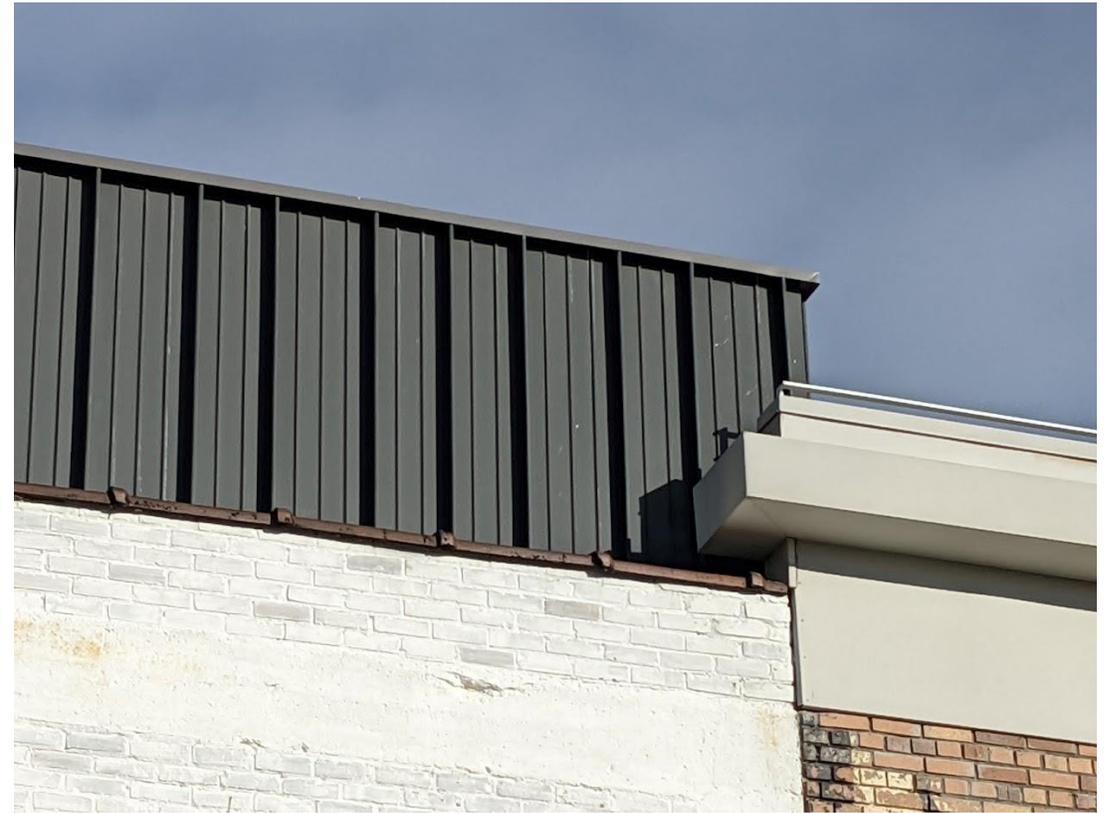
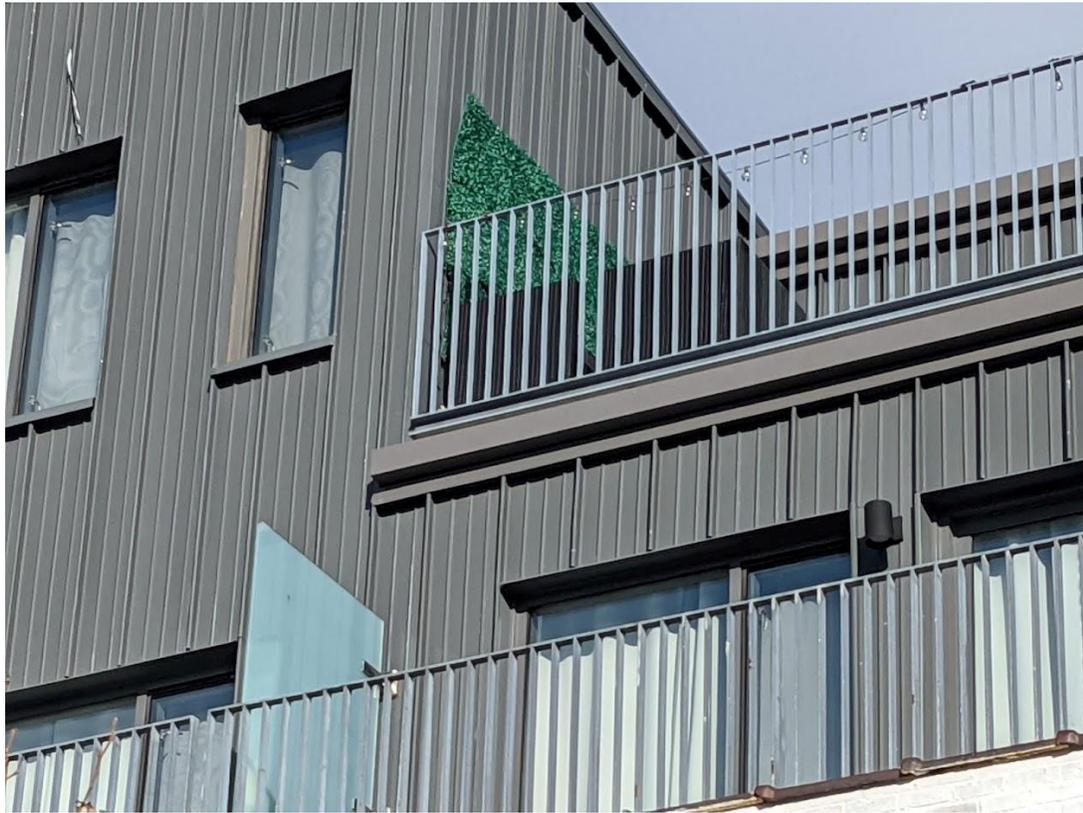


655 W. Willis, current appearance



Example of Kalzip standing seam product in situ at 644 Selden. The Commission approved this siding for installation at 655 W. Willis at the 4/10/2019 meeting. Note the pronounced shadow lines which result from the height of the standing seam and pencil ribs

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