



Memorandum

To: Windover Heights Board of Review
From: Andrea West, Planner (Permits & Design Review)
Meeting Date: January 22, 2020
Re: 344 Orchard Street NW – Revision

Request for a Revision to a Certificate of Appropriateness for the exterior modification (second floor addition, front porch, and new siding, paint and windows) of the property located at 344 Orchard Street NW, Docket No. 02-19-WHBR, in the RS-16, single-family detached residential zoning district; filed by Swaroop Parekh & Naveena Sompalli, home owners.

Pursuant to Town Code Section [18-280.4.A.1.](#), the applicant is requesting a revision to an Certificate of Appropriateness to: construct a new second-story addition; construct a new covered front porch; install new windows; install new siding, and paint the existing masonry walls.

The existing home is a one-story, gabled-roofed, brick structure with a basement; a freestanding garage is located in the rear of the home. The house was constructed in 1959, and an addition was constructed on the rear of the structure in 2002 (WHBR-03-02). In June of 2019, the Board approved the renovation of the structure, including the addition of a second floor:

- The existing brick on the ground level is to be retained, but painted and when required, altered for new vinyl replacement windows. When replacement brick is required, the size, shape and texture shall match the existing. The paint type and color proposed is Behr Premium #MS-32 Glacier White elastomeric exterior masonry paint.
- The new windows proposed are Andersen Series 400 Tilt-Wash with locks, lifts, 4/1 grille pattern, white interior and black exterior.
- The new second story and rear additions (the existing 2002 addition and the proposed addition) will be clad with pre-finished HardiePlank cementitious siding in Artic White and installed with a 5 1/2" reveal. Trim boards will be HardieTrim and HardieSoffit panels in Artic White.

- The new second-story hipped roof will be clad with CertainTeed brand, Landmark Architectural shingles in Georgetown Gray. The new gutters and downspouts will be K-Style (Ogee) 5" aluminum gutters and 2"x3" downspouts in white.
- The new front porch will have a hipped roof clad with a prefinished dark gray true-standing seam metal roof. The porch railings will be a 36" vinyl railing system with 38" vinyl post sleeve over 3 1/2"x3 1/2" steel cast into concrete to achieve code requirement for lateral load; all exposed areas will be white.
- The new front entry door will be a Jeld-Wen Authentic Wood Craftsman Style with shelf and three light vertically divided in Hemlock, stained with a medium oak finish.

The applicant is before the Board to request several modifications to the original approved elevations:

- Front Porch Change: The front porch was originally a solid base, the applicant is now proposing using a polymer decorative screen panel;
- Roof Line Change: The final nature of the truss configuration required the modification of the roof line to work with a 24" overhang around the perimeter;
- Window Configuration Above The Front Porch - This change was based on a discussion at the previous ARB hearing held on June 4, 2019 at which the panel members had queried if repeating the configuration of the new window below might result in a more pleasing view;
- Window And Wall Change At The Upper Right - This change was for two reasons. The first reason was to save money (2 windows instead of 4) and the second reason was to provide windows that would meet code for egress.

Applicants should attend the meeting and represent their application.

This staff report does not represent final board approval or a building permit.

Board approval does not represent a building permit or other approval to begin construction or site work.