

Docket Item # 9
BAR CASE # 2009-0173

BAR Meeting
September 2, 2009

ISSUE: Alterations to previously approved plans
APPLICANT: Judith and Tushar Suthar by Stephanie Dimond
LOCATION: 833 South Fairfax Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That fixed shutters be used on the first story of the enclosed porch rear addition rather than the proposed panels (the shutters may be a composite wood material, to be approved by Staff); and
2. That if a synthetic material is used on the enclosed porch rear addition, that the material be solid-through-the-core and paintable, with final approval by Staff.

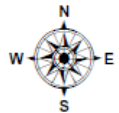
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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, 703-838-4360 for further information.



BAR CASE #2009-0173

9/2/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans at 833 South Fairfax Street. The proposed changes to the previously approved plans include the following:

- Elimination of the shutters on the north elevation of the existing rear two-story enclosed porch and replacement with fixed solid panels
- Elimination of the windows on the first floor of the west elevation of the existing rear two-story enclosed porch and replacement with fixed solid panels
- Elimination of the transom on the first floor of the south elevation of the existing rear two-story enclosed porch
- Extension of the chimney projection on the addition to 2 feet 6 inches from the south wall (previously approved plans showed a projection of 1 foot 6 inches)
- Installation of Windsor Pinnacle simulated divided light, double-glazed wood windows with 7/8 inch muntins on the addition (previously approved plans were for true divided light windows)
- Replacement of the existing windows with Windsor Pinnacle simulated divided light, double-glazed wood window sash packs within the existing jambs with 7/8 inch muntins (previously approved plans were for true divided light windows)

II. HISTORY:

833 South Fairfax Street is a two-story, two-bay brick end unit rowhouse that was constructed in 1958 as part of the Yates Garden subdivision in a Colonial Revival design vocabulary. The rowhouses in the 800 block of South Fairfax Street were initially approved by the Board in 1955 (5/12/55), but not actually constructed until 1958. Yates Garden was developed by Edward Carr beginning in 1939; however, complete build out of the subdivision was not completed until the early 1960s.

The Board approved a Permit to Demolish/Encapsulate, a Certificate of Appropriateness for an addition, and a Waiver of Vision Clearance on October 15, 2008 (BAR Case #2008-0165/0166/0173). In 2004, the Board approved the construction of a fence and a waiver of vision clearance (BAR Case #s 2004-0185 and 2004-0203). In 1992, the Board approved an after-the-fact replacement in-kind stockade fence and terraced timber planters (BAR Case #92-167). The Board approved the construction of a garden shed in the rear yard of 833 South Fairfax Street in 1984 (BAR Case #84-151).

III: ANALYSIS

The proposed alterations comply with the zoning ordinance requirements. Section 7-202(A)(4) of the zoning regulations allows a chimney to project 30 inches into a required yard.

Changes to Existing Rear Addition

Three of the proposed changes to previously approved plans regard the treatment of the first story on the existing rear two-story addition. On the north and west elevations, the applicant proposes to change what were fixed louvered shutters and what were multi-light casement windows flanked by single panels, respectively, to solid panels. The revised design will have three panels on the north elevation and seven panels on the west

elevation. While the submitted plans do not indicate a material selection, the applicant has expressed the desire to use solid PVC for the panels and trim on the two-story rear addition.

The north elevation is not visible from the public right-of-way. While Staff finds that the original design, with fixed shutters, was more appropriate and related to the appearance of this addition as an enclosed porch, Staff notes that any changes to this elevation will have a minimal impact. However, the west elevation is visible from Green Street. Staff finds that approximately the upper third of the first floor will be visible from Green Street. The change from casement windows to plain panels represents a dilution of the original design. The *Design Guidelines* state that “the design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings...or which echo the design elements of the existing structure.” Recognizing that the elimination of the windows on this elevation is to accommodate the interior program, Staff finds that the most appropriate solution is to use fixed louvered shutters to replace what had originally been proposed casement windows. Such a revision will allow the addition to continue to read as an enclosed two-story porch. The shutters originally proposed for the north elevation are recommended for the revised west elevation. Staff would support the use of a composite wood shutter in this location.

Regarding materials, the *Guidelines* for residential additions advise that “building materials for residential additions should reflect these traditional materials,” in reference to the predominance of wood and brick in the historic districts. However, the Board has approved composite materials, such as HardiePlank and wood composite shutters, as well as synthetic materials, such as Fypon and Azek, on additions and new construction. Staff does not object to the use of a solid-through-the-core and paintable synthetic material on the enclosed porch.

Chimney

Staff has no objection to the extension of the approved chimney one additional foot.

Windows

The *Design Guidelines* recommend that: “...replacement windows should be appropriate to the historic period of the architectural style of the building.” The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying other acceptable window types are “double-glazed true divided light wood windows...Windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way.” In many cases, the Board has approved simulated divided light, double-glazed wood windows for additions as well as for replacement windows for townhouses of similar vintage. In this particular case, had the applicant originally proposed simulated divided light, double-glazed wood windows, Staff would have recommended approval. Staff again finds that the proposed simulated divided light with interior spacer bar and exterior applied muntins, double-glazed, wood windows are acceptable and recommends approval as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That fixed shutters be used on the first story of the enclosed porch rear addition rather than the proposed panels (the shutters may be a composite wood material, to be approved by Staff); and
2. That if a synthetic material is used on the enclosed porch rear addition, that the material be solid-through-the-core and paintable, with final approval by Staff.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Lee Webb, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C- All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

- C- New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

- C- Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

- C- Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C- Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

- C- Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

- C- Chimney termination shall comply with section R1003.9 of IRC2006.

- C- Windows shall comply with section R310 of IRC2006.

Office of Historic Alexandria:

No comments received.

VI. IMAGES

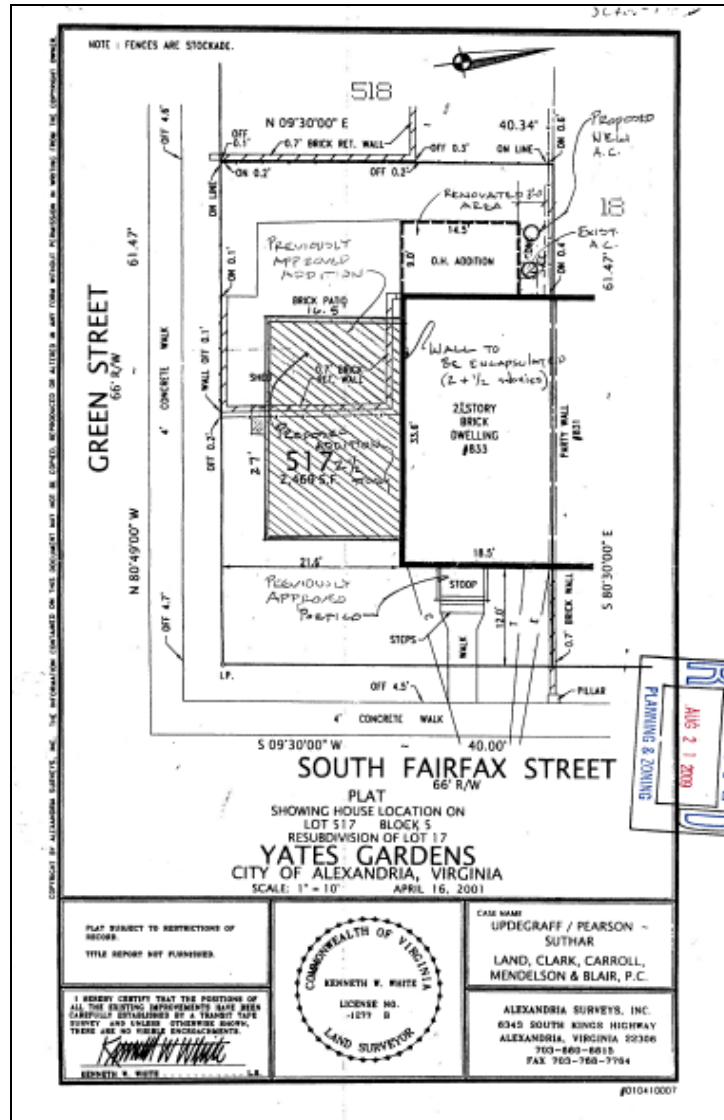


Figure 1. Plat showing existing house and additions.

Judith and Tushar Suthar
833 South Fairfax Street
Alexandria VA 22314



Front (east) Elevation



South Elevation and area proposed for
demolition/encapsulation



Rear (west) and side (south) elevations

Figure 2. Photographs of house prior to start of construction.



Figure 3. Previously approved plans.

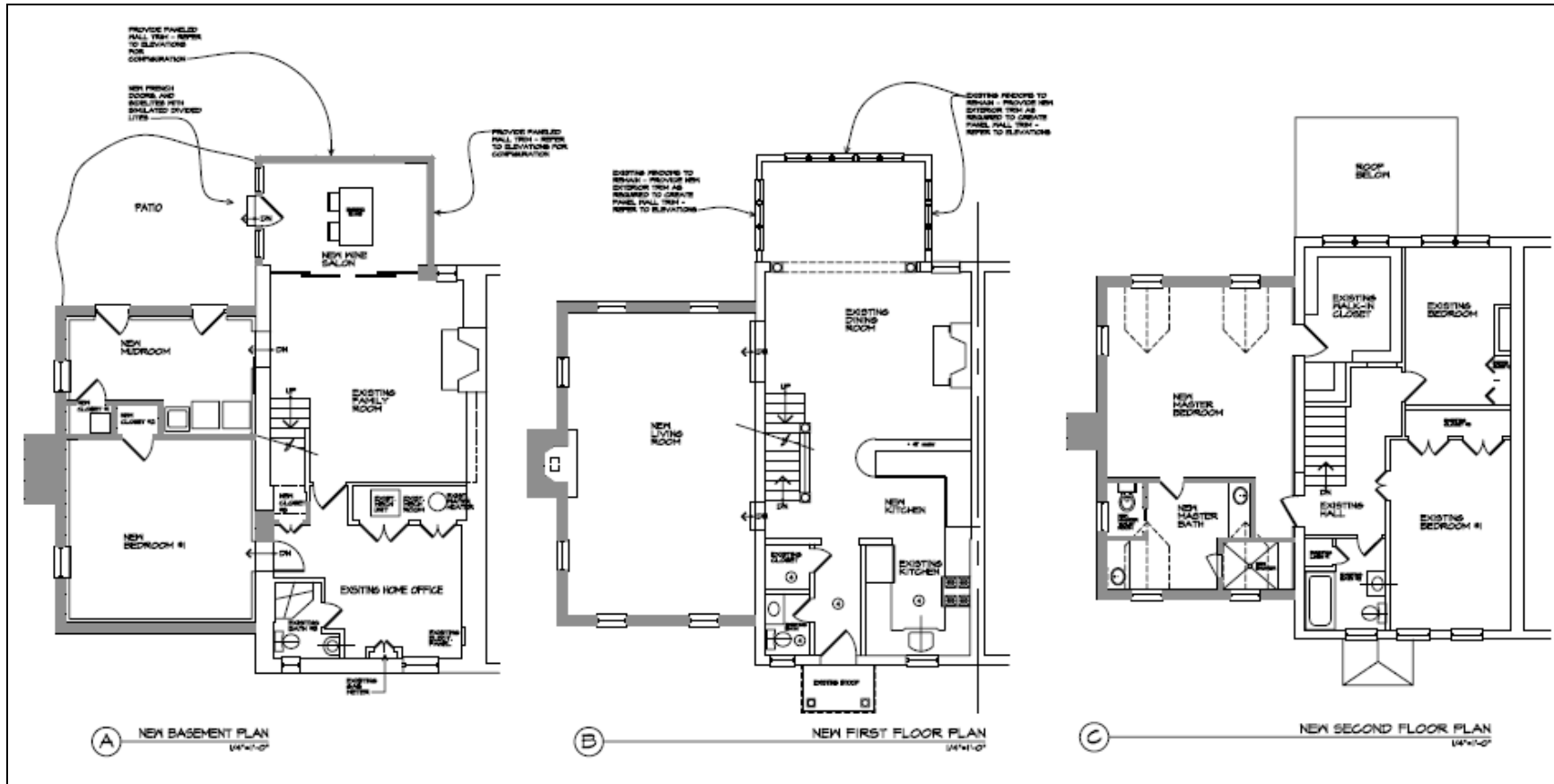


Figure 4. Proposed revised floorplans.



Figure 5. Proposed revised elevations.

PINNACLE DOUBLE HUNG

FEATURES/BENEFITS

- 1. The warmth and beauty of Clear Select Pine, Natural Alder or Vertical Grain Fir; can be painted or stained.
- 2. Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance. Prime units offer the traditional appearance of a beaded exterior stop.
- 3. Glass is replaceable in case of damage.
- 4. Glass taped and silicone glazed with interior wood stops for superior strength and seal.
- 5. Easy-Tilt sash with exclusive compression jambliner for easy cleaning and sash removal.
- 6. Recessed lock and keeper for a sleek appearance.
- 7. Block and tackle balance system with locking shoe for easy removal and sash operation.

SIZES

Available in hundreds of standard and custom sizes.

GLAZING

- Glazed with tape and silicone sealant.
- LoE² standard. Clear, tinted, laminated and tempered options available.
- Cardinal insulated glass featuring stainless steel spacers.
- Additional custom and special glass types available.
- Preserve protective film optional.

GRILLE OPTIONS

- Wood perimeter in 7/8" and 1-1/4" with concealed grille fasteners.
- Aluminum inner grille 1-3/16" x 1/2" 2 1/4" profile or 1" profile.
- Windorlite (WDL) - Simulated divided lite in 7/8" or 1-1/4".
- Standard and custom grille patterns available.

Exterior butty profile 7/8"
Interior 7/8"

FINISHES

Interior - Clear Pine, Natural Alder, Vertical Grain Fir or primed.

Exterior - Clad units feature heavy duty extruded aluminum cladding on sash and frame.

CLAD COLORS

- Standard colors: white, tan, bronze, hunter green, ivory, black and cinnamon.
- 30 feature colors and custom colors available.
- 7 Anodize finishes available.

HARDWARE FINISHES

Standard finishes are champagne, white, brass, satin nickel, bronze, oil rubbed bronze, matte black.

PERFORMANCE RATINGS

For current performance ratings, see our website at www.windsorwindows.com.

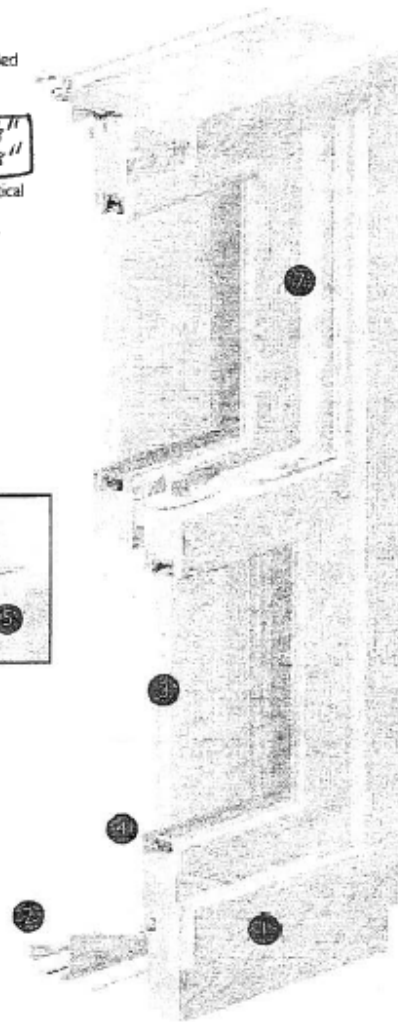


Figure 6. Proposed window specifications.