

Docket Item # 1
BAR CASE # 2010-0291

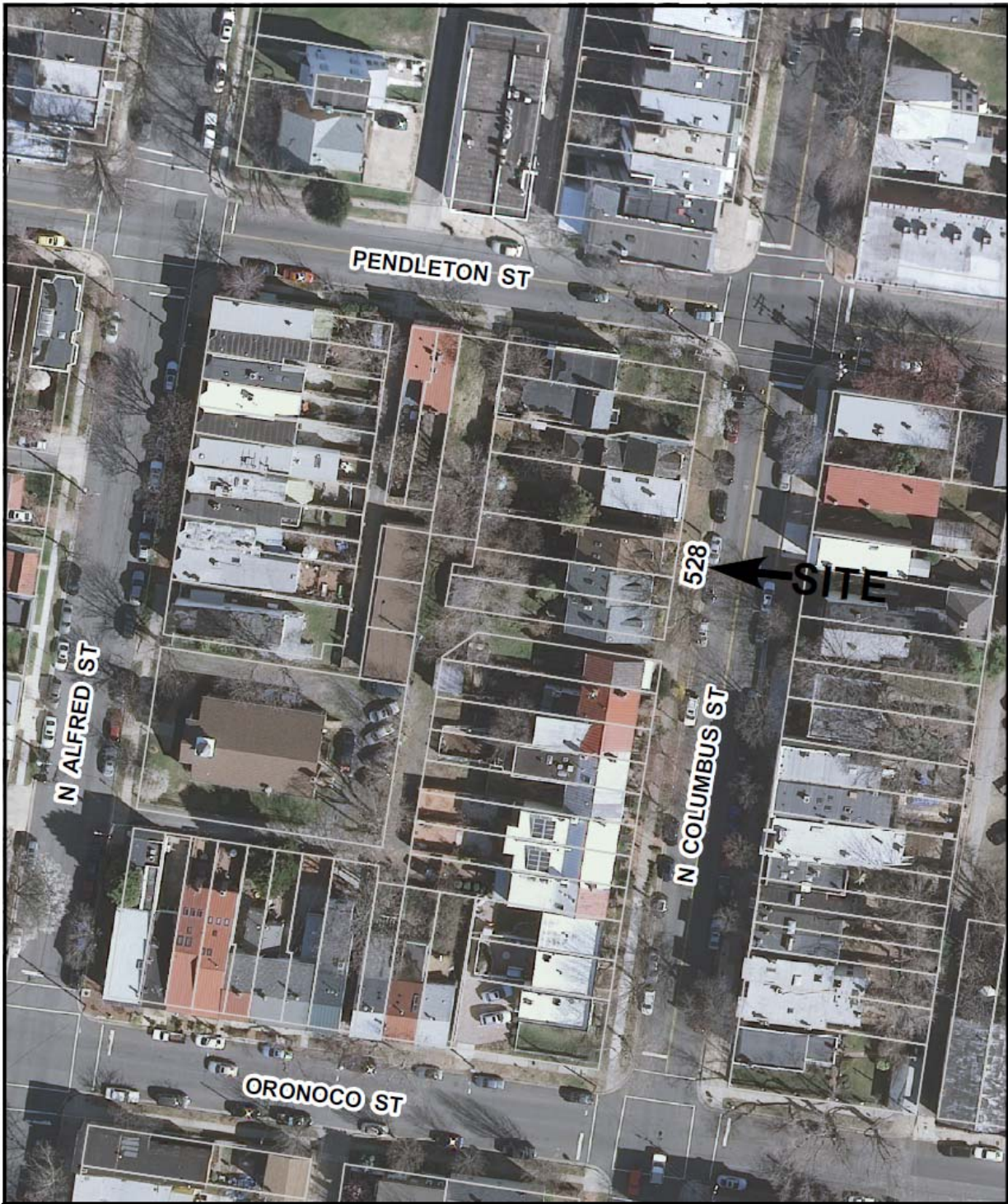
BAR Meeting
October 27, 2010

ISSUE: Alterations (Shutters)
APPLICANT: Matthew McGill
LOCATION: 528 North Columbus Street
ZONE: RB Zone/Residential

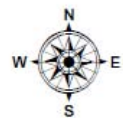
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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.



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I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of shutters at 528 North Columbus Street. The raised panel cedar shutters will have a mortise-and-tenon construction and black metal hardware and will be installed on the three windows on the front facade. The operable shutters will be painted.

II. HISTORY:

528 North Columbus Street is an end unit, two-and-one-half story brick townhouse in a row of three built in 1979, according to the City's real estate records. All three townhouses have a simplified Colonial Revival style.

Staff could locate no previous BAR approvals for the subject property.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

The proposed wood shutters comply with all of the recommendations in the *Design Guidelines* related to shutters. Historically, shutters were a means of regulating sunlight and providing extra protection during severe weather and are a common feature on Colonial and Colonial Revival buildings. Although Staff could not locate a BAR approval for the shutters at 524 North Columbus Street (the other end unit in this row), they appear to be an appropriate addition to this rather plain mid-20th century townhouse. Likewise, the shutters proposed by the applicant appear to be well constructed and of high quality and Staff recommends approval of the application as submitted.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. IMAGES



Figure 1. Photo of 528 North Columbus Street.



Figure 2: Google Map image of 524, 526 and 528 North Columbus Street.

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EXTERIOR WOOD SHUTTERS
STANDARD RAISED PANEL SHUTTERS
Also Available in Flat Panel Configurations

Standard 1-1/8 inch Raised Panel shutters add beauty and value to new or vintage homes. These all wood shutters are made from beautiful Western Red Cedar, featuring mortise-and-tenon construction for durability. The panels are free to expand and contract according to weather conditions. All fasteners used are stainless steel. Light-weight, durable designs allows for a variety of installation choices, which can be completed with hinges and tie-backs from our full line of hard-to-find hardware.


The Raised Panel readily mixes with louvered designs to create custom shutter variations. The true louver/raised panel combination (inset photo) is a popular choice. Available in standard lengths and widths, these shutters are naturally decay-resistant and accept stain or paint.

To facilitate proper installation, standard Raised Panel shutters allow 1/4 inch trim at the top and 3/4 inch trim at the bottom of each shutter. The standard panel layout is made in two equal sections. Three panel layouts are available in configurations such as those illustrated below or cross rails may be custom placed. Curve top shutters are also available, as well as decorative cut-outs.







SPECIFICATIONS		DESIGN VARIATIONS			
Side Sides	1-1/2" wide 1-1/8" thick				
Top Rail	2-3/8" wide 1-1/8" thick				
Center Rail	2-3/8" wide 1-1/8" thick				
Bottom Rail	3-7/16" wide 1-1/8" thick				
Panel	3/4" thick				

Standard Panel Cutouts (shown). Custom cut-out patterns also available. Copper tops for exterior shutters add beauty and protection.

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Figure 3. Shutter specifications.



Figure 4. Shutter hardware.