

Docket Item #14
BAR CASE #2004-0219

BAR Meeting
October 20, 2004

ISSUE: Shutters

APPLICANT: David Lamb & Sandra Northrop

LOCATION: 312 North Columbus Street

ZONE: RB/Residential

STAFF RECOMMENDATION:

Staff recommends denial of the application and that the installed shutters be removed within 30 days of the date of this hearing.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to add shutters to the property at 312 North Columbus Street. The wood louvered shutters are proposed to match the existing shutters at 310 North Columbus Street.

II. HISTORY:

312 N Columbus Street is a two story three bay semi-detached Victorian rowhouse constructed between 1902 and 1907.

In 1990, the Board approved alterations to the rear facade (BAR Case #90-134, 7/18/90).

In 1999, the Board approved painting the side elevation of the adjoining house at 310 North Columbus Street (BAR Case #99-0208, 12/1/99). Staff notes that the existing shutters at 310 North Columbus Street were installed subsequent to the 1999 approval and were not approved by the Board.

III. ANALYSIS:

While posting the subject property with the notice of public hearing, Staff discovered that the shutters were in the process of being installed. The contractor was notified by Staff that the shutters were scheduled for a public hearing and must be approved by the Board before installation could be completed.

Staff has a number of concerns with the proposed application. Staff believes that the shutters are inappropriate. This is an early 20th century house with a pressed brick front. As such, the front of the house was meant to showcase the technological improvements that had been made in the manufacture of brick. Thus the brick front was meant to be seen as a whole and not partially covered by wood shutters.

The *Design Guidelines* state that window and door shutters should be appropriate to the period of the structure. For example, shutters were not part of the original design vocabulary for several Victorian and early 20th century architectural styles (Shutters - Page 1). The *Design Guidelines* further state that shutters should not be added to a structure in an attempt to make the structure appear older than it actually is (Shutters - Page 2).

Shutters approved by the Board are required to fit the size of the opening. Staff notes that there is not sufficient space for a shutter on the second story window above the entrance. As seen on the neighboring building, a shutter at this location would overlap and extend beyond the property line.

Although the shutters are proposed to be wood, hinged and operable as specified in the *Design Guidelines*, Staff does not believe that they are appropriate for this building.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends denial of the application and that the installed shutters be removed within 30 days of the date of this public hearing.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comment.

Historic Alexandria:

Wood?