

Docket Item # 7
BAR CASE # 2009-0103

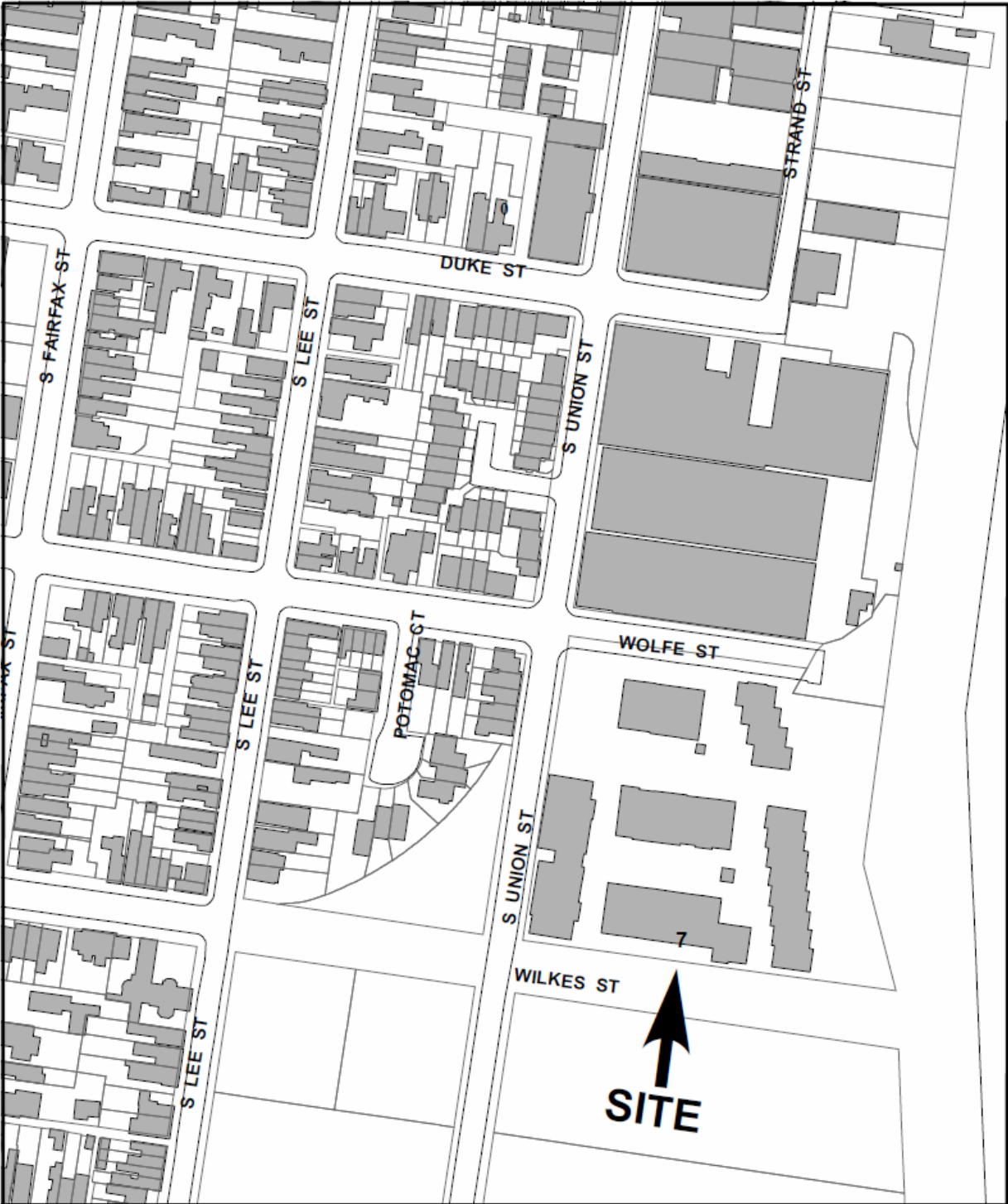
BAR Meeting
June 17, 2009

ISSUE: Alterations
APPLICANT: Harry Braswell, Inc.
LOCATION: 7 Wilkes Street
ZONE: RM Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the shutters remain operable and be constructed of wood or a wood composite material.

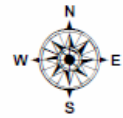
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



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6/17/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 7 Wilkes Street. The applicant is proposing the replacement of all existing wood shutters with Atlantic brand high density PVC shutters. The existing wood shutters are in a state of disrepair and the applicant has chosen a composite material constructed of PVC and fiberglass for replacement with the hopes of greater longevity. The proposed shutters will be the louvered and match the style of the existing shutters exactly. The applicant has indicated that the shutters will remain operable.

II. HISTORY:

The townhouse at 7 Wilkes Street was constructed in 1993 as part of the Harborside condominium complex.

There are no previous BAR cases for this property.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

As stated in The *Design Guidelines*, “Window and door shutters are an important visual detail of the overall composition of a building and serve both functional and decorative purposes.” Considering the fact that the applicant has applied for the replacement of shutters that are part of the original design of the house, Staff does not find it necessary to question the appropriateness of shutters on the building, but must evaluate the appropriateness of the materials proposed for the replacement shutters. According to the *Guidelines*, shutters should be “made of wood,” and furthermore, “vinyl...shutters are not appropriate.” Staff objects to the proposed vinyl composite shutters finding them inappropriate. Recognizing the concerns regarding maintenance of wood shutters, Staff recommends that the applicant consider a wood composite shutter, often considered appropriate for historic districts in wet/humid climates. In December 2008, the Board approved a wood composite shutter by Atlantic Premium Shutters, the same manufacturer as proposed by the applicant in this application, for the Riverton Condominium Complex which fronts the George Washington Memorial Parkway. (BAR 2008-0221)

Staff notes that the homeowner has received approval from the Board of Directors of the Harborside Condominium Association for their request to replace the exterior shutters with non-organic composite shutters per a letter from Thomas S. Patti, the Managing Agent of Harborside Condominium Association.

Staff recommends approval of the application with the condition that the shutters remain operable and be constructed of wood or a wood composite material.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the shutters remain operable and be constructed of wood or a wood composite material.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments received.

Historic Alexandria:

No comments received.

VI. IMAGES



Figure 1. Photograph of the existing front facade.

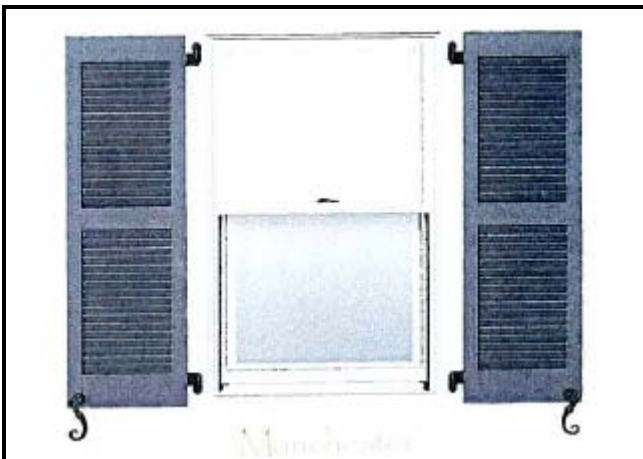
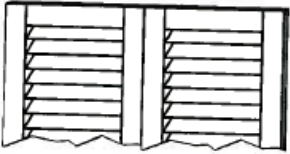


Figure 2. Image of proposed shutters.

Materials:	RAILS: PVC structural foam with smooth outer skin.
	LOUVERS AND STILES: Pultruded Structural Fiberglass
Paint Finish:	Automotive grade.
Size Restrictions:	Height: 16"-150" (in 1/8" increments) Width: 12"-30" (in 1/8" increments) <i>Rail widths, if specified, may vary slightly due to louver/slat positioning</i>
Note:	Hinges are usually applied to the back of the shutter. They are only visible in their entirety when the shutter is in the closed position. Shutter swing is 3"; be sure to check for proper clearance (i.e. lamps, fixtures) when the shutter is in the open position. To deflect rain away from the structure, Louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed. (see diagram at right)



The diagram shows two louvered shutters in their closed position. The louvers are angled downwards and away from the structure, demonstrating the intended installation for rain deflection. The shutters are mounted on a frame with visible rails.

Shutters in closed position

Figure 3. Specifications of proposed shutters.