

Docket Item # 2
BAR CASE # 2010-0131

BAR Meeting
June 23, 2010

ISSUE: Alterations
APPLICANT: Johnathan & Kimberly Shartar
LOCATION: 923 Oronoco Street
ZONE: RB/residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the proposed wood shutters be hinged, operable, and sized to fit the window openings.

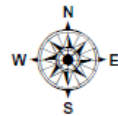
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2010-0131

6/23/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new wood shed in the rear yard of 923 Oronoco Street and the addition of two panel wood shutters on the front façade. The proposed shutters will be installed on all three front windows. The proposed shed will measure 10' wide, 4' deep and 7' tall at the highest point of the shed roof which will be covered in a neutral colored asphalt shingle. The applicant has indicated that the shed will be painted to match the house. The proposed new shed will be located inside the existing rear fence that runs north to south along the property line between 923 and 925 Oronoco Street. The new shed will only be visible from the public alley that runs east-west through the southern portion of the block between Oronoco St and Francis Ct. The existing fence prevents the shed from being visible from North Patrick Street.

II. HISTORY:

923 Oronoco Street is a two story, two bay brick residence constructed around 1900 according to Real Estate Records. The building, one in a row of three similar residences, appears on the 1902 Sanborn Insurance Map, the first year this area was mapped. The row of three houses shares a heavy corbelled brick parapet. This row appears to have been altered over the years due to a variety of brick types found on the front facades, the fact that all three have been painted, and now have six-over-six windows, which give a more Colonial era appearance. In 1975, the interior of the three residences at 923, 925, and 927 Oronoco Street were entirely gutted (Building Permit #32074, 11/7/75).

Staff did not locate any prior approvals for 923 Oronoco Street by the Board.

III. ANALYSIS:

The proposed shed construction and shutter installation comply with the zoning ordinance requirements.

Staff does not oppose the proposed shutter installation considering that both of the houses flanking 923 Oronoco have similar shutters and the front façade is very simple; however, staff conditions the approval that they be hinged, operable, and sized to fit the openings of the windows. According to the City of Alexandria *Design Guidelines*, "Free-standing accessory structures should complement, not compete with, the architecture of the main building," and that "materials of accessory structures should follow the historic usage of materials." In Staff's opinion, both the design and materials of the proposed shed are compatible with the historic integrity of the home and neighborhood. Staff recommends approval of the application with the condition that the proposed wood shutters be hinged, operable, and sized to fit the window openings.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

STAFF:

Meredith Kizer, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments received.

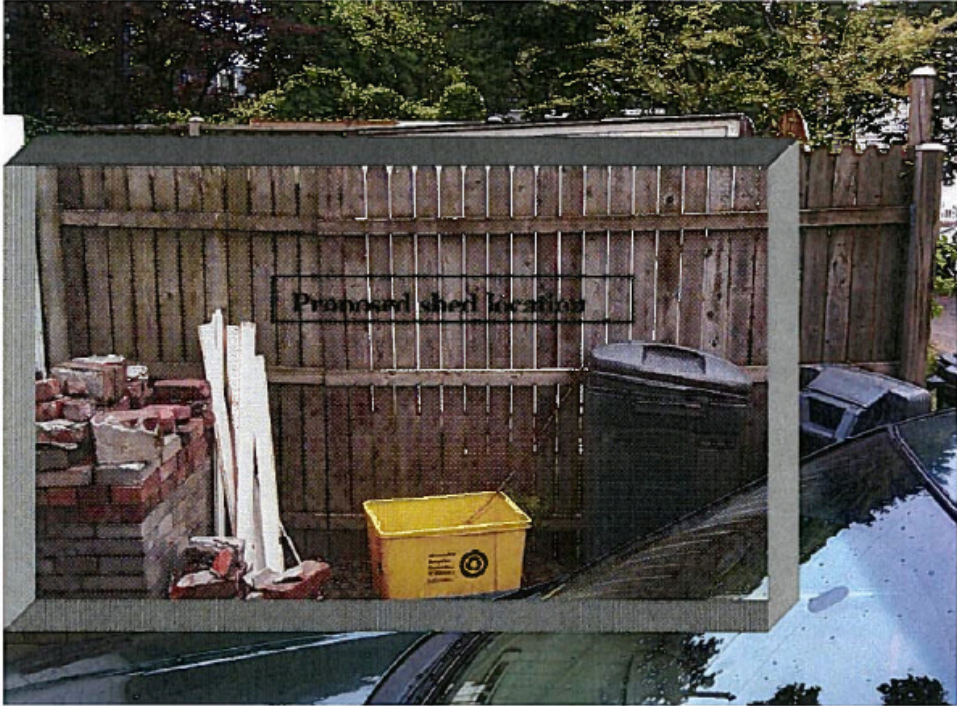
Historic Alexandria:

No comments received.

Figure 2. Photo of existing conditions – rear elevation



Figure 3. Photo of existing conditions – rear elevation, proposed location of shed



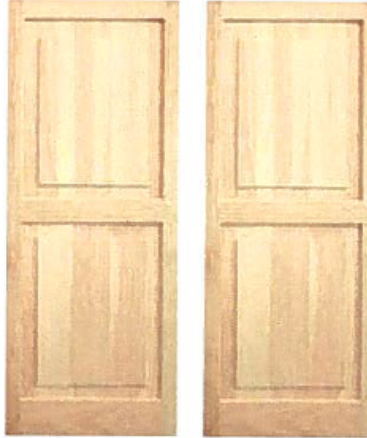
6 feet

Figure 4. Photo Mock-up of proposed shed with dimensions



Proposed Shutter style for 923 Oronoco Street

Pinecraft 2 Pack 15 In. x 55 In. Exterior Raised Panel Shutters



Color: Painted black or near black, in keeping consistent with shutter coloration used on houses of similarly colored, painted brick within the historic Old Town and Parker Grey districts.

Description:

Made of premium white pine. Mortise and tenon. Glued and nailed construction. Clear rails and stiles, no finger joints. Ready to paint or stain. Heavier frame construction, for longer lasting beauty. Cottage rail available. Choose from classic louver or raised panel designs.

- Pinecraft shutters are quality-constructed of clear pine - no finger jointing
- You can stain, paint or leave natural to let the beauty of the shutter show through
- Strong joints keep shutter solid and square
- Thicker stiles add durability and overall strength
- Adaptable for a variety of indoor uses
- Sold in sets of two
- MFG Brand Name : Pinecraft

Specifications:

- **Assembled Weight (lb.) :** 18.00 lb
- **Assembled Width (in.) :** 15.00 in
- **Color/Finish :** Pine/Unfinished
- **Energy Star Compliant :** No
- **Shutter Style :** Traditional
- **Style :** Raised Panel
- **Height :** Estimated at 55", height TBD in keeping with consistent sizing appropriate for actual window sizes and consistent scale and appearance with neighboring homes.
- **Thickness :** 1.125 in
- **Width :** 15 in

Figure 5. Proposed shutters.