

Docket Item # 3
BAR CASE # 2017-00397

BAR Meeting
November 15, 2017

ISSUE: Alterations (shutters and fence)

APPLICANT: April Ponnuru

LOCATION: 608 South Fairfax Street

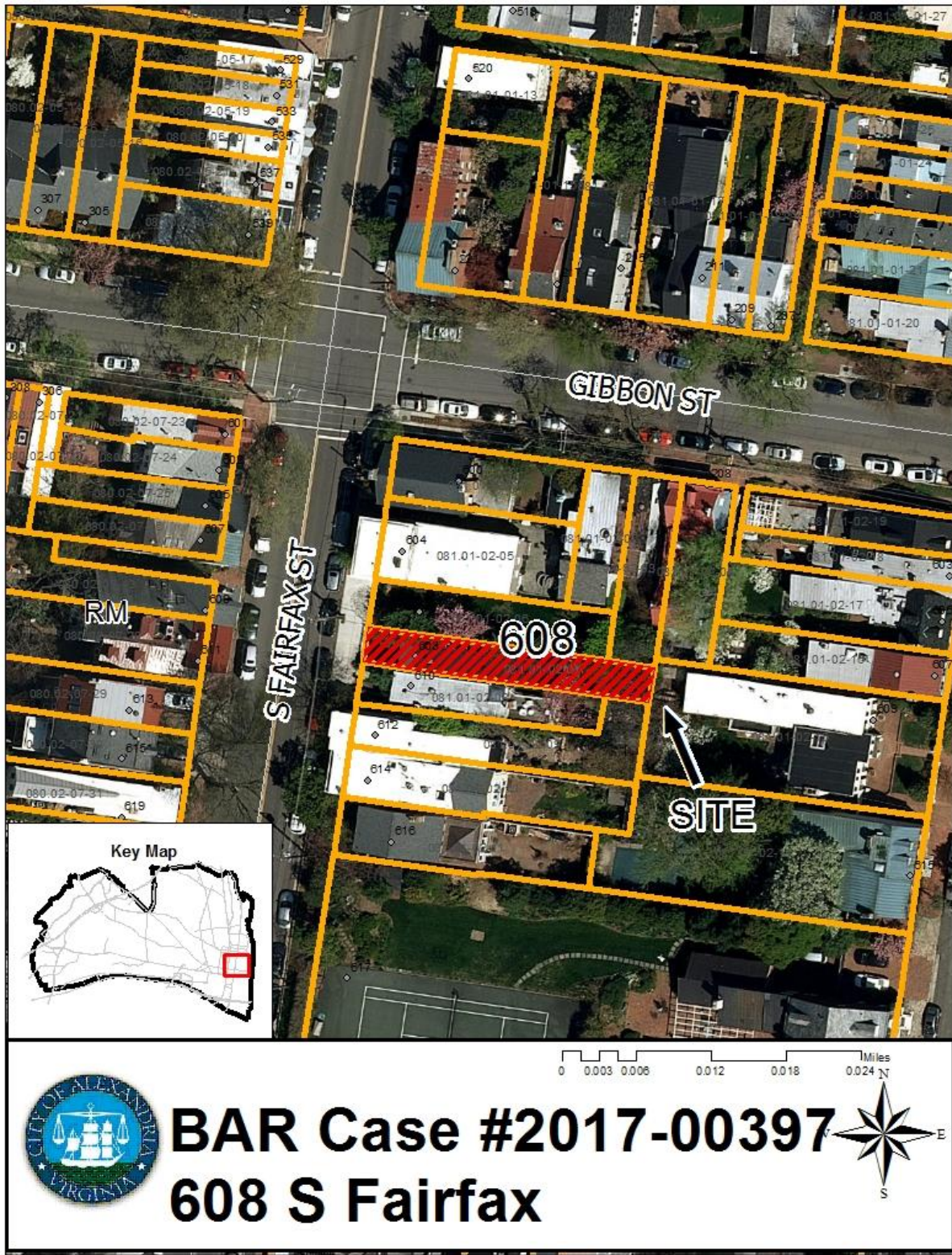
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of application for window shutters and a brick fence with a wrought iron gate, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. ISSUE

The applicant requests approval for the installation of operable shutters for the first and second floor windows on the front (west) elevation. The shutters will be constructed of solid through the core, millable, synthetic wood composite in a 20/40/40 configuration with operable steel hardware. Both the shutters and hardware will be painted black to match the entry door. The shutters are requested, in part, to conceal the electric meter and telephone connection hardware adjacent to the first-floor window. While building systems/utilities are necessary in modern construction, the applicant is hoping to reduce their visual impact/presence through concealment behind the requested shutters.

In addition, the applicant requests approval for the construction of a brick fence and wrought iron gate along the west property line as well as the open segment along the north property line adjoining 604 South Fairfax Street. The height of the brick wall will be 3 feet and the piers will be 3.5 feet. The brick and mortar of the wall and piers will match the existing entry stoop. The wrought iron gate will be constructed of solid square-stock wrought iron with pyramidal caps to be painted black to match the entry door and shutters. The intention is to complement the brick garden wall designs of the adjacent properties to the north and south with the brick wall and with piers matching the height and width of those found next door at 610 South Fairfax which the BAR recently approved. The wrought iron gate is intended to provide security and separation, while maintaining public visibility of the landscaped garden.

II. HISTORY

The Board approved a Permit to Demolish for the demolition of a small 20th century vernacular dwelling on this property on December 16, 2015 (BAR Case #2015-0358). The Board approved a Certificate of Appropriateness on January 20, 2016 (BAR Case#2015-0359) for new construction. As part of the previous Certificate of Appropriateness (BAR #2015-00359) approved on January 20, 2016, the BAR included a condition of approval to “eliminate the shutters on the front elevation and blind windows with shutters on the side elevations...to simplify these elevations and to better differentiate this as new construction.”

III. ANALYSIS

The *Design Guidelines* identify window shutters as an “important visual detail of the overall composition of a building and serve both functional and decorative purposes. Shutters can be an important means of regulating sunlight and protecting the interior of a structure during severe weather. In addition, shutters serve as a means of clearly defining the openings or voids in a building façade.”

The BAR’s *Design Guidelines* state the following about shutters:

1. Window shutters should be appropriate to the period of the structure.
2. Window shutters should be hinged and operable.
3. Window shutters should be painted to match or compliment the trim color of the building.

Additionally, the BAR’s adopted *Minor Architectural Elements* policy permits staff to administratively approve new shutter where architecturally appropriate. However, because the

BAR's previous condition specifically precluded the previously proposed shutters, staff determined that this current request should come before the BAR.

The proposed shutters refine the contemporary Federal-styled details on the new house at 608 South Fairfax Street, though the use of shutters was not historically reserved for high-style buildings and were a functional requirement to regulate weather and provide security and privacy prior to the 20th century. The simple window surround, as well as the progressively small window sizes flanked by shutters, are elements commonly seen throughout the historic district, though their use today is largely aesthetic rather than functional. Staff finds the shutters to be architecturally appropriate at this new dwelling. In this case, the shutters will also help to screen the meters placed by the utility companies at the north side of the front elevation. It should be also noted that shutters are a rather ephemeral building element which are commonly added or removed as they deteriorate and properties change hands over time.

The *Design Guidelines* identify fences and garden walls as "important visual features of the historic districts include fences that define property lines. Fences serve as a distinctive feature of the streetscape and individual yards... [Fences] are made of a number of traditional materials including wood, masonry and brick... Gates are made of a number of different materials including wood and metal."

The BAR's *Design Guidelines* state the following about fences:

1. Fences should be appropriate in materials, design, and scale to the period and character of the structure they surround.
 - a. Masonry fences and walls of brick or stone are general appropriate throughout the historic districts.

The proposed brick fence and wrought iron gate will match the existing entry stoop and complement the adjacent properties' brick walls. The BAR's *Minor Architectural Elements* policy permits staff approval of: "New rear and interior side yard fences and gates up to 6' high and replacement of existing front yard fences up to 3.5' high may be administratively approved if they meet zoning requirements (a plat is required to confirm compliance) and are constructed of stylistically appropriate wood or metal." In the RM zone, a required front yard is the yard area that is forward of the "...average distance of the existing buildings from the front lot line..." Because the majority of the buildings on this block are constructed at the front lot line, the average setback is very close to that front lot line. Therefore, the proposed fence is not in a required front yard and could likely have been approved administratively by staff. However, it has been staff's practice since adoption of the policy to take new fences to the BAR for review that are located in front of a street-facing elevation of the building because of their prominent visibility from a public way and potential impact on the architectural character of the structure and site. Staff supports the proposed brick wall with piers and notes that the 3 feet height and open wrought iron gate will continue to permit visibility into the front yard.



Figure 1. Front (west) elevation of new dwelling, as constructed, without shutters.

STAFF

Jennifer Rowan, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed brick wall along the side property line requires waiver from the board of architectural review board (section 7-202(C)).

Code Administration

C-2 Proposed shutters installation complies with zoning.

C-3 Proposed new brick wall with wrought iron gate along the front and side property lines require waiver from the board of architectural review board (section 7-202(C)).

Transportation and Environmental Services

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Application for BAR 2017-00397: 608 South Fairfax Street

2 – Supplemental Materials

ADDRESS OF PROJECT: 608 S Fairfax Street**TAX MAP AND PARCEL: 081.01-02-07****ZONING: RM****APPLICATION FOR:** *(Please check all that apply)*☒ **CERTIFICATE OF APPROPRIATENESS**☐ **PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH**
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ **WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA** (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ **WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT**
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)**Applicant:** ☒ **Property Owner** ☐ **Business** *(Please provide business name & contact person)*

Name: Ponnuru Residence Contact person: April Ponnuru

Address: 608 South Fairfax Street

City: Alexandria

State: VA

Zip: 22314

Phone:

E-mail: aprilponnuru@gmail.com

Authorized Agent (if applicable): ☐ **Attorney** ☐ **Architect** ☒ **Representative**

Name: DON FOSTER

Phone: (602) 570-7285

E-mail: donwfoster@gmail.com

Legal Property Owner:

Name: Ramesh and April Ponnuru

Address: 608 S Fairfax Street

City: Alexandria

State: VA

Zip: 22314

Phone: (202) 731-1074

E-mail: aprilponnuru@gmail.com

☐ **Yes** ☒ **No** Is there an historic preservation easement on this property?☐ **Yes** ☒ **No** If yes, has the easement holder agreed to the proposed alterations?☐ **Yes** ☒ **No** Is there a homeowner's association for this property?☐ **Yes** ☒ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: Please check all that☐ NEW CONSTRUCTION☒ EXTERIOR ALTERATION: *Please check all that apply.*☐ awning☒ fence, gate or garden wall☐ HVAC equipment☒ shutters☐ doors☐ windows☐ siding☐ shed☐ lighting☐ pergola/trellis☐ painting unpainted masonry☐ other _____☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages maybe attached).*

The applicant requests approval for the installation of operable wood shutters for the first and second floor windows on the Front / West elevation. The shutters will be constructed of solid millable synthetic wood in a 20/40/40 configuration with operable steel hardware. Both the shutters and hardware will be painted black to match the entry door. The shutters are requested in order to conceal the electric meter and telephone connection hardware adjacent to the first floor window. While building systems / utilities are necessary in modern construction, the applicant is hoping to reduce their visual impact / presence through concealment behind the requested shutters. In addition, the applicant requests approval for the construction of a brick fence and wrought iron gate along the Front / West property line as well as the open segment along the Left Side / North property line adjoining 604 South Fairfax Street. The brick and mortar of the wall and piers will match the existing entry stoop. The wrought iron gate will be constructed of solid square stock wrought iron with pyramidal caps to be painted black to match the entry door and shutters. The intention is to compliment the brick garden wall designs of the adjacent properties to the North and South with the brick wall and piers matching the height and width of those found next door at 610 South Fairfax. The wrought iron gate is intended to provide security and separation, while allowing more visual transparency to the landscaped garden.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/ encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

N/A

☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/ encapsulation.☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.☐ ☒ Description of the reason for demolition/encapsulation.☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should be approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

N/A

- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☒ FAR & Open Space calculation form.
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions.
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to structures in plan and elevations.
- ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

N/A

- ☐ ☒ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

N/A

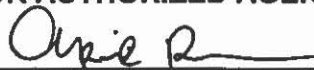
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee)
 - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.
-

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: 

Printed Name: APRIL PONNURU

Date: 10/02/17

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Ramesh and April Ponnuru	608 South Fairfax Street	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 608 South Fairfax St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

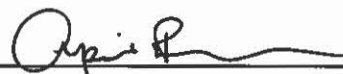
Name	Address	Percent of Ownership
1. N/A		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/02/17APRIL PONNURU

Date

Printed Name

Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 608 S. FAIRFAX STREET Zone RM
A2. 1,893 x 1.5 = 2,839.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	<u>1,189</u>	Basement**	<u>1,189</u>
First Floor	<u>1,185</u>	Stairways**	<u>349</u>
Second Floor	<u>1,143</u>	Mechanical**	<u>10</u>
Third Floor	<u>1,021</u>	Other**	<u>193</u>
Porches/ Other	<u> </u>	Total Exclusions	<u>1,741</u>
Total Gross *	<u>4,538</u>		

B1. Existing Gross Floor Area *
4,538 Sq. Ft.

B2. Allowable Floor Exclusions**
1,741 Sq. Ft.

B3. Existing Floor Area minus Exclusions
2,797 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	<u> </u>	Basement**	<u> </u>
First Floor	<u> </u>	Stairways**	<u> </u>
Second Floor	<u> </u>	Mechanical**	<u> </u>
Third Floor	<u> </u>	Other**	<u> </u>
Porches/ Other	<u> </u>	Total Exclusions	<u> </u>
Total Gross *	<u> </u>		

C1. Proposed Gross Floor Area *
 Sq. Ft.

C2. Allowable Floor Exclusions**
 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,797 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2,839.5 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	<u>665</u>
Required Open Space	<u>35% = 662.5</u>
Proposed Open Space	<u>665</u>

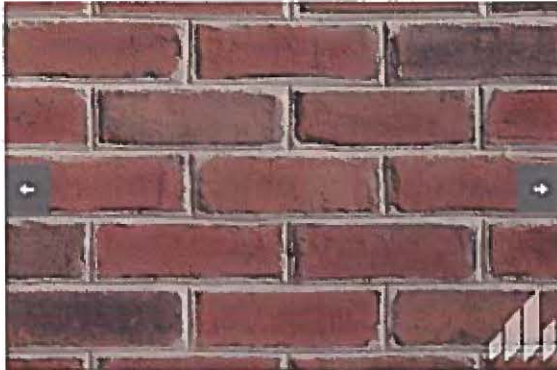
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: James M. B. [Signature]

Date: 7/27/17

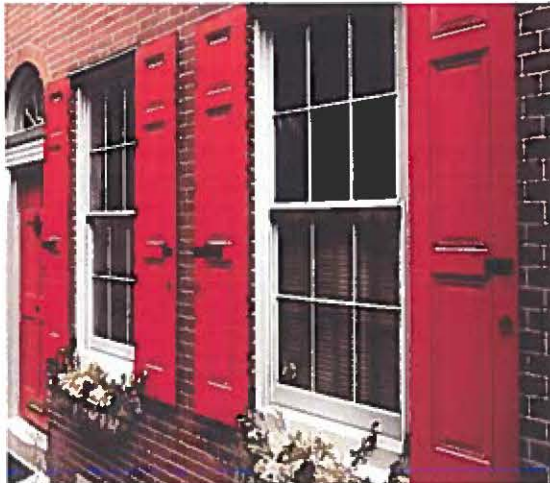
608 SOUTH FAIRFAX STREET
BOARD OF ARCHITECTURAL REVIEW OLD AND HISTORIC DISTRICT
Materials Specification List

Brick Garden Wall / Piers: Brick – General Shale Jefferson Wade Tudor 6035



Mortar – Flamingo Brixment (Tennessee Buff)

Shutters: Timberlane Edurain Series - Operable Synthetic Wood Shutters
See attached Shutter Specification Packet



Profile – SH1

Pattern – 20% - 40% - 40%

Color – Pitch Black

Mounting Hardware – Plate Mount Pintels

Tiebacks – "S" Shaped Tiebacks

TIMBERLANE ENDURIAN®

Elegant, Versatile, Maintenance-Free Shutters

CHOOSE FROM 25 PROFILES

Timberlane Endurian® Shutters can be milled to create a wide variety of panel and louver profiles and offer the option to be modified in almost every fashion that our Premium Wood line can. Your Timberlane Expert will be happy to assist you with all of your selections, from color to shape to size, and more! Customize your Endurian® Shutters to get the perfect design for your home.



12 PANEL PROFILES

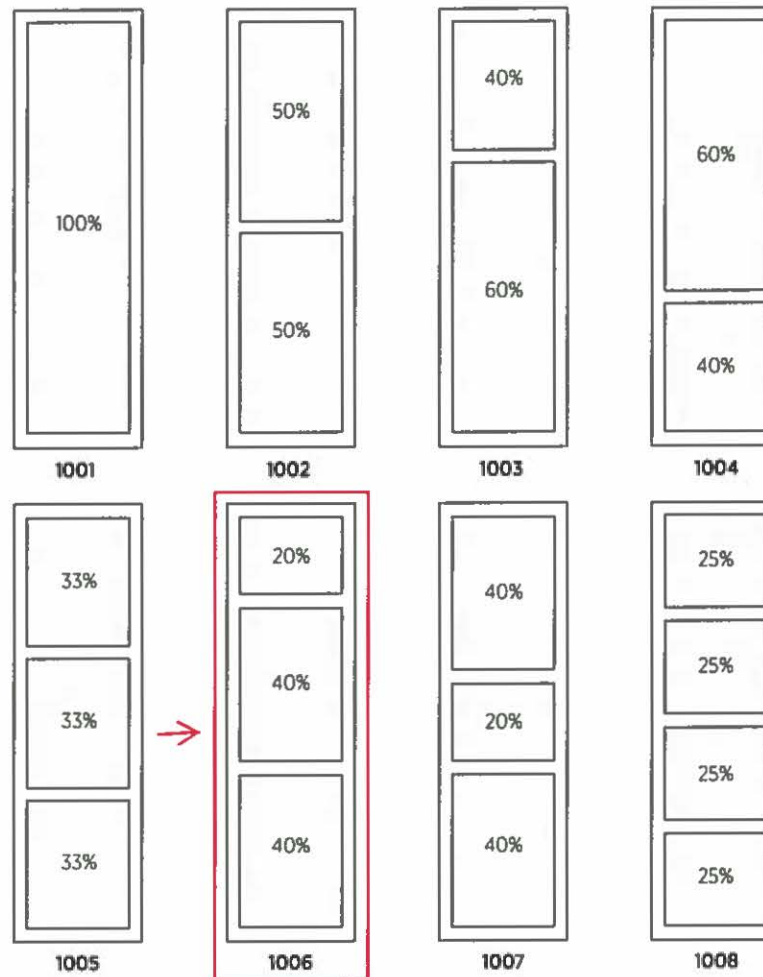


TIMBERLANE

Exacting Details. Endless Possibilities.

Timberlane's Premium Wood, Endurian® and Supremity™ Shutter lines can be created in any of the configurations shown below. Our expert craftsmen will build your design with precision and care. Whether your order requires custom cutouts, operable louvers, or radius-top curves, Timberlane has the skill to perfectly execute even the most ambitious of projects and the commitment to quality to do it right.

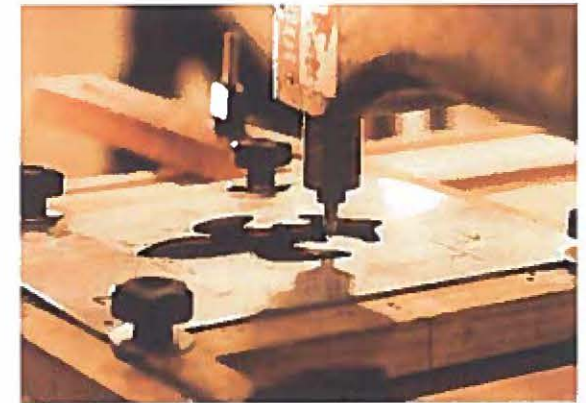
CHOOSE YOUR CONFIGURATION*



*Fundamentals are available in 50/50 (1002) Panel, Full Louver or Board & Batten styles only. The shutter at left features a 20/40/40 (1006) configuration.



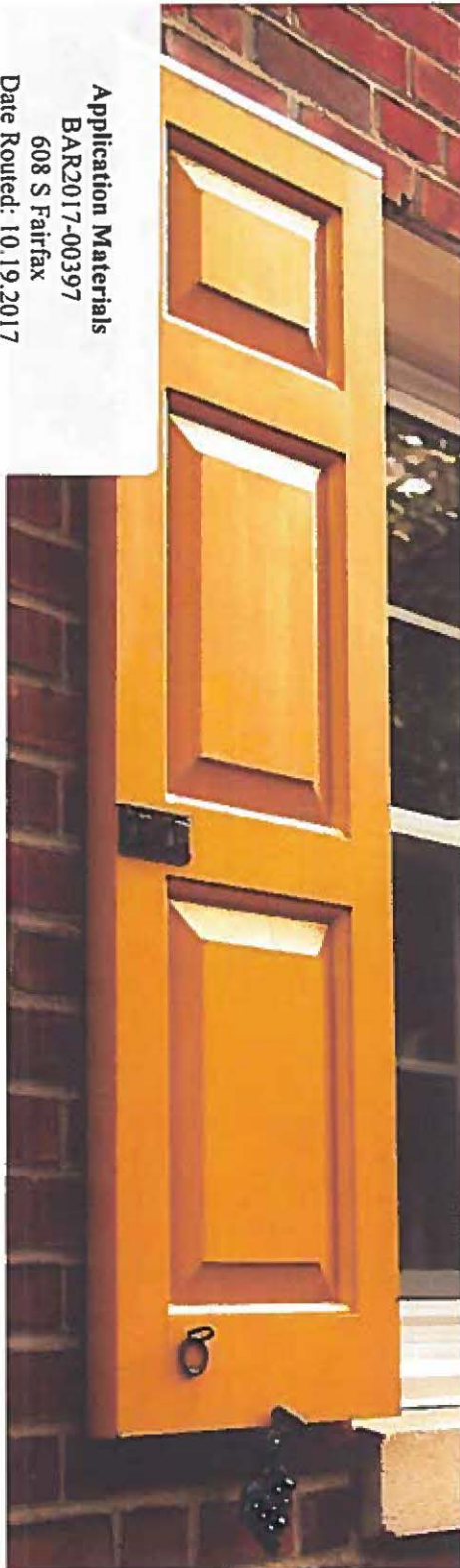
We build every order to precise specifications and can create replacement shutters that match your existing set.



Add an extra touch of style with one of our many cutout designs.



Customers have the option to match the profile, configuration, and color to doors and other design elements. This home's door and shutter colors were custom-matched, though the shutter configuration (1002 or 50/50) differs from the door paneling.



TIMBERLANE

Luxurious Finishes to Suit Your Style

Your shutter color can have a tremendous impact on your home's overall look, and with Timberlane's color-matching capability, the options are endless! Whether you desire a bold color like Really Red or the classic look of Pitch Black, your shutters will have been treated with our multi-step paint process, giving them a vibrant and long-lasting finish.

CHOOSE FROM 24 PREMIUM PAINT COLORS*

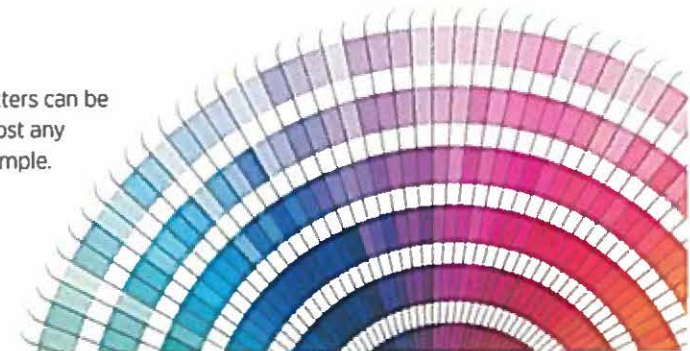


Premium Wood Shutters can be delivered to you primed, painted, clear-coated, or stained in a natural wood hue or semi-transparent color.



The shutters on this historical townhome feature Really Red Premium Paint.

Timberlane Shutters can be matched to almost any paint or color sample.



TIMBERLANE HINGES & PINTELS

Details with Impact

Something about seeing shutters adorned with hardware causes a second glance. Why? Because the effect of hardware's finishing touch, whether functional or decorative, creates visual impact. Timberlane offers a wide range of light, standard, and heavy duty hardware to fit each customer's needs. No matter what kind of shutters you design, we have the perfect hardware for your project.

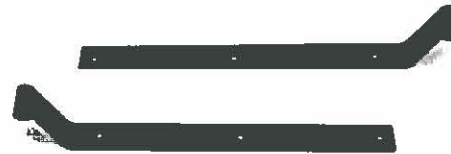


Timberlane Experts are happy to assist you with selecting the hardware your particular project requires. This window features a full set of steel hardware, including shutter locks, pull rings, and Sill Mount Tiebacks in Vintage Grape.



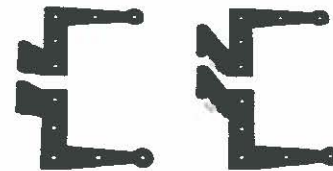
TAPERED STRAP HINGES:

Available in 8", 12" and 16" lengths. Offsets: 0", 1", 2", 3". Also available in Hammered Edge finish.



STORM STRAP HINGES:

Available in Heavy Duty in 12" and 16" lengths. Offsets: 0", 1", 2", 3". Also available in Heavy Duty Beveled Edge finish.



NEW YORK STYLE "L" HINGES:

Available in Standard Duty sets of 2. 5" x 5" with offsets of .5", 1.5", 2.25".



PLATE MOUNT PINTELS:

Available in Heavy Duty and Standard Duty options with narrow or standard plate width. Offsets of 0.5", 1", 1.5", 2", 2.25", 3", 4".



WALL MOUNT PINTELS:

Available in Heavy Duty Brick Mount or Notched, both in offsets 1" and made of black powder-coated steel.



LAG PINTELS:

Heavy Duty Lag in 4", 6". Also available in Philadelphia Style Lag.

To speak with a Timberlane Expert, call 1-800-250-2221

TIMBERLANE → TIEBACKS & PULLS

Details with Impact

Originally, shutters included sets of tiebacks and pull rings strictly for function. Later, homeowners opted for more creative designs to add elegance and style to their homes. Our tiebacks are available in a wide variety of unique and classic styles. Lag mount tiebacks connect to the exterior wall, while sill mount tiebacks connect to your window sill—a great solution when mounting to the wall surface is not an option.

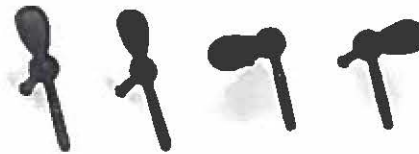


The Scallop Tieback is an attractive option for keeping shutters open and steady. This Lag Mount Tieback is installed on a shutter finished in Timberlane's Really Red Premium Paint.



"S" SHAPED TIEBACKS:

The classic "S" Shaped Tieback is sure to give you unmistakable curbside appeal. Available in Beveled and Floral designs. Lag, Sill and Plate Mount versions available for both designs.



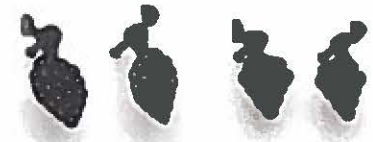
BEACON HILL TIEBACKS:

Our stylish Beacon Hill Tiebacks will add a look of distinction without taking too much attention from your shutters. Straight (left) and Offset (right) both available in Lag and Plate Mount. Straight design also available in Sill Mount.



BELMONT TIEBACKS:

Historic Belmont Tiebacks with a flared tail will add a noticeable accent to your shutters. Available in front-facing Lag, Sill and Plate Mount versions.



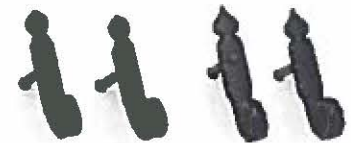
GRAPE TIEBACKS:

Grape (left) and Vintage Grape (right) both available in Lag and Sill Mount. Vintage Grape design also available in Plate Mount.



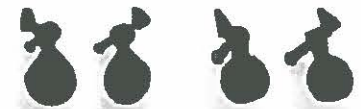
ENGLISH RAT TAIL TIEBACKS:

A classic design from across the Atlantic. Perfect for historic colonial buildings. Available in front-facing or offset. Lag, Sill and Plate Mount versions.



RAT TAIL TIEBACKS:

Rat Tail (left) and Beveled Curl (right) both available in Lag and Sill Mount. Rat Tail also available in Plate Mount version.

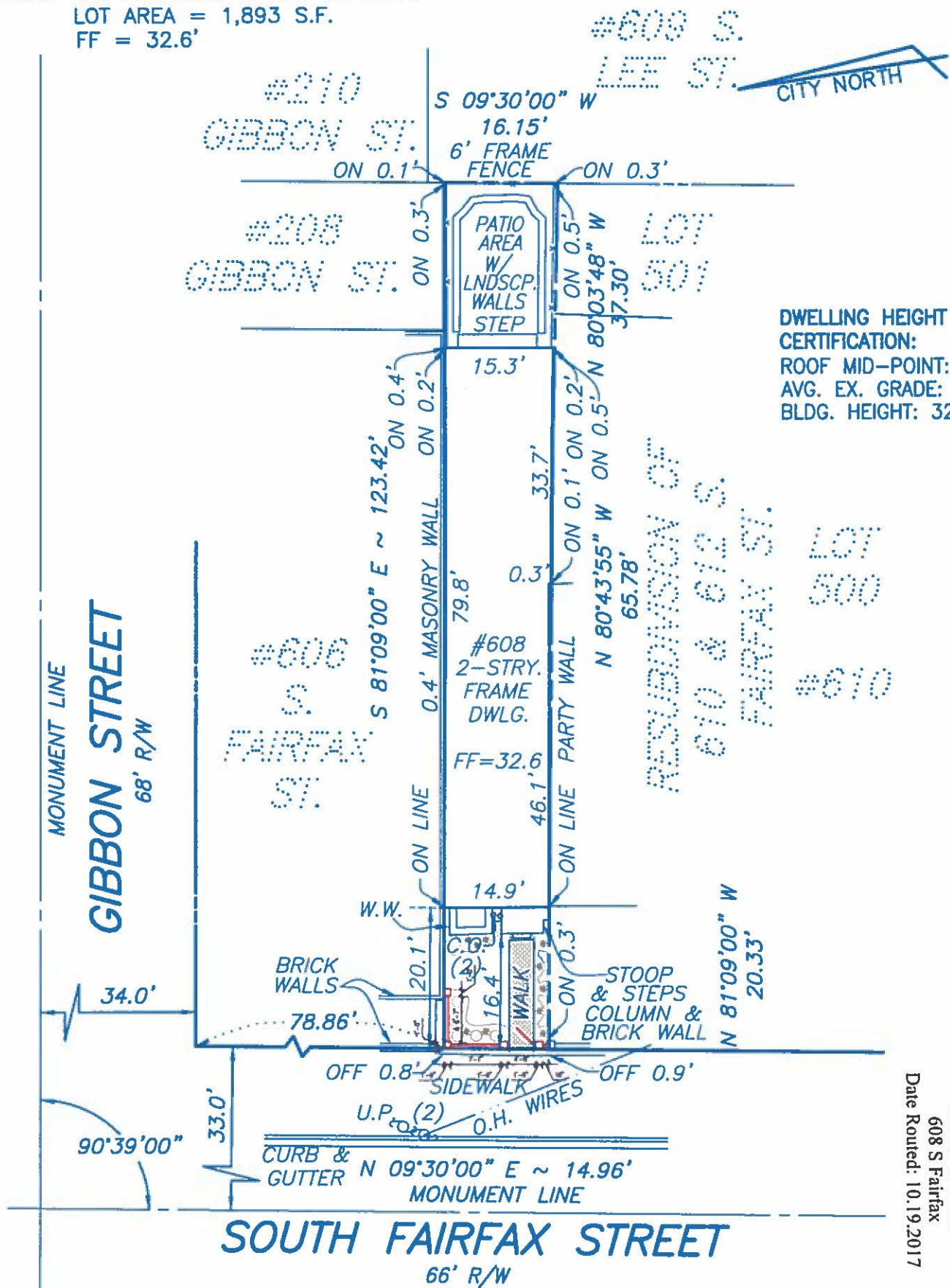


SCALLOP AND SHELL TIEBACKS:

Scallop (left) and Shell (right) both available in Lag Mount. Shell design also available in Sill and Plate Mount.

To speak with a Timberlane Expert, call 1-800-250-2221

NOTE: TAX ASSESSMENT MAP NUMBER: 081.01-02-07
LOT AREA = 1,893 S.F.
FF = 32.6'



Application Materials
BAR2017-00397
608 S Fairfax
Date Routed: 10.19.2017

PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY & HEIGHT CERTIFICATION
#608 SOUTH FAIRFAX STREET
(DB. 621, PG. 580)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: AUGUST 1, 2017

INSTR. #150020210
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER : 608 S. FAIRFAX ST. LLC

RCF **IELDS**
& ASSOCIATES, INC.

ENGINEERING	•	LAND SURVEYING	•	PLANNING
730 S. Washington Street				www.rcfassoc.com
Alexandria, Virginia 22314				(703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF THE IMPROVEMENTS SHOWN HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT.

COMMONWEALTH OF VIRGINIA

Ronald J. Keller

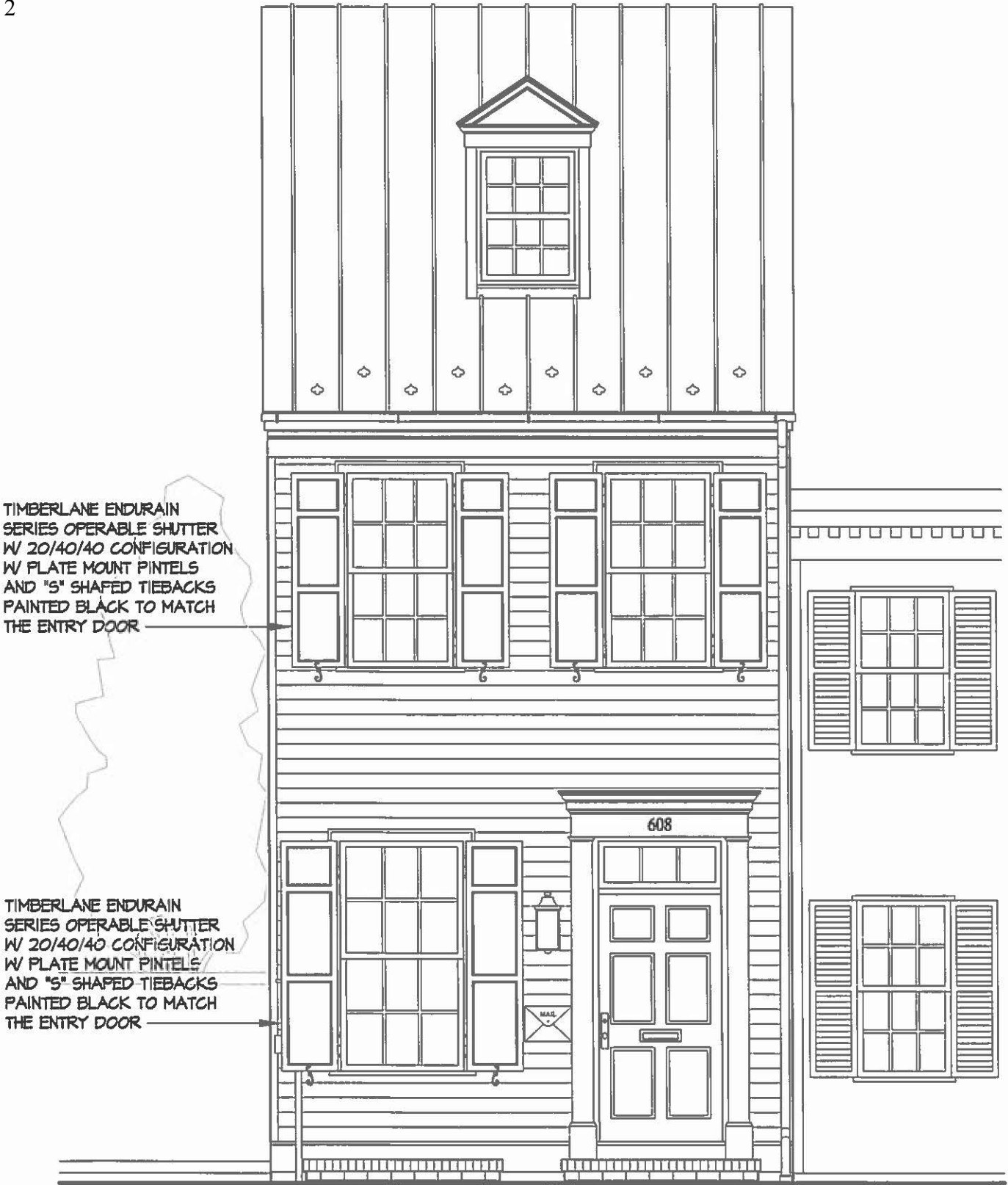
RONALD J. KELLER
Lic. No. 1457-B
1 AUGUST 2017
LAND SURVEYOR

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

Attachment 2



EXISTING



PROPOSED

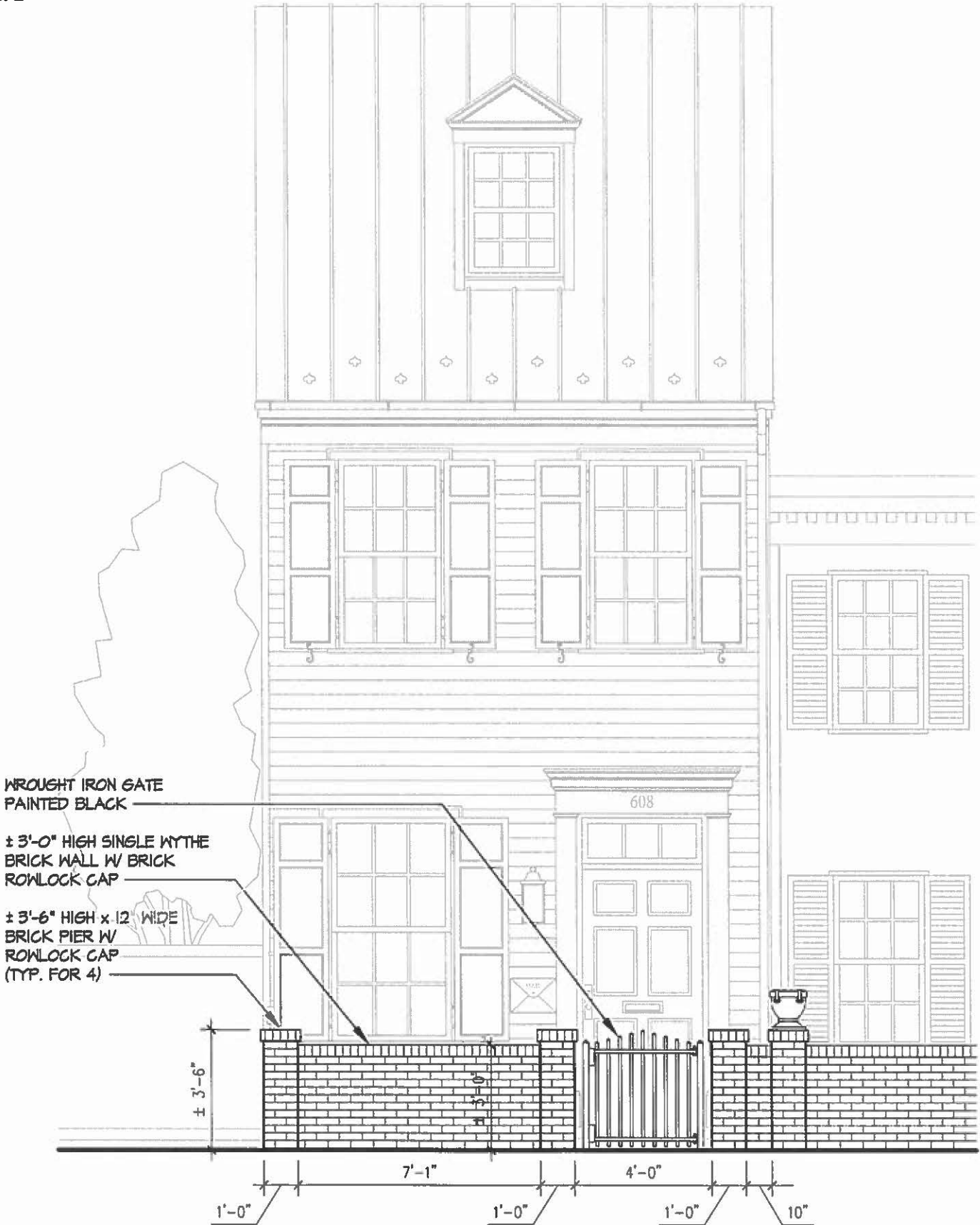
Application Materials
BAR2017-00397
608 S Fairfax
Date Routed: 10.19.2017

FRONT / WEST ELEVATION - EXISTING VS PROPOSED

SCALE: 1/4" = 1'-0"

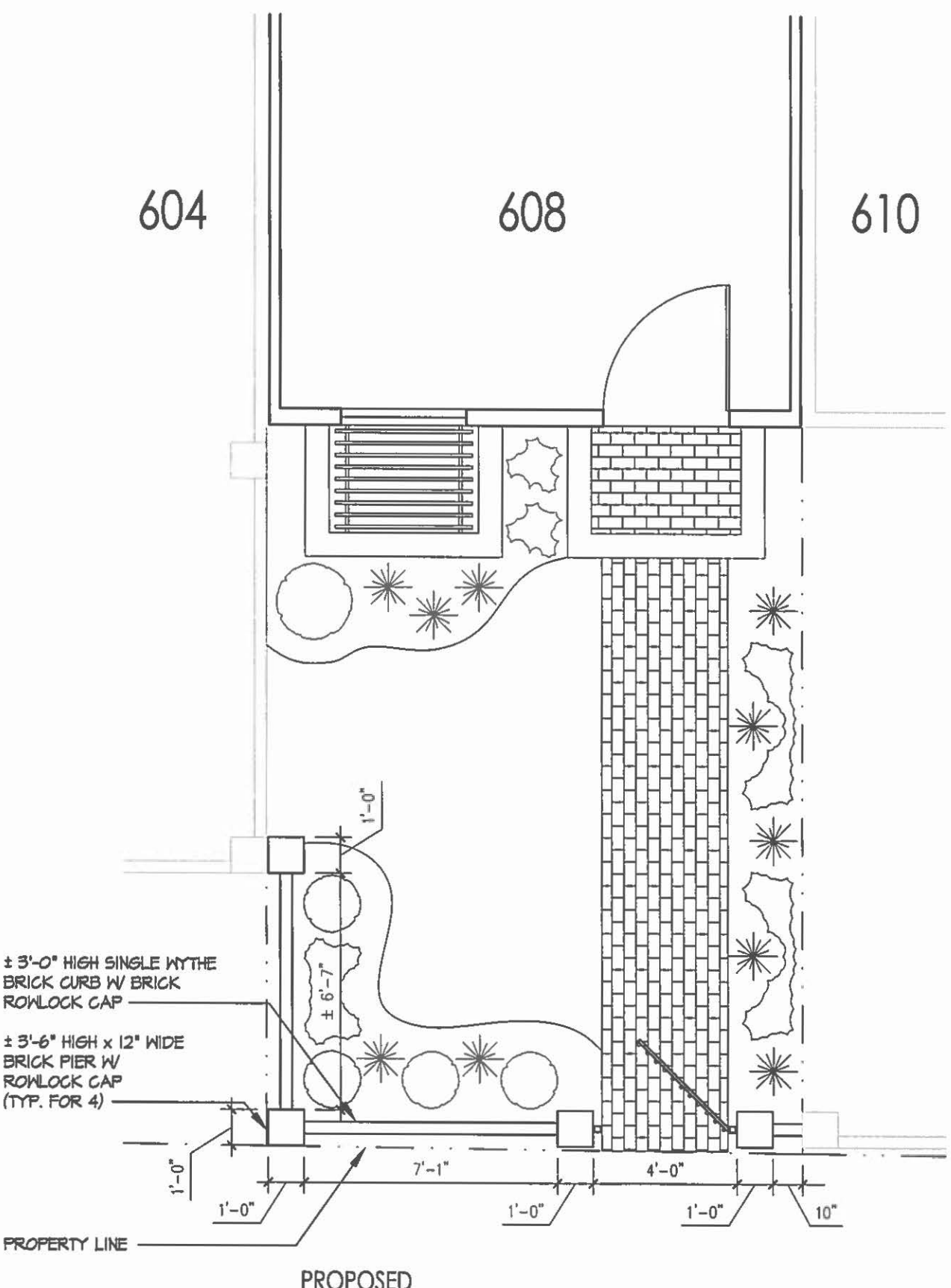
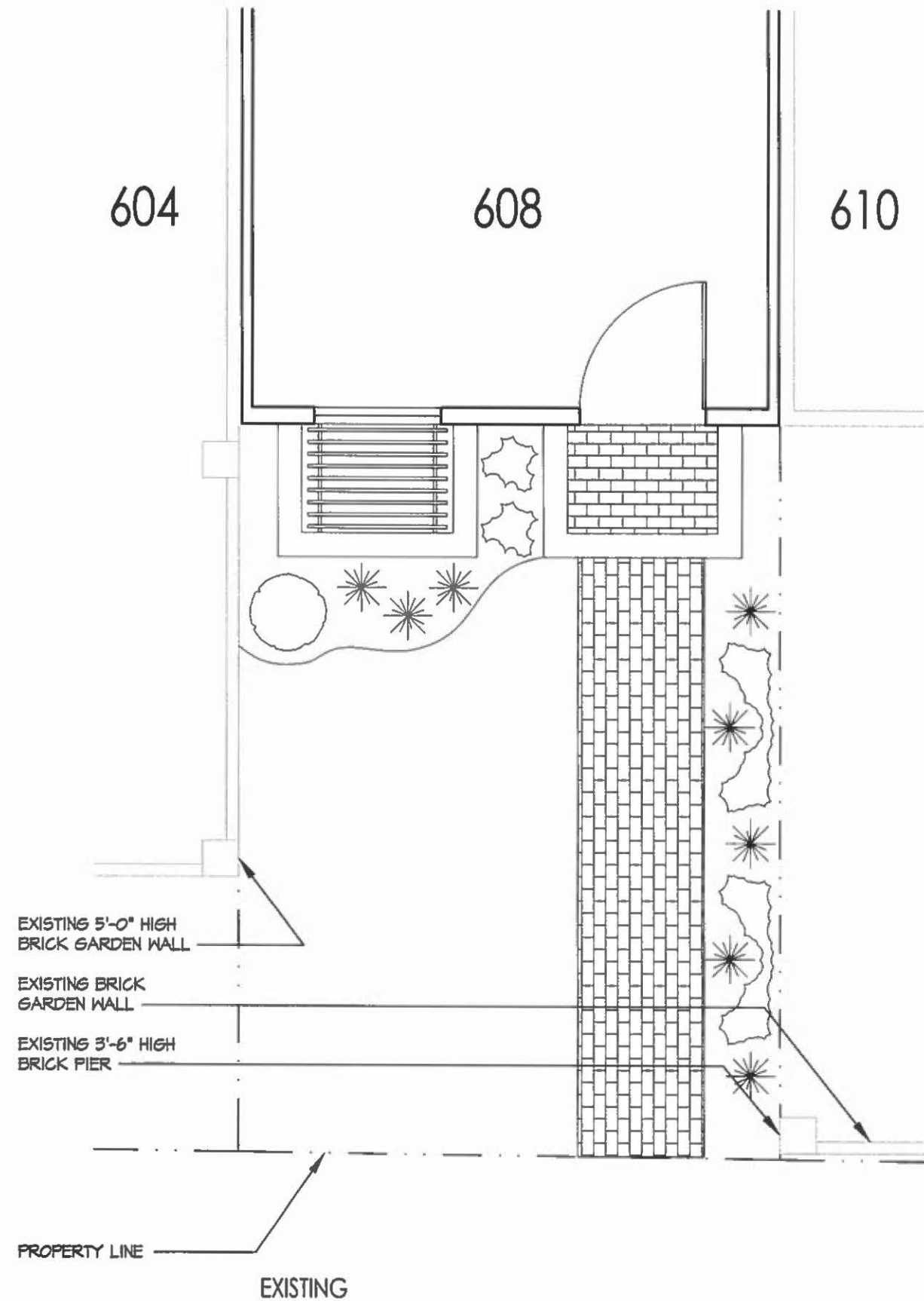


EXISTING



FRONT / WEST ELEVATION LANDSCAPE WALL PROPOSAL - EXISTING VS PROPOSED

SCALE: 1/4" = 1'-0"



LANDSCAPE WALL PLAN PROPOSAL - EXISTING VS PROPOSED

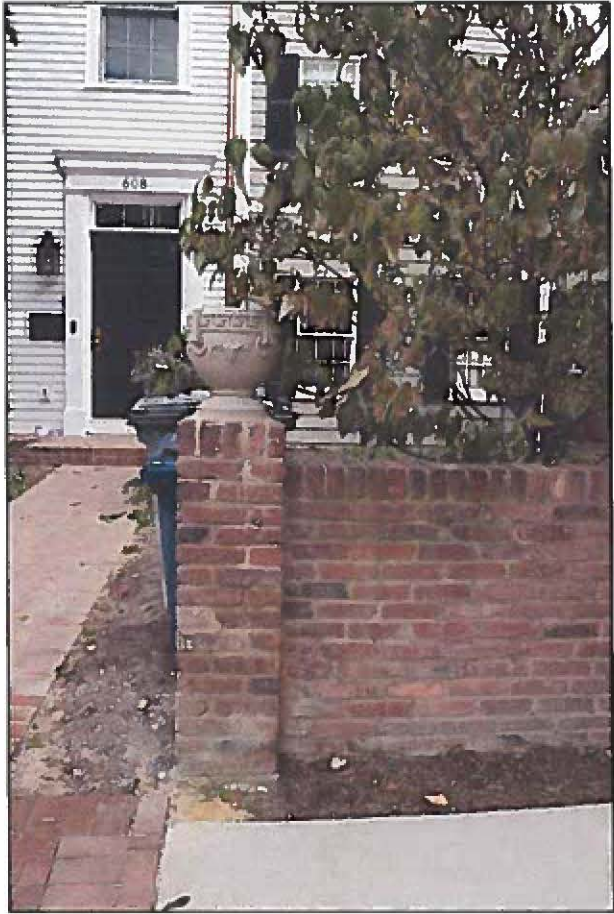
SCALE: 1/4" = 1'-0"



EXISTING FRONT / WEST ELEVATION



EXISTING UTILITY LOCATIONS



ADJACENT GARDEN WALL DETAIL

LANDSCAPE WALL PLAN PROPOSAL - EXISTING VS PROPOSED