

Docket Item #4  
BAR CASE# 2004-0127

BAR Meeting  
September 23, 2004

**ISSUE:** New window  
**APPLICANT:** Clay Perfall  
**LOCATION:** 102 South Union Street  
**ZONE:** CD/Commercial

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**BOARD ACTION, SEPTEMBER 1, 2004:** Deferred at the request of the applicant.

**BOARD ACTION, JULY 21, 2004:** Deferred at the request of the applicant.

## **STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new window and shutters on the second floor of the King Street elevation of the building at 102 South Union Street (the former Seaport Inn).

The proposal is to install a new double hung eight-over-eight simulated divided light wood window in the opening on the second floor and to provide new shutters to match the existing. The shutters would be open during the day to allow light into an interior office, but would be closed during the night, thus retaining the historic and current visual appearance.

### **II. HISTORY:**

According to Ethelyn Cox in *Alexandria Street by Street*, the original warehouse building at this location was constructed ca. 1787 and was owned by Col. John Fitzgerald, an important Revolutionary War figure. The rear addition dates from the early 1960s and was approved by the Board on October 12, 1960.

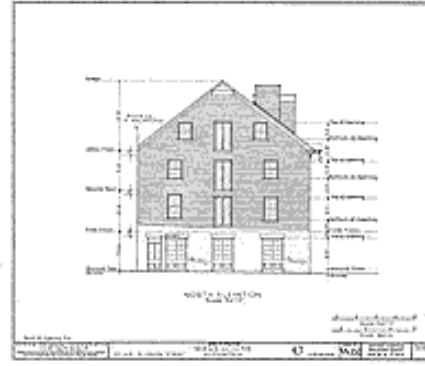
The first floor is presently occupied by a Starbucks and the floors above are for office use. The rear addition has been separated from the 18<sup>th</sup> century portion of the structure and is now the Mai Tai restaurant. With these new uses, the building has undergone substantive changes in the last few years. The existing windows have been replaced (BAR Case #99-004, 2/3/99 ); signs have been installed for the Starbucks restaurant (BAR Case #2000-225, 10/18/00); and the 1960 rear addition has undergone significant change including new windows, doors, signage and outdoor seating (BAR Case #2003-011, 2/5/03 & 2003-206, 3/17/04).

Despite these changes, the building retains its status as one of the most iconic buildings in the Old and Historic Alexandria District that personifies for many the 18<sup>th</sup> century architectural heritage of Alexandria. It still retains an overall architectural character that clearly links the building to the working waterfront of the 18<sup>th</sup> century. The building was originally used as a warehouse and sail loft. The shuttered doors on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor provided a convenient opening to haul goods from ground level to the upper levels of the building. Thus, these shuttered openings directly link the building to its original uses.

Historic American Building Survey drawings and photographs from the 1930s and 1950s clearly show that the shuttered openings had remained in place since the 18<sup>th</sup> century.



**Figure 1** HABS photograph of King Street elevation dated 1959



**Figure 2** HABS drawing of King Street elevation of Fitzgerald's warehouse dated 1937

### **III. ANALYSIS:**

Proposed window complies with zoning ordinance requirements.

In the opinion of Staff, the revised design presented in this application is acceptable. It retains the overall historic appearance of the building while allowing for modern uses on the second floor of the building.

### **IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Office of Historic Alexandria:

This building used to be a warehouse. If the original opening was a warehouse door as shown now, I would prefer to keep that as it helps illustrate the past use.