

Docket Item # 11  
BAR CASE # 2008-0059

BAR Meeting  
May 21, 2008

**ISSUE:** Alterations

**APPLICANT:** Dewey Investment Associates by Franco Landini

**LOCATION:** 105 King Street

**ZONE:** KR/King Street Urban Overlay Zone

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**STAFF RECOMMENDATION:** Staff recommends approval of the submitted application with the following condition:

1. The applicant shall maintain the existing show window partitions that will now be interior features, and reuse the existing door.

(Insert sketch map here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the relocation of the entrance door in the storefront of 105 King Street. The applicant proposes to move the existing door forward to the building line, flush with the rear portion of the show windows. The existing metal railing and steps will remain. The applicant proposes to install a moveable lobster tank in the interior of the building in what was the entrance alcove. The applicant proposes to retain the partitions framing the former alcove in the newly-created interior space.

**II. HISTORY:**

105 King Street is a three-story attached brick building situated on the north side of King Street and extending to Fayette Alley. The 1877 Hopkins map indicates the presence of this masonry building at the site. The 1891 Sanborn Fire Insurance Map identifies this building as a commission warehouse. In subsequent years, like many buildings in this area, the building continued to function as an industrial property housing a wholesale grocery, a China glass and tinware warehouse, and a tire warehouse, according to Sanborn Fire Insurance Maps through 1958. The storefront is not original and was installed here, as in many buildings in this area, as the waterfront transitioned from industrial use to commercial use throughout the twentieth century.

In 1976, the Board approved several items regarding alterations to a balcony and the rear elevation. In 1978, the Board cited the building with non-conformance and required 90 days in which to conform. In 1979, the Board approved shutters and a recessed front door, rejected the light fixtures, and deemed inappropriate the installed jack arch, wood trim and railing.

**III. ANALYSIS:**

The proposed alterations comply with zoning regulations.

In the opinion of staff, the proposed alterations are acceptable. 105 King Street was constructed in the early/mid nineteenth century as a warehouse. During the middle of the twentieth century, many buildings in the waterfront area were converted from industrial to commercial uses. Storefronts, such as this one, to display goods and to welcome customers, were installed to accommodate this new use. As a result, many of these storefronts date from the second half of the twentieth century.

The applicant has met with Staff regarding the proposed alteration. The proposed alteration will continue to allow this first floor area to be read as a storefront with projecting show windows and a defined entrance. Although the applicant proposes to no longer use this entryway as a means of access, it will continue to have a door. In addition, the applicant indicates that the existing partitions of the storefront in the interior will remain. The proposed alterations are reversible and will not permanently alter historic fabric on this building.

The comments from the Office of Historic Alexandria represent a review of the initial application submission which lacked sufficient materials and suggested that the existing door would be removed and replaced with a window. No additional comments have been received by them regarding the revised submission.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the submitted application with the following condition:

1. The applicant shall maintain the existing show window partitions that will now be interior features, and reuse the existing door.

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Enforcement:

- C-1 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 A new fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

### Historic Alexandria:

- R-1 Deny. Application is significant change to historic streetscape façade and entryway.

### Alexandria Archaeology:

No comments received.

VI. IMAGES



Figure 1. Existing storefront, 105 King Street.

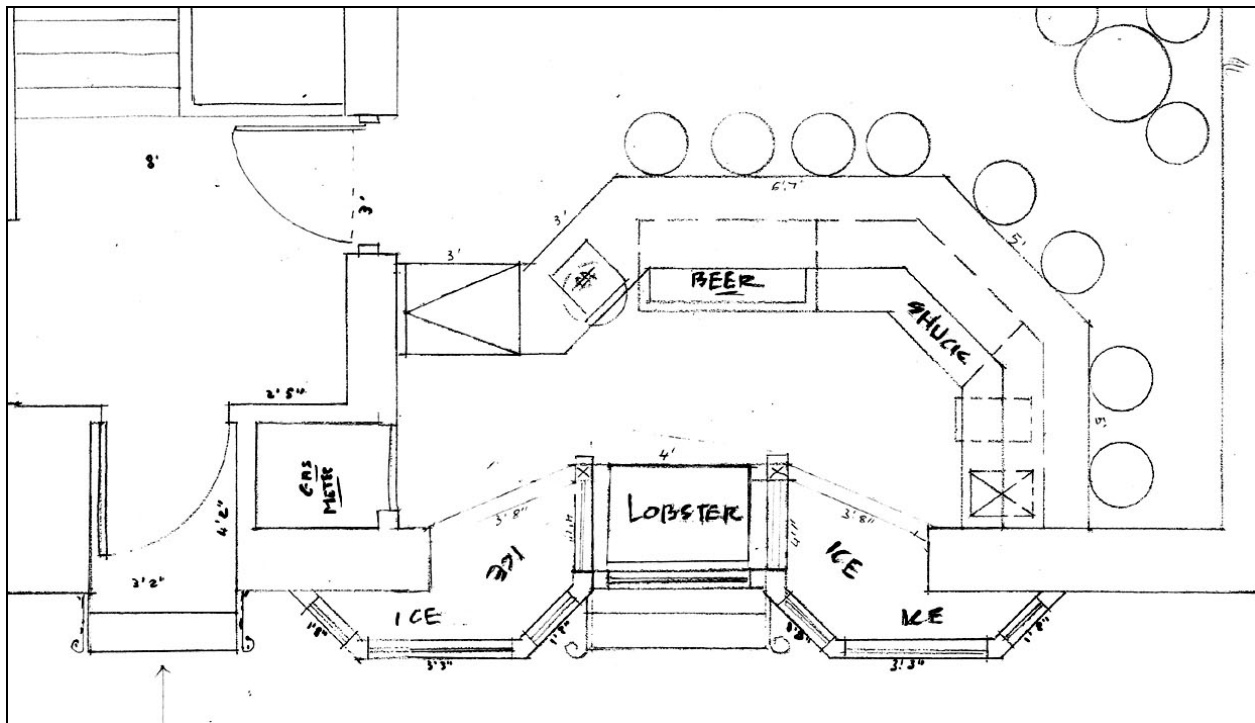


Figure 2. Plan illustrating proposed relocation of storefront door.