

Docket Item # 2  
BAR CASE # 2015-00243

BAR Meeting  
October 7, 2015

**ISSUE:** Certificate of Appropriateness  
**APPLICANT:** Mark and Ann Kington by Robert Bentley Adams & Associates  
**LOCATION:** 201 S. Lee Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Approval, 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](mailto: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, 703-838-4360 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.



**BAR2015-00243**



**I. ISSUE**

At the hearing on September 2, 2015, the Board approved an addition and alterations at 201 S. Lee Street, but deferred the request to demolish the gate that screened the driveway parking. The applicant has since withdrawn their request to demolish the gate and now proposes to replace the existing gate with a painted wood, automatic bi-fold doors anchored by two new brick piers. The gate will be six feet tall.

**II. HISTORY**

The subject property at 201 S. Lee Street, known locally as the Mayor Hooe House, was built around 1780 by Robert Townshend Hooe, the first Mayor of Alexandria and once included the wing to the south that faces S. Lee Street. A full history was provided by the applicant in the initial application heard by the Board on September 2, 2015.

**III. ANALYSIS**

Staff supports the replacement of the existing parking screening gate with the new design. This gate addresses the Board's concern that the parked cars and paved driveway be screened on a highly visible and photographed tourist street. The *BAR Design Guidelines* states: "In many sections of the historic districts, individual driveways in the front of residential properties are not desirable because the automobiles parked in the front yards create a visual intrusion and disrupt the scale, rhythm, and unity of the architecture"; and "parking lots should be screened and landscaped so that they do not create a visual disruption of the streetscape while being consistent with safety requirements. Brick fences are appropriate for visual screening of surface parking lots". The proposed gate is constructed of two brick piers, a metal bi-fold frame gate clad with wood panels and decorative spindles at the top that is in keeping with the architectural style of the house. The style and materials meet the *Design Guidelines* and fit nicely with the streetscape and character of the historic district, therefore staff recommends approval, as submitted.

**STAFF**

Mary Catherine Collins, 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 Comments**

C-1 Proposed replacement of windows, doors, roof, shutters, etc comply with zoning.

- C-2 Construction of the new chimney, front stoop and stairs, rear porch, alteration of roof alteration on southern ell, 2<sup>nd</sup> floor addition between ells, shed and 6' garden wall comply with zoning.
- F-1 The existing iron fence and brick wall is located in the public right of way along Prince Street. Although the existing fence/wall exceeds the maximum allowable height for a fence in the front yard, it is an existing condition and no increased height is proposed. Proposed restoration complies with zoning.
- F-2 The pair of 6 ft tall automatic bi-fold gates across existing driveway comply with zoning regulations.
- F-3 Proposed frame shed 50 sq ft and 7 ft in height complies with zoning regulations for accessory structure in a required yard.
- F-4 Rooftop air conditioning units must be screened or request waiver of screening from BAR.

### **Code Administration**

- F-1 The following comments are for BAR only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 A building permit and inspections are required for this project.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). This project is subject to the Virginia rehabilitation Code.

### **Transportation and Environmental Services**

No Comments Received

### **Alexandria Archaeology**

- F-1 Given the late eighteenth-century date, as well as the documented historic significance of the property, any archaeological work has the potential to add new information about the early development of Alexandria and its growth in the post-Revolutionary era. Alexandria Archaeology tested in the basement of the main house in 1988 and monitored a drainage upgrade. At that time artifacts and features dating to the early years of the house were encountered and recorded.

Although the proposed work on the property is not expected to cause a sizeable amount of ground disturbance, the archaeological record on a property such as this is precious.

- We would like the opportunity to work with the applicant to possibly investigate those areas that are due to be disturbed, and to monitor the project as it moves forward. \*1.
- R-1 The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
- R-2. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4. The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

## **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2015-00242 and 2015-00243: 201 S. Lee Street*



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

### A. Property Information

A1. Street Address 201 S. Lee St. Zone RM  
 A2.  $\frac{3690 \text{ sq. ft.}}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{5535 \text{ sq. ft.}}{\text{Maximum Allowable Floor Area}}$

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement <i>1219 sq. ft.</i>	1219	Basement**	1219
First Floor	1861	Stairways**	373
Second Floor	1728	Mechanical**	93
Third Floor	1219	Other**	-
Porches/ Other <i>498 sq. ft.</i>	498	Total Exclusions	1685
<b>Total Gross *</b>	<b>6525</b>		

B1. Existing Gross Floor Area \*  
6525 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
1685 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
4840 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	-
First Floor	4	Stairways**	-
Second Floor	47	Mechanical**	-
Third Floor	0	Other**	-
Porches/ Other-shed <i>240 50</i>	290	Total Exclusions	0
<b>Total Gross *</b>	<b>341</b>		

C1. Proposed Gross Floor Area \*  
341 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
341 Sq. Ft.  
 (subtract C2 from C1)

*266.6  
25 x 215 = 5375  
- 5098.4  
= 2776.6  
- 27  
1249*

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5181 Sq. Ft.  $\Delta = 354 \text{ sq. ft.}$   
 D2. Total Floor Area Allowed by Zone (A2) 5535 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	1662	45%
Required Open Space	1292	35%
Proposed Open Space	1368	37%

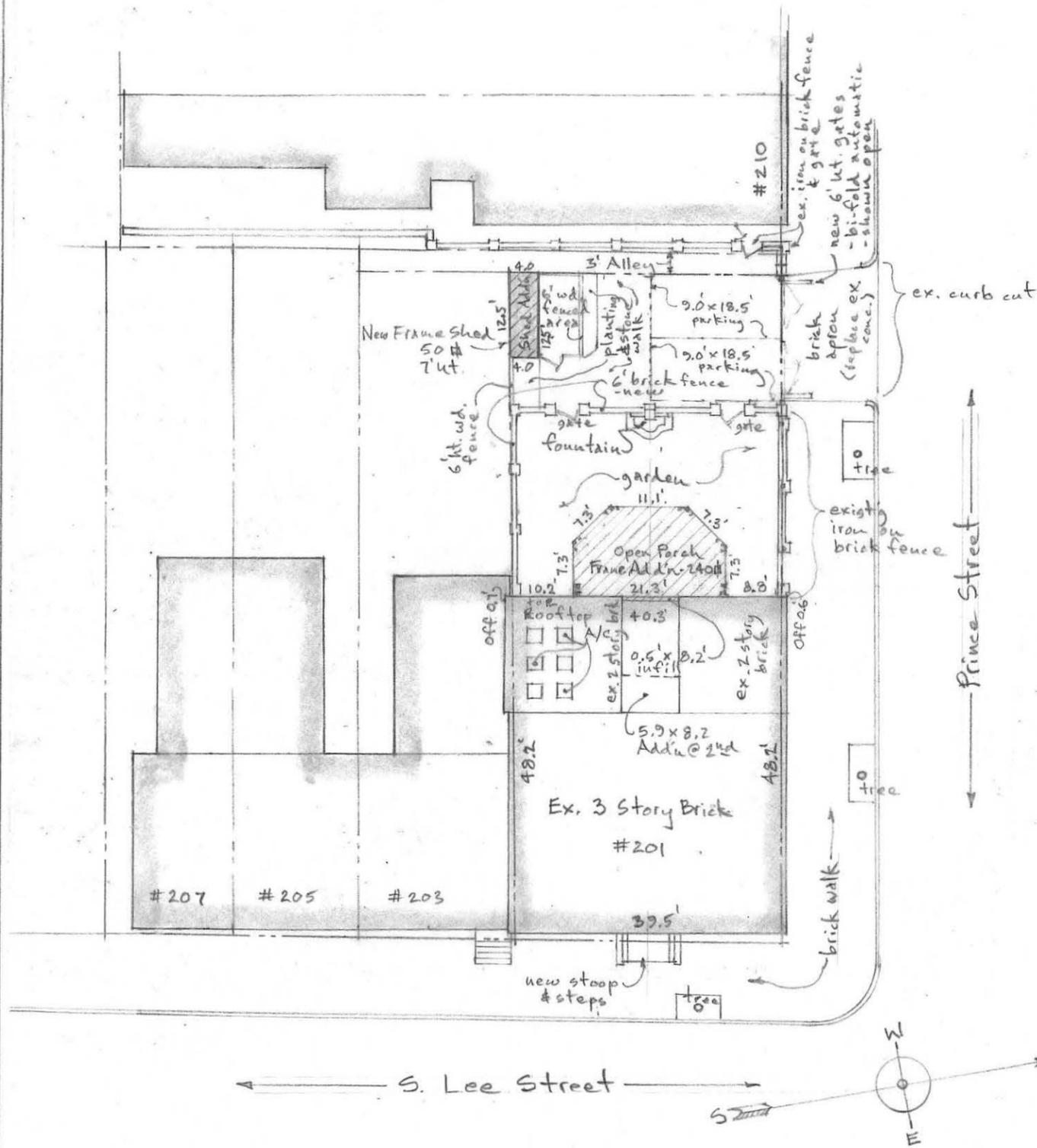
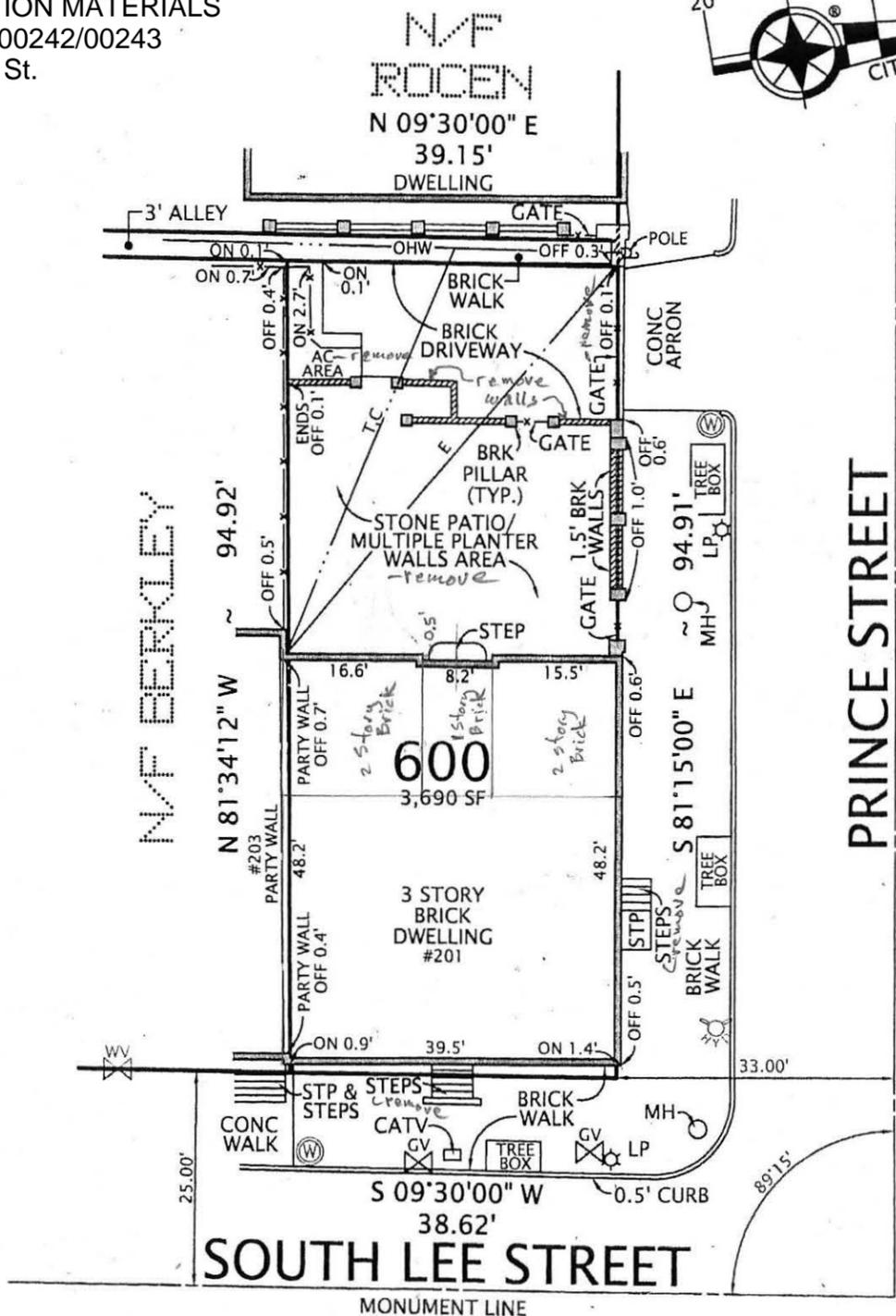
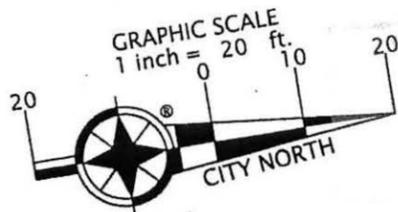
$\Delta = 76 \text{ sq. ft.}$

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

Signature: Sgt M. D. [Signature] Date: 7/31/15

NOTES: 1. FENCES ARE FRAME.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.

APPLICATION MATERIALS  
BAR2015-00242/00243  
201 S Lee St.  
9/8/2015



Proposed Site Plan  
1"=20'

B.A.R. Set	5P-1	Site Plan
	1.01-1.05	History & Historic Documents and Photos
	2.01-2.05	Contemporary Photographs
	3.01-3.16	Proposed Design Drawings
	4.01-4.08	Existing Drawings - showing demo. & capsulation

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCRUMCHMENTS AS OF THIS DATE.

THIS PLAN IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

Case Name: CULYHOUSE - KINGTON

Case No: 15-002

Ordered by:  
Land, Carroll & Blair, P.C.  
524 King Street  
Alexandria, Virginia 22314  
703-836-1000

DOMINION Surveyors Inc.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6533  
FAX: 703-799-6412

150108007

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 600  
**THE HOOE HOUSE**  
(INSTR #050001112)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'  
JANUARY 15, 2015

ROBERT BENTLEY ADAMS & ASSOCIATES, P.C.  
405 South Washington Street Alexandria, Virginia 22314  
Tel. 703 549 0650 Fax. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations  
**Kington Residence**  
201 S. Lee Street  
Alexandria, Virginia

Date: 3 Aug. '15  
BAR Set  
- Revised for drive gates 9/9/15  
sheet SP-1 revised 2/12/15

Sheet: SP-1

34 Sheets Total

APPLICATION MATERIALS  
 BAR2015-00242/00243  
 201 S Lee St.  
 9/8/2015

ROBERT BENTLEY ADAMS & ASSOCIATES, P.C.  
 405 South Washington Street Alexandria, Virginia 22314  
 Tel. 703 549 0650 © Fax. 703 549 3125

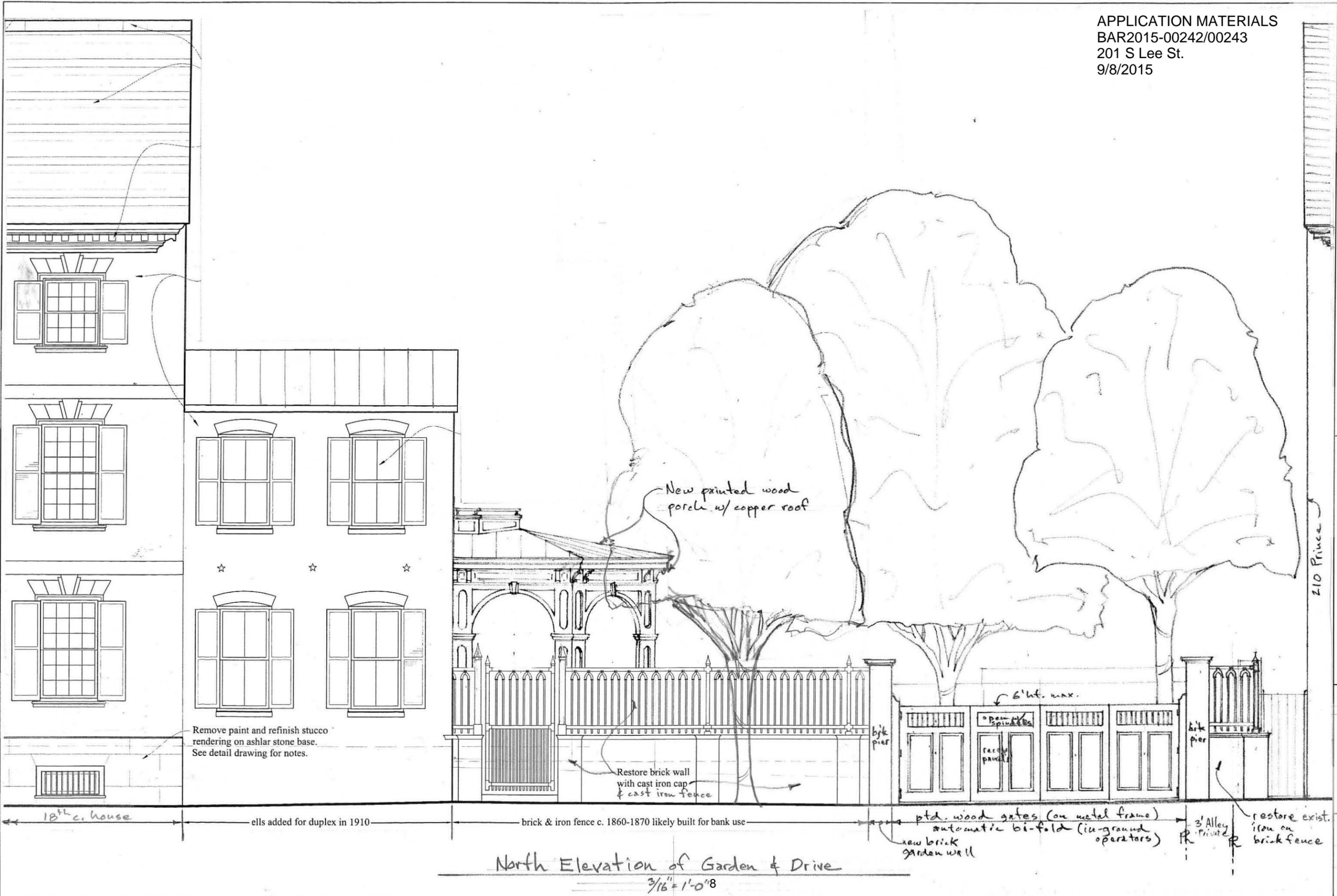


Additions & Alterations  
**Kington Residence**  
 201 S. Lee Street  
 Alexandria, Virginia

Date:  
 3 Aug. 15  
 revised for  
 drive gates  
 9/9/15

Sheet:

3.03



North Elevation of Garden & Drive

3/16" = 1'-0"8

18<sup>th</sup> c. house

ells added for duplex in 1910

brick & iron fence c. 1860-1870 likely built for bank use

ptd. wood gates (on metal frame)  
 automatic bi-fold (in-ground operators)

new brick garden wall

restore exist. iron on brick fence

Remove paint and refinish stucco rendering on ashlar stone base. See detail drawing for notes.

Restore brick wall with cast iron cap & cast iron fence

New printed wood porch w/ copper roof

6'ht. max.

210 Prince





ADDRESS OF PROJECT: 201 S. Lee St.

TAX MAP AND PARCEL: 075.01-10-12 ZONING: RM

APPLICATION FOR: (Please check all that apply)

2nd SUBMISSION

- 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)~~ N/A
- ~~WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT~~ N/A  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant:  Property Owner  Business (Please provide business name & contact person)

Name: Robert Bentley Adams & Assoc.

Address: 405 S. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: 703-549-0650 E-mail: scot@adamsarchitects.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: Scot McBroom Phone: 703-549-0650

E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: Mark & Ann Kington

Address: 607 Oronoco St.

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- 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 apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

*See attached.*

**SUBMITTAL REQUIREMENTS:**

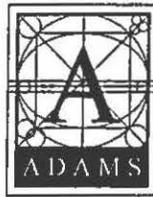
Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.*

- 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.



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.  
405 South Washington Street Alexandria Virginia 22314  
Tel 703 549 0650 Fax 703 549 3125

**Kington Residence**  
**201 S. Lee Street, Alexandria, VA**

**BAR: Description of Proposed Work**

Restoration of Exterior of 1780 Portion of House

- Restore east entrance to original width; add limestone stoop/steps and iron railing
- Remove north door and attendant steps; restore 1<sup>st</sup> floor window
- Restore all windows, exterior trim, cornice, watertable, shutters
- Paint entire exterior (brick has been painted since 19<sup>th</sup> c.); colors to be submitted later
- Restore slate and copper roof as necessary; build new brick face chimney approximating an 18<sup>th</sup> c. chimney (replaced by a 20<sup>th</sup> c. brick flue which will be removed)
- Alter/add windows on 3<sup>rd</sup> and attic floors on west wall for natural light in stair and rooms

Alteration of West Ells (note: two ells were built in 1910 when the house was converted to a duplex)

- Restore 2-over-2 double hung windows; arrange some window and door openings for rooms befitting a single-family house (done in harmony with 1910 elements).
- Remove recent alterations including windows, a chimney, and a one-story infill with large skylights
- Alter roof of southern ell to accommodate all AC condensers and visually conceal behind an added roof parapet
- Small 2<sup>nd</sup> Floor addition between ells (5'-8" x 8'-2")
- New brick chimney between ells
- Paint entire exterior (brick presently painted)

Garden

- Add a one-story 140 s.f. open porch on the west side of the ells
- Build a 50 s.f. frame shed in the rear corner of property
- Restore 19<sup>th</sup> c. cast iron fence on brick base along north property line
- Build 6' height brick garden walls with limestone cap

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 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.

- <sup>N/A</sup> 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 adjacent 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.

**N.A. 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

**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 3 sets of revised materials.

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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: Scott M. Broom

Printed Name: Scott McBroom of Robert Bentley Adams & Assoc.

Date: 8/3/15

**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. Robert Bentley Adams & Associates	405 S. Washington St.	none
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 201 S. Lee 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. Mark & Ann Kingston	607 Oronoco St.	100%
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. Robert Bentley Adams & Associates	none	B.A.R.
2. Mark & Ann Kingston	none	B.A.R.
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.

8/3/15      Scot McBroome      Scot McBroome  
 Date                      Printed Name                      Signature