

BAR Meeting
September 2, 2015

ISSUE: Permit to Demolish/Capsulate & Certificate of Appropriateness

APPLICANT: Mark and Ann Kington by Robert Bentley Adams & Associates

LOCATION: 201 S. Lee Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Approval of the Permit to Demolish and Capsulate and Certificate of Appropriateness with the following conditions:

1. That the final window specifications be submitted with a revised light configuration and muntin width for staff approval;
2. That the existing driveway gate be retained or the applicant return to the Board with a comparable replacement;
3. Deferral for restudy of the Permit to Demolish the roof of the southern ell;
4. Denial of a Permit to Demolish the north wall of the north ell in order to accommodate four new windows; and
5. Denial of the proposed chimney on the north roof slope of the main block.
6. Include the following archaeology conditions on all construction documents related to ground disturbance:
 - a. 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.
 - b. 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.
 - c. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

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, 703-838-4360 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.



BAR2015-00242 & BAR2015-00243



Note: *Staff coupled the reports for BAR #2015-0242 (Permit to Demolish/Capsulate) and BAR #2015-0243 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.*

I. ISSUE

The applicant requests approval of a Certificate of Appropriateness and Permit to Demolish in order to alter the property at 201 S. Lee Street with the following improvements:

Alterations and Demolition to the main block (built c. 1780)

1. Enlarge the existing door opening on the east elevation and construct a new stoop and stair and paired electric light fixtures (page 3.01 and 4.01)
2. Remove an existing entrance on the north elevation to create a window opening (page 4.02)
3. Replace all of the existing windows with new single-glazed wood windows (page 4.01-02)
4. Rebuild the north wall of the northern 20th century ell so that it can accommodate two additional double-hung windows (page 4.02)
5. Demolish 80 square feet to install four equally spaced windows on the west elevation's third and fourth stories (page 4.03)
6. Build a new brick-faced chimney on the north slope of the main block (page 3.02)
7. Remove a brick flue (page 4.02)
8. Remove three existing domed skylights (page 4.04)
9. Install a new low-profile skylight (confirm) on the south slope (page 4.04)
10. Install three new basement level windows on the north elevation (page 3.02)
11. Paint the entire property (page 3.02)

Alterations and Demolition related to the new construction

1. Construct a new open porch addition of approximate 240 square feet, attached to the west building wall and overlooking the proposed garden and landscape improvements (3.03)
2. Infill and capsule an area of approximately 8'x6' between the two 20th century ells with a second floor roof terrace and frame and copper parapet (3.16)
3. Rebuild the roof of the southern 20th century ell so that it is flat and can accommodate six rooftop air conditioning units and screening (page 4.03)
4. Construct a new brick chimney on the north side of the 20th century ell (page 3.16)
5. Remove two 20th century brick chimneys or flues (4.02 and 4.08)

Garden and landscape improvements

1. Remove the existing driveway gate fronting Prince Street
2. Repave the existing driveway and apron, replace paving with new brick and stone
3. Remove the existing *interior* brick walls
4. Build new interior yard walls of brick, no more than 6 feet high
5. Restore all existing historic masonry and metal walls
6. Replace an existing wood fence along the south property line
7. Build a new shed of 50 sq feet and 7 feet in height to be located at the southwest corner of the property
8. Construct a new stone fountain

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. Today that wing functions as individually owned rowhomes. The ells to the west were built between 1902 and 1912. The applicant has provided a thorough history on pages 1.01-1.05 of their application. Staff agrees with the applicant's historical research and analysis, but questions their interpretation of the original Georgian window light configuration shown in the historic photographs.

III. ANALYSIS

Summary

In large part, staff supports the application and commends the applicant for their research, sensitivity and desire to restore the dwelling to its original period of significance, with some minor additional alterations and construction to accommodate the needs of the present owner.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the criteria from Section 10-105(B) of the zoning ordinance:

1. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?
7. In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

Staff finds that the proposed minor capsulation and demolition required to construct the new porch addition and infill does not adversely affect the historic structure. The west side of the building is less formal and decorative and historically included the functional and utilitarian elements that provided building services. It is the most logical place to build an addition and removes portions of early and late 20th century fabric rather than compromising the 18th century portion of the house.

Staff also supports the demolition of 80 square feet to install four new symmetrically placed windows on the west elevation of the 18th century portion of the house. While this alteration will alter what was likely originally constructed as a future party wall in the 18th century, staff supports the new windows as it is in keeping with the style of the house and proportions of the other openings and does not destroy the integrity of the wall overall. This secondary elevation will still clearly read as the rear of the house, as the ornate trim and brick does not carry around to this façade. Therefore, staff does not believe any of the above criteria are met.

Staff does, however, object to the relocation of the existing windows fronting Prince Street on the west ell. The architect feels the relocation of these windows is necessary in order to accommodate two additional window openings on this elevation in order to make the interior openings symmetrical. Staff finds this demolition an unnecessary alteration, and one that too fully integrates the 1910 ell into the design of the 18th century house. With the windows remaining in their current location, this wing reads as a late Victorian ell that is distinctly different and not a part of the period of original construction during Mayor Hooe's ownership. While staff has no design objection to the of the proposed paired windows, staff believes alternate interior layouts are possible and does not find the new floor plan a compelling reason to demolish portions of a 105 year old, street facing wall. Staff believes that criteria 1 and 3 are met in this case, and that a Permit to Demolish this portion of the building should not be granted.

Staff recommends denial of the proposed new chimney on the north slope of the 18th century house, as it is not an original feature of the house. This house originally had a large interior ridge chimney (shown in the historic photo on page 1.03 of the application) that was removed and replaced by smaller chimneys and flues when the property was converted to a duplex. The construction of the proposed chimney will not only necessitate the demolition of roof framing, but provide an inaccurate interpretation and visual disruption of this unique roof form and valuable Georgian building. Staff would support the removal of the existing chimneys and the restoration of a large center chimney as shown in the historic photograph, but not the addition of an additional chimney where one presumably existed in the 20th century.

Staff also objects to the demolition of the parking screening gate, which shields the driveway and vehicles from view on this 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". Staff, therefore, recommends retention or replacement with a comparable gate.

Staff recommends the Board defer the request for a Permit to Demolish the roof slope of the southern ell. The applicant requests a Permit to Demolish and rebuild the roof flat, so that it can accommodate rooftop mechanical equipment. Staff strongly supports the goal of screening the mechanical units from public view but suggests that other alternatives be explored, such as ground located units, so that the roof framing and form does not have to be altered. Criteria 1 and 3 are met and the Board generally does not support the wholesale demolition of roof

framing, particularly on 18th and 19th century structures. Presumably, the existing roof was built between 1902 and 1912, however staff has not had the opportunity to examine the framing in greater detail. If the roof framing is determined by the BAR to be insignificant, then staff recommends that the shed slope of the west wall of this south ell be preserved to reflect the original roof form and integrated into the screening balustrade. Therefore, a deferral for restudy is recommended in order to determine the age and significance of the roof framing as well as to explore alternative locations for the equipment that will maintain the historic roof form.

Finally, staff supports enlargement of the existing door on the east elevation or the partial capsulation of the entrance on Prince Street. It is unclear where the original entry was in 1780, and photographic evidence in 1888 suggests that perhaps the entrance was through the back or side wings, or even fronting Prince Street, given what we know about Georgian architecture. However, an entrance fronting Lee Street is a reasonable presumption based on staff's examination of the foundations and framing in the basement and the proposed high style entryway will be more in keeping with the style of the home, without speculating as to what entablature might have originally existed.

Certificate of Appropriateness

The proposed addition, paving, fencing, brick walls, shed, fountain, and other landscape improvements are generally in keeping with the *Design Guidelines* and staff recommends their approval, as submitted.

However, the proposed light configuration of the replacement windows does not appear to match what is shown in the historic photographs. Staff believes that the first floor double hung windows were nine-over-six and the attic windows were six-over-three (page 1.03) and that the glass sizes of the remaining windows should be adjusted accordingly in scale. Staff has inspected the windows, and the few Victorian-era windows that still remain on the house do not contain significant portions of wavy glass or unusual craftsmanship. The two-over-two window to be capsulated on the north elevation of the southern ell contains two panes of antique glass and the one-over-one windows on the east elevation contain none. Restoring the property to its 18th century period of significance would necessitate the removal of at least the one-over-one windows and staff supports this alteration. Staff recommends approval of the window replacement with the condition that the new windows comply with the *BAR Window Policy*, and with an appropriate muntin profile and light configuration.

Summary

In summary, staff finds the proposed addition and landscape improvements generally comply with the *Design Guidelines*, Criteria for a Permit to Demolish, and BAR's adopted policies; with the few exceptions noted above. Therefore staff recommends approval of portions and deferral of portions of the application for restudy.

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, 2nd 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.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 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)
- F-1 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)
- C-1 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)
- C-2 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)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services.

(Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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

- 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.

- *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 & 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. 3670 \div 1.5 = 5535 \div

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1219	Basement**	1219
First Floor	1861	Stairways**	373
Second Floor	1728	Mechanical**	93
Third Floor	1219	Other**	-
Porches/ Other	498	Total Exclusions	1685
Total Gross *	6525		

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	290	Total Exclusions	0
Total Gross *	341		

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)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5181 Sq. Ft. $\Delta = 354$ #

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%

$\Delta = 76$ #

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

Signature: S. M. D. Date: 7/31/15

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Contact

Information

7 Wright Street St.

Catharines, ON,

L2P 3J2

Ph: 905-641-4949

Toll-free: 1-800-

410-0268

Historical Replication

Photo Gallery

[Features](#)

Historical Replication

Tradewood is very proud to be a part of restoring America's History. We have been involved in many historic projects throughout North America, both large and small. Tradewood's attention to detail, craftsmanship and joinery allow us to recreate finely crafted windows and doors that

APPLICATION MATERIALS
BAR2015-00242/00243
201 & Lee St
8/3/2015

emulate past eras to every fine detail, while still supplying a product that will withstand the elements for many years to come. Tradewood is able to manufacture these units in any size or configuration and even bent glass, so as to meet the buildings historic needs.



APPLICATION MATERIALS
BAR2015-00242/00243
201 S Lee St
8/3/2015

Original Wall Lantern

Crafted from copper and brass this wall-mounted lantern has carefully curved glass panels below the tapered spire and cast brass finial. The delicate pierced gallery forms the division between the top and the hinged front door, which is flanked by canted glass panels to give maximum light. Shown here in a verdigris finish.

Dimensions

Small: height 17in (43cm) width 7¾in (19.5cm) depth 4¾in (12cm)

Medium: height 23¾in (60.3cm) width 11¾in (30cm) depth 6¾in (16cm)

Large: height 34in (86cm) width 19in (48cm) depth 11in (28cm)

Finishes

Antique brass, antique brown bronze, antique grey, antique silver, antique verdigris, brass, brown bronze, copper, nickel, painted finish, verdigris, winter green

Price

Small: £1,250 (+VAT)

Medium: £1,600 (+VAT)

Large: £2,800 (+VAT)

T +44 (0) 20 7730 2122 F +44 (0) 20 7730 2132 info@jamb.co.uk www.jamb.co.uk

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APPLICATION MATERIALS

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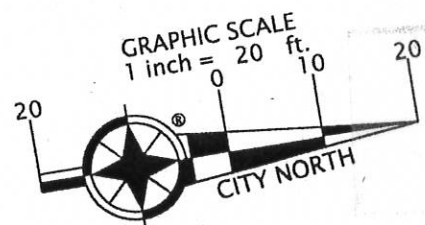
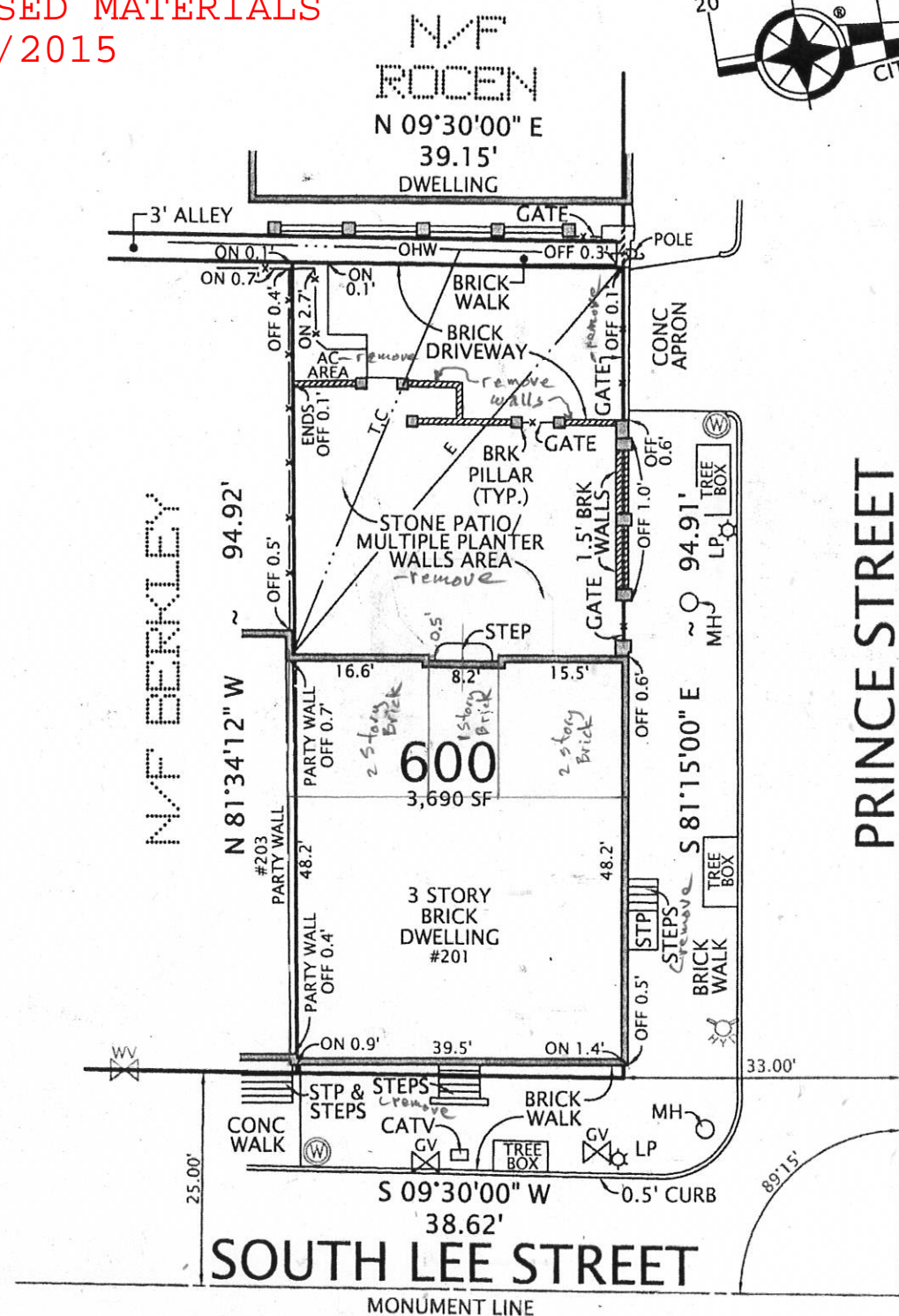
201 S Lee St

8/3/2015



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

REVISED MATERIALS
8/12/2015



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 ENCROACHMENTS AS OF THIS DATE.

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

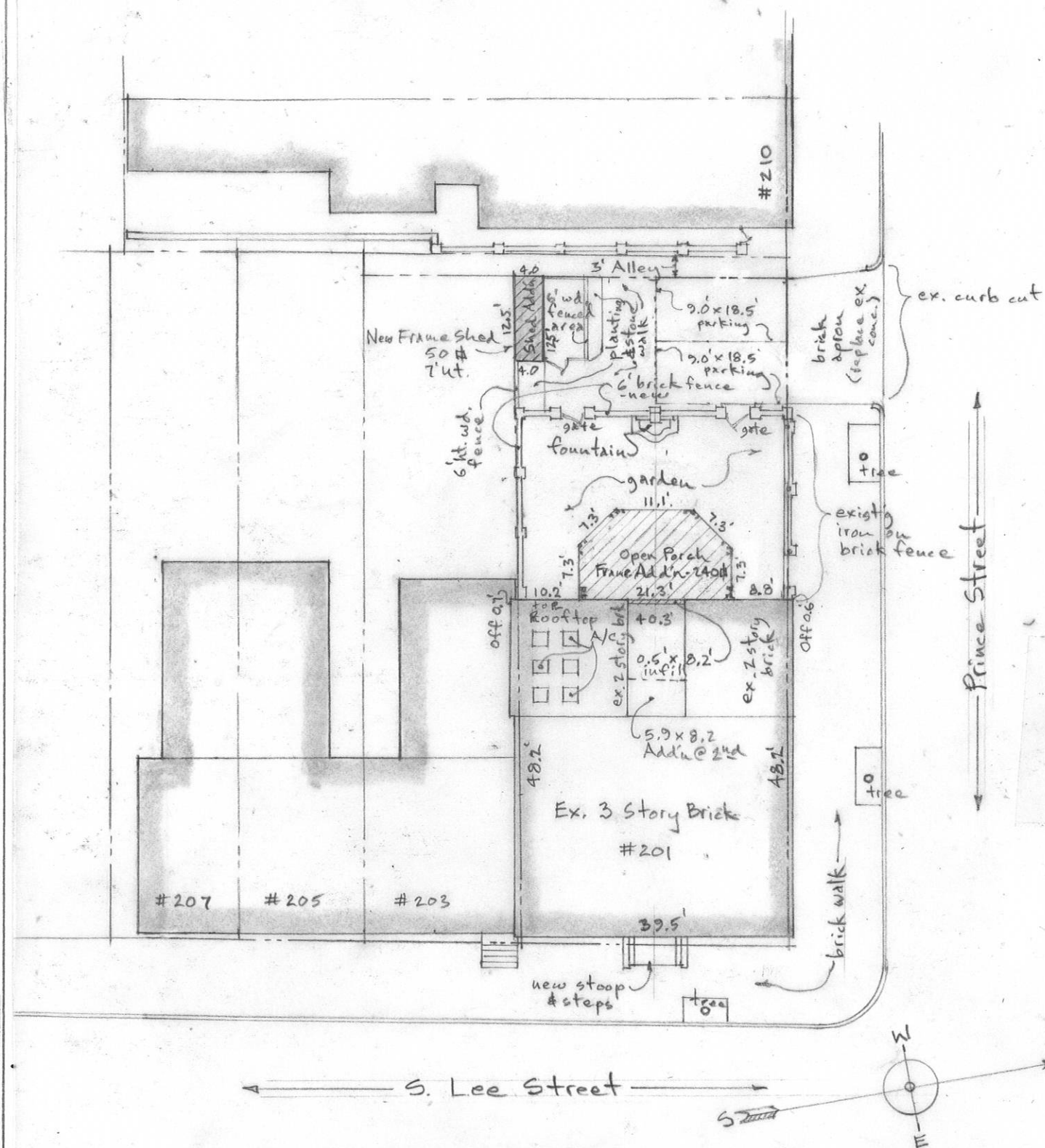
COMMONWEALTH OF VIRGINIA
01/15/2015
GEORGE M. O'QUINN
LAND SURVEYOR
LICENSE NO. 2069

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
703-619-6553
FAX: 703-799-6412

CASE NAME: CULVAHOUSE - KINGTON CASE NO: 15-002 #150108007

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



Proposed Site Plan
1"=20'

B.A.R. Set	SP-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

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

Date:
3 Aug. '15
BAR Set

sheet SP-1
revised
8/12/15

Sheet:

SP-1

34 Sheets Total

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



2015 Corner of South Lee & Prince Streets - 201 South Lee Street

APPLICATION MATERIALS
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201 S Lee St
8/3/2015

A Brief Architectural History of
Hooe House, Alexandria, Virginia

The 3-story brick house plus basement and attic at the corner of Lee Street (formerly Water St.) and Prince Street was built in 1780 by Col. Robert Townshend Hooe, a prosperous merchant and Alexandria's first mayor. The distinctive gambrel roof, cornice with modillions, detailed window trim, belt courses, and basement watertable make it a significant example of Georgian architecture in Old Town Alexandria. Colonel Hooe and his family occupied the upper floors of the house from 1780 until his death in 1809. The first story and adjoining two-story wing to the south on S. Lee Street were originally used as a dry goods store and offices.

Today, the facades on Prince and Lee Streets retain the detailing and character associated with its period of significance. Two exterior doors with steps were added c. 1910 when the house was converted to a duplex. The Flemish bond brick was painted some time during the bank's ownership in the 19th century.

While the corner house exterior remains largely unchanged, the west side of the property and the interior of the house have gone through significant alterations over the years. The windows are not original and have been much altered. After Col. Hooe's death in 1811, the building was occupied by a bank for one hundred years. The bank discontinued use c. 1909 after a fire in the south wing. The main building was divided into two houses and remained residential in use until the present day. The south wing was converted to three individual houses after the 1909 fire and openings were significantly altered; the wing and land to the west remains three separate properties. Sanborn maps show a variety of different additions and outbuildings occupying the west portion of the property over the years.

The original entrance to the house in Col. Hooe's time is yet to be discovered. The entrance may have been in the center of the east façade as there is no evidence of a basement window having been in that position. Or, the entrance may have been via the south wing, or through the yard west of the house (the plain west wall appears to have been intended as a party wall for a future row house), or the entrance may have been on the south wall just west of the south wing (accessed through a south garden) and leading under the main house stair landing (that flight of stairs from 1st floor to 2nd has been removed).

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

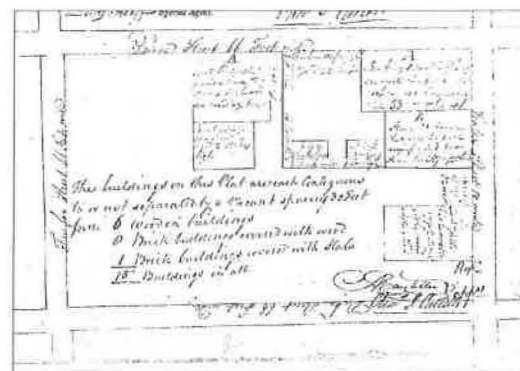
Additions & Alterations
Kington Residence
201 S. Lee Street
Alexandria, Virginia

Date:
3 August 2015
BAR Set

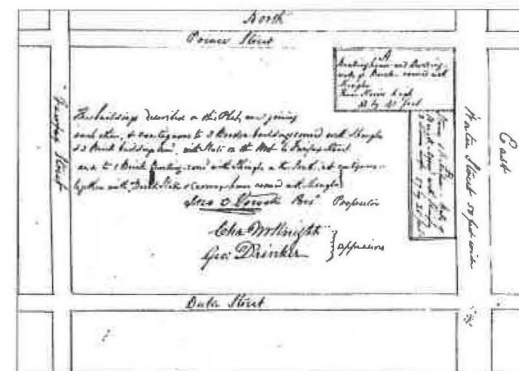
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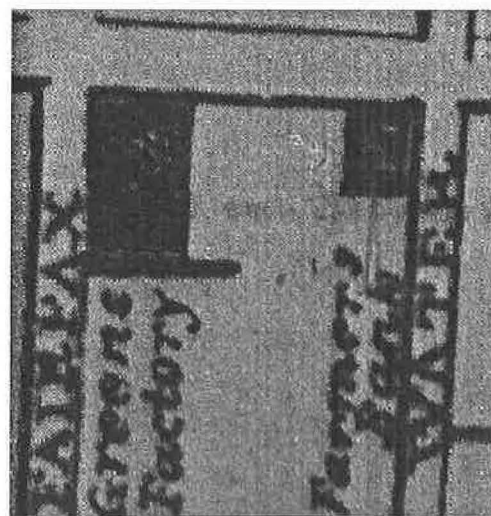
Mutual Assurance map 1805 (earliest found)



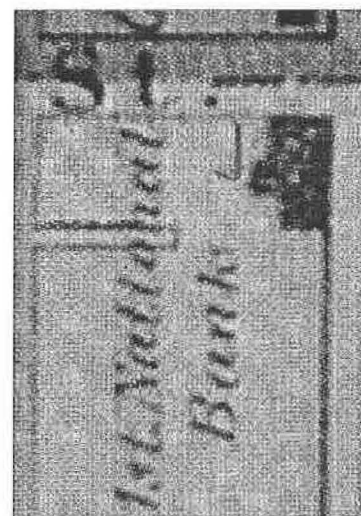
1823 Mutual Assurance map



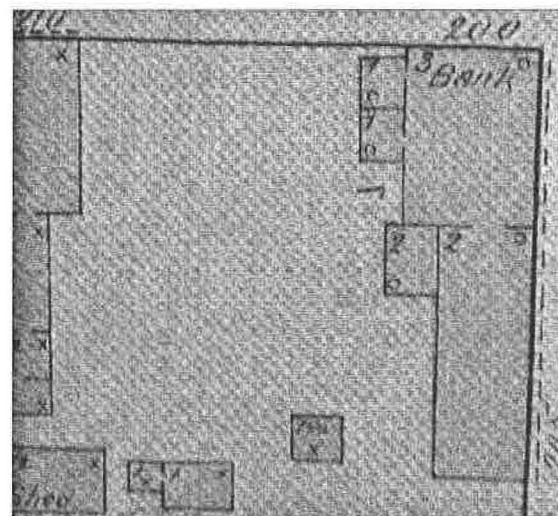
1839 Mutual Assurance map



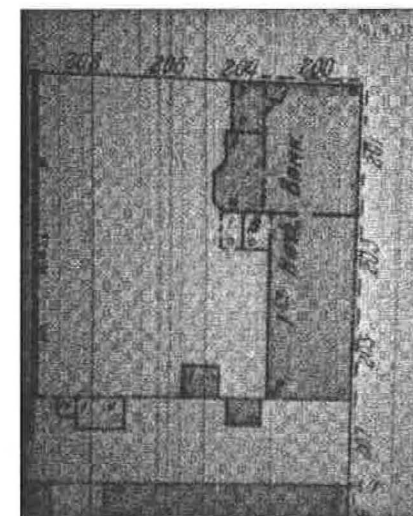
1850 Sanborn Map



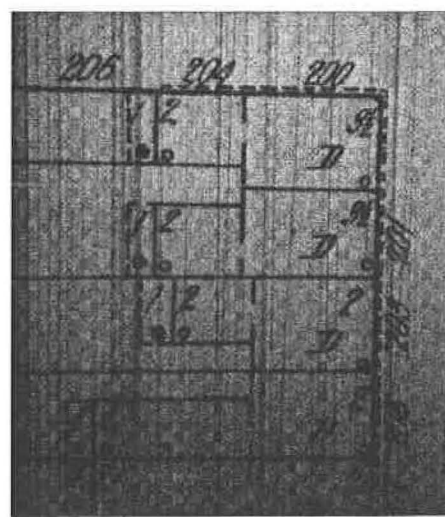
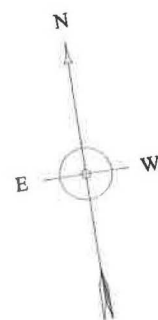
1877 Sanborn Map



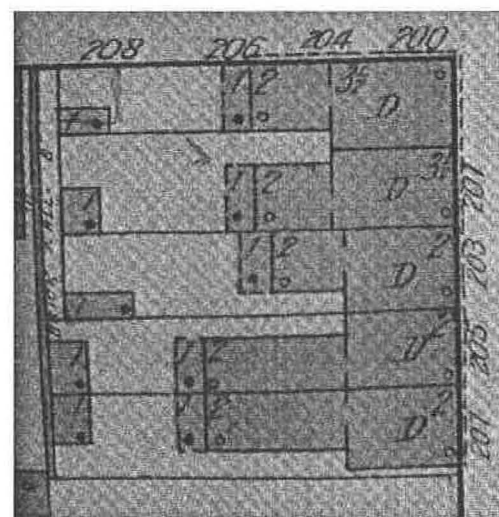
1891 Sanborn Map



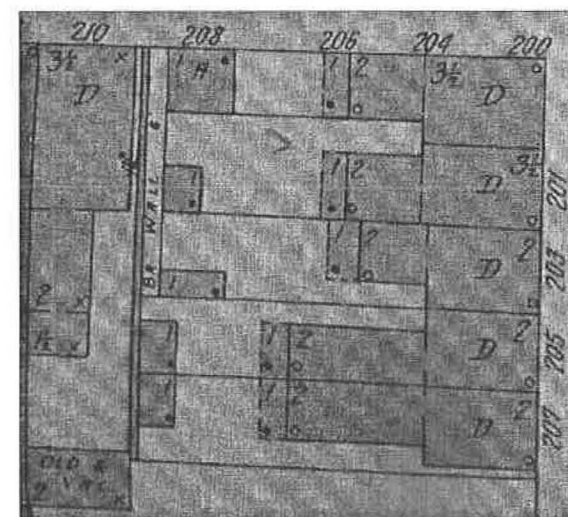
1902 Sanborn Map



1912 Sanborn Map



1921 Sanborn Map



1931 Sanborn Map

Historic Documents and Timeline

1780 Built by Col. Robert Townshend Hooe

1805 Corner structure was main dwelling. Col. Hooe occupied 2nd & 3rd floors and 1st floor may have been offices. The south wing was a dry goods store and one history mentions a kitchen located in the wing. The south portion of the property was the site of a garden maintained by Col. Hooe.

1809 Col. Hooe dies

1811 Purchased by Farmer's Bank (changed name to 1st National Bank after Civil War). Building remains a bank until 1910.

c 1830-1860 John Hooff, bank cashier, lived on 2nd & 3rd floors of building

1850-1907: See Sanborn Maps for various alterations to the west of the main house and wing.

c 1900: See historic photo, Sheet 1.03

1909 Southern wing is gutted in a fire. Main house is not burned.

c 1910 After fire, bank discontinued use. Main house was divided into two residential properties (see Sanborn Maps 1912, 1921, & 1931). Center windows on 1st floor east and north facades were replaced with exterior doors & steps to Prince and S. Lee Streets. Two 2-story brick additions were built to the west of the main building as ells for each duplex. Interiors were likely significantly altered at this time.

c 1910 South wing (203-207 S. Lee Street) was divided into three residential properties. Fenestration was much altered. Ells were also built on the three south wing residences.

1920's-1950 House and Wing served as a boarding house and as an employee barracks for the Virginia American ship Building Corp.

1930's Interior of second floor room, including fine chimney piece and pedimented door surrounds, was sold and installed (probably in a modified form) at St. Louis Art Museum.

1950-2004 Main House maintained as two dwelling units. Drive and vehicular gate added in 1976.

c 2004 Main House: single family use; 201 S. Lee & 200 Prince combined into one property. Main House interior alterations and minor changes at west fenestration.

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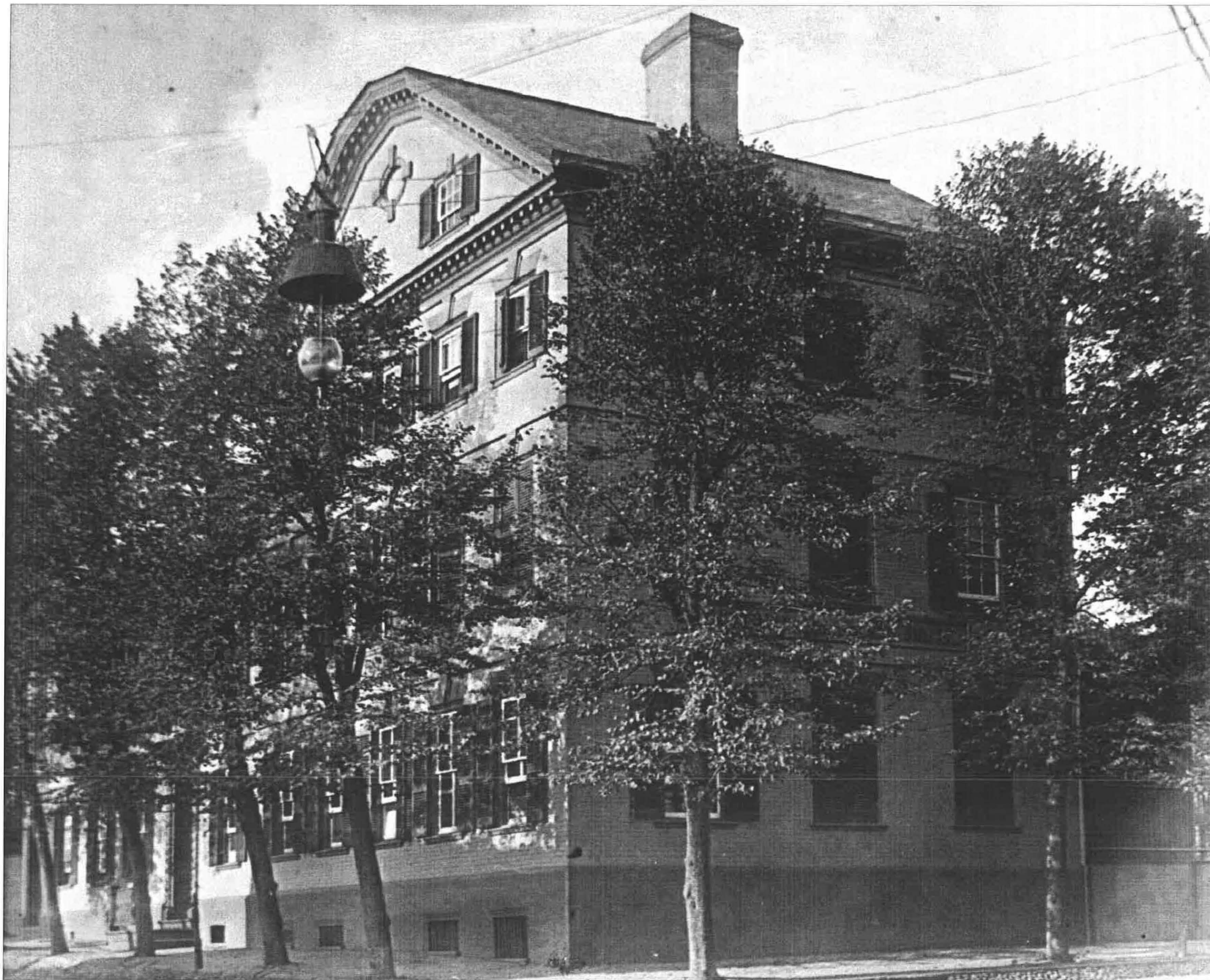
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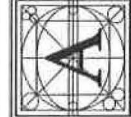
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1.02

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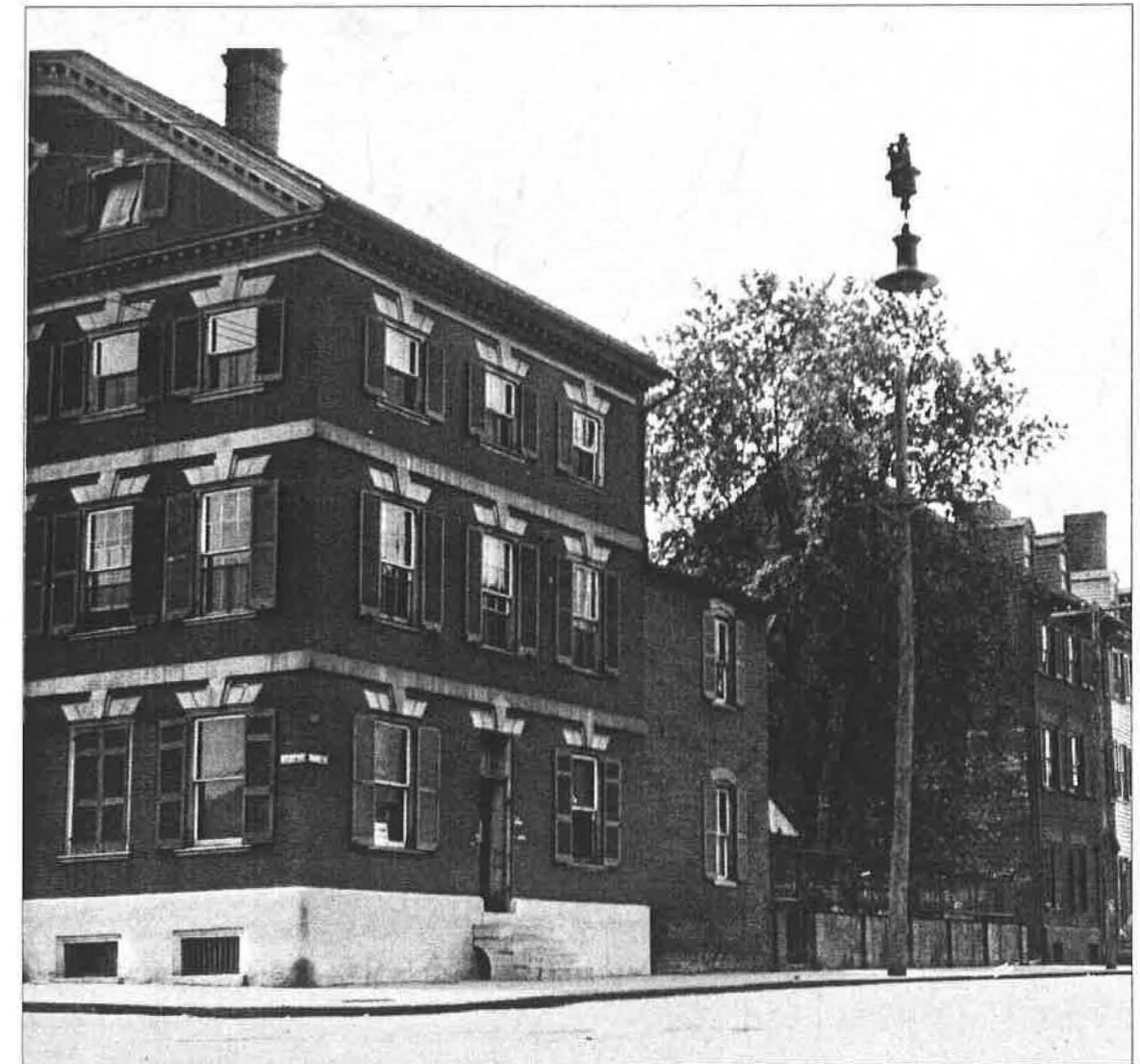
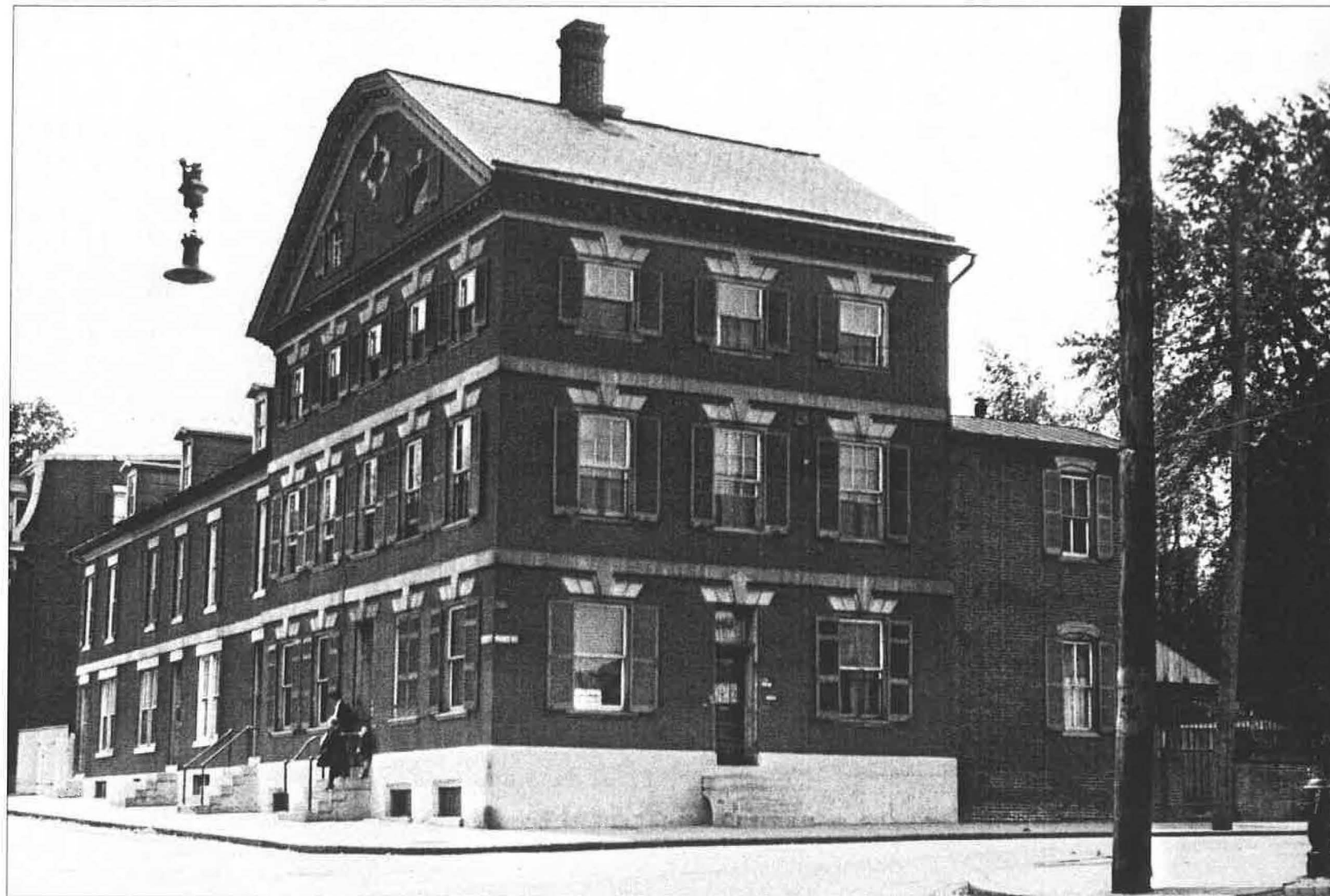
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Hooe House: earliest found photo taken between 1888 and 1908, from the William Francis Smith Archive.

Note the bank signage; lack of doors on the main house; and all brick painted. 1st floor windows are 2/2. 2nd & 3rd floor windows are 3 panes wide. Attic floor window is 8/4. (This is likely an 18th c. window; 4 pane width gives a nearly equal pane size to all windows in the elevation and was a common Georgian compositional device.)

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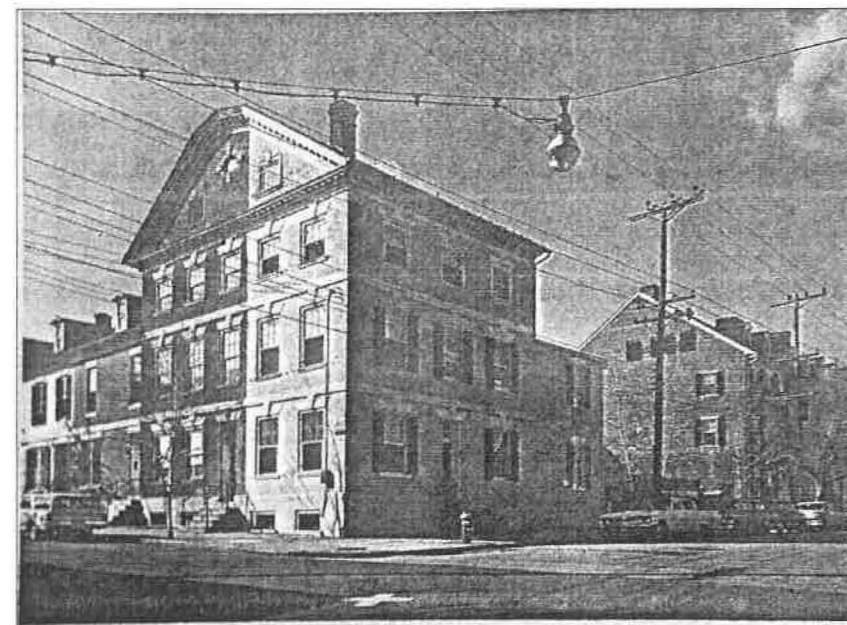


1924 Corner of South Lee & Prince Streets - photos from the William Francis Smith Archive

Note 2/2 original widow at ell; porch to west of ell; iron fence on brick wall extends to west end of property. Large chimney seen in c. 1900 has been replaced with a smaller brick flue



1936 Corner of South Lee & Prince Streets



1964 Corner of South Lee & Prince Streets



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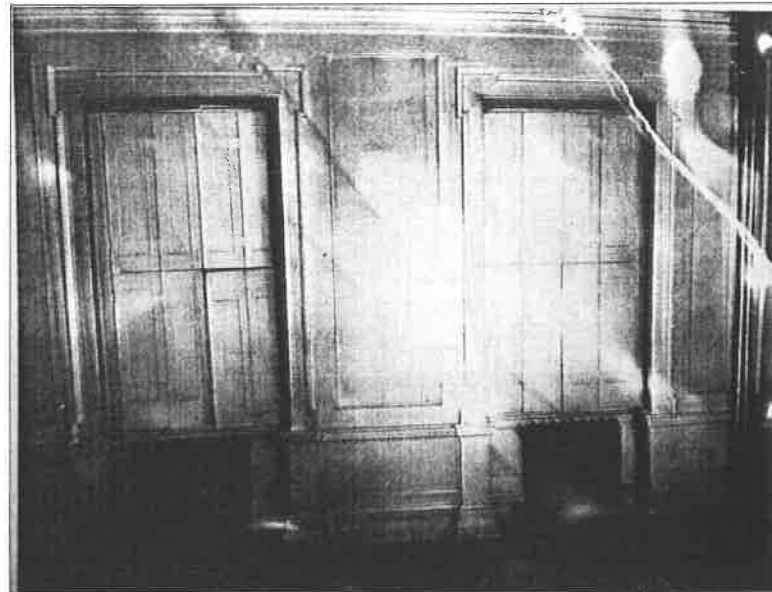
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2015 - 2nd to 3rd floor stair landing.
Woodwork to be replicated
for restored 1st to 2nd floor stair.



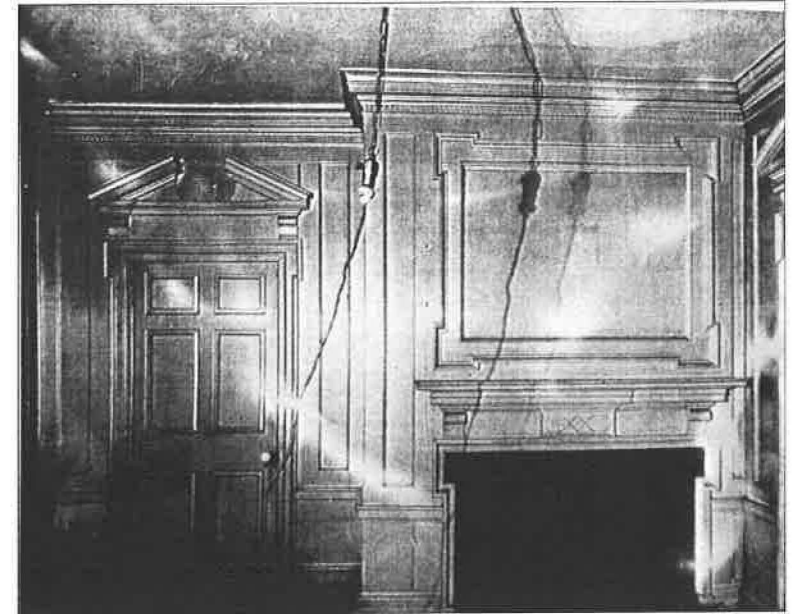
2015 - 3rd floor original 18 c.
woodwork to be preserved



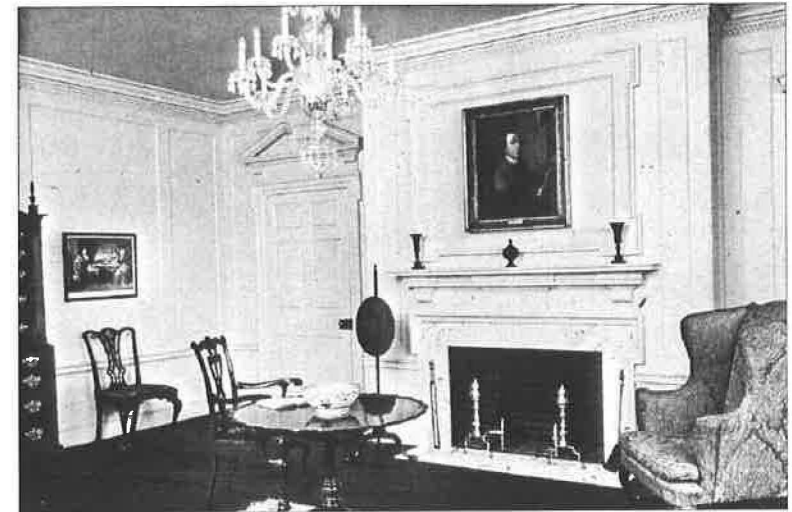
c 1930 - 2nd floor Hooe Parlor (from Wm. Smith Collection)



2015 - 2nd floor Hooe Parlor replacement



c 1930 - 2nd floor Hooe Parlor (from Wm. Smith Collection)
before St. Louis installation



c 1930 - 2nd floor Hooe Parlor installed in St. Louis Museum



2015 - 2nd floor Hooe Parlor replacement

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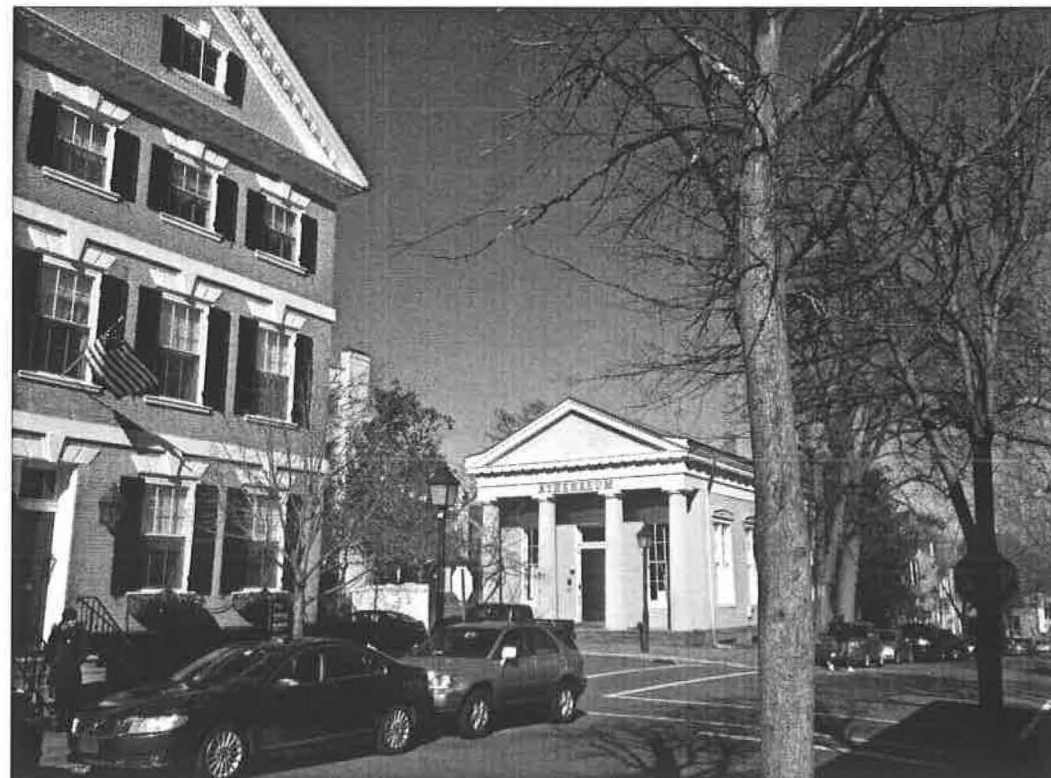
1.05



S. Lee Street facing east



Northeast Corner from intersection of Prince and Lee Street



S. Lee Street looking northwest



View from Prince Street looking southeast. Note ells built to west of the Hooe House constructed in 1910 for the duplex conversion. Windows at ells are modern 6/6 replacing original 2/2.

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View of c. 1780 south wing - original to house. Much altered in 1910 after a fire and converted into rowhouses.



Detail of east gable



Detail of south wing cornice and roof abutting the south wall of 201 S. Lee Street.



South wing abutting main house.



Front door facing S. Lee Street. Note brick jambs altered for a lessened-width opening.



Modern steps and rail at front door.



Abandoned door and stoop on Prince Street. Note brick jambs altered for a lessened-width opening.

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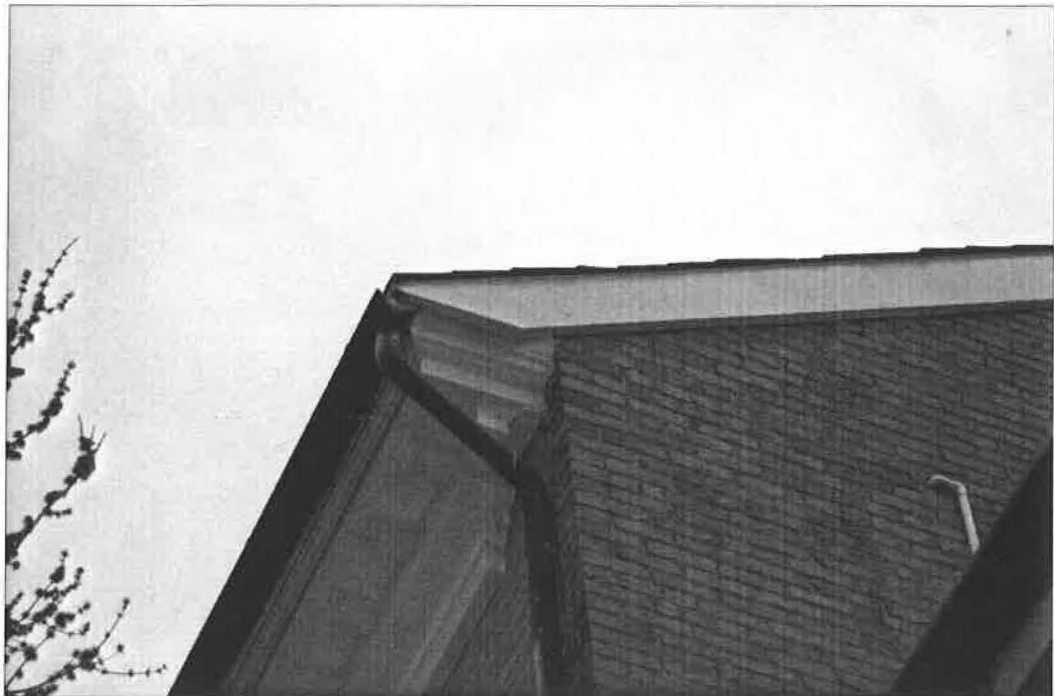
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Ell of 203 S. Lee Street abutting
201 S. Lee St. ell at south property line.



Cornice Detail @ northwest corner



View of west ells and west wall of main block as viewed from Prince Street.
Note all brick is painted.



West ell at south side as viewed from garden



West ell at north side as viewed from Prince Street



View from garden of west ells and first floor infill between; west wall of main block above/beyond. Note windows on ells and west side of main block are modern.



View of west ells - looking south from garden



View from Prince Street: cast iron fence on 4' ht. brick wall (now painted). Fence was likely installed by the bank in the late 19th century.



Parking Area as seen through gate on Prince Street, looking south

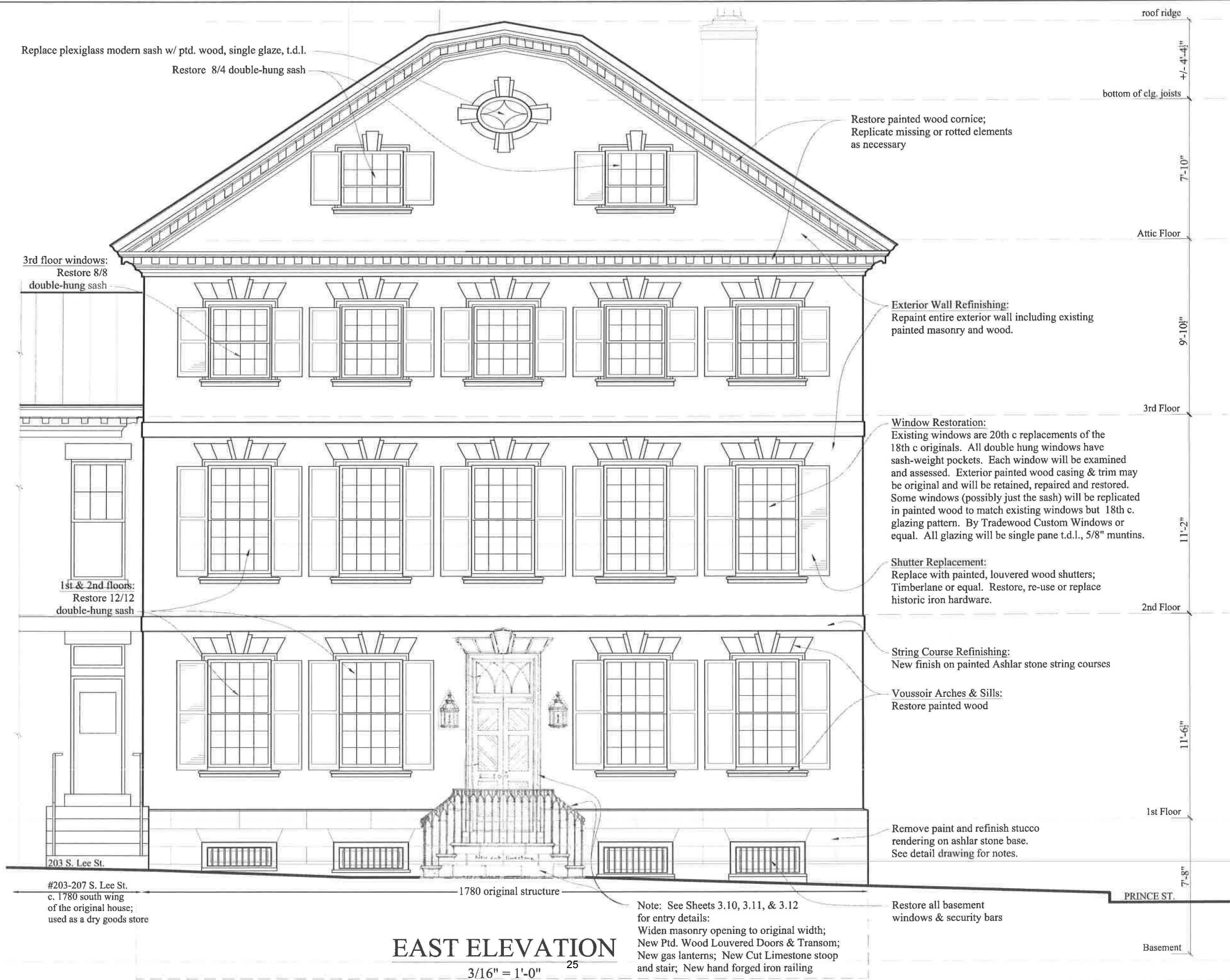


Parking Area with gate to Prince Street, looking north. Note: modern painted wood gates to drive will be removed.



Looking north from garden to east iron fence along Prince Street.

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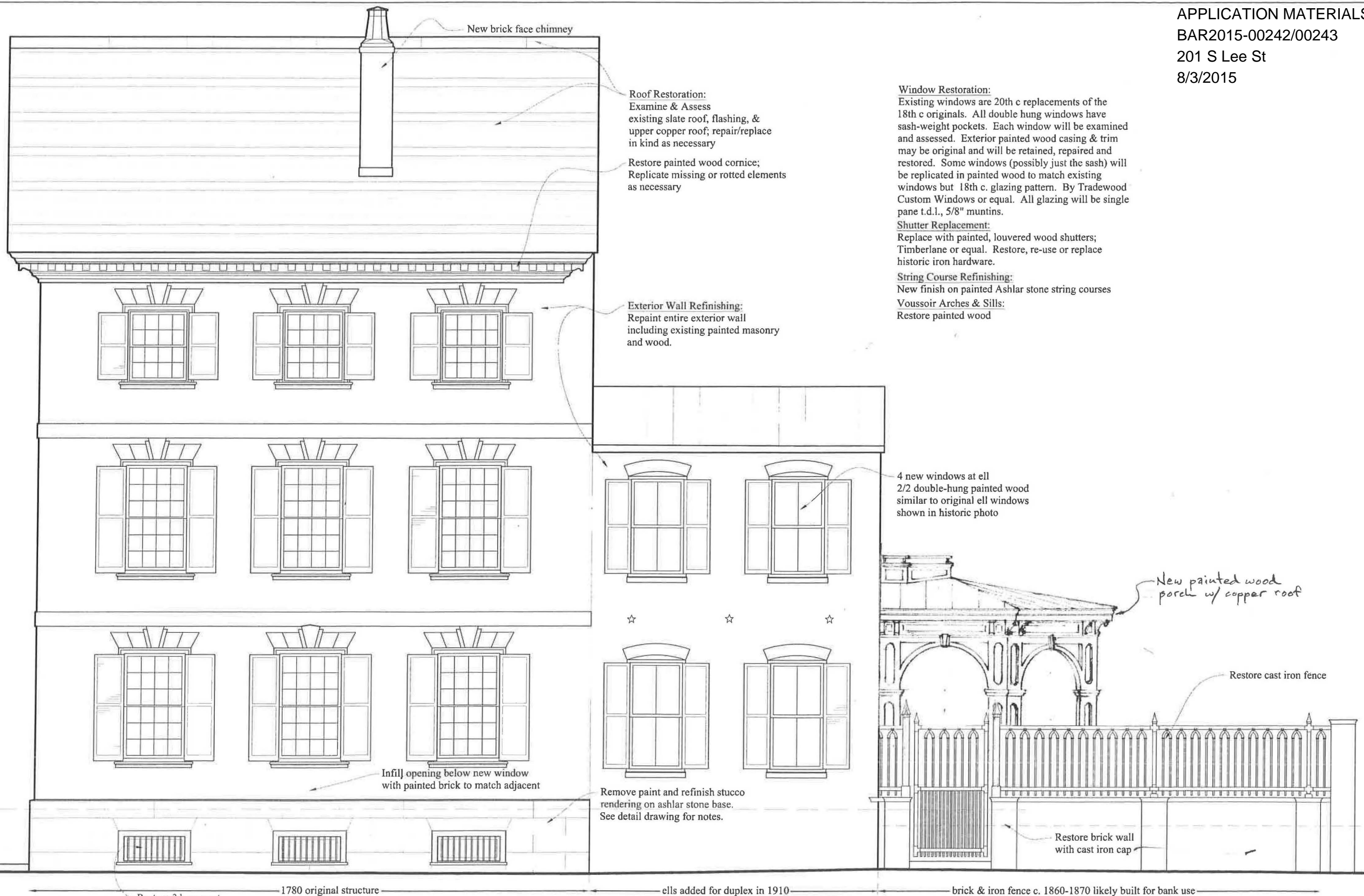
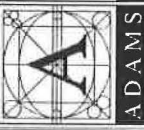
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**NORTH ELEVATION** $\frac{3}{16}'' = 1'-0''$

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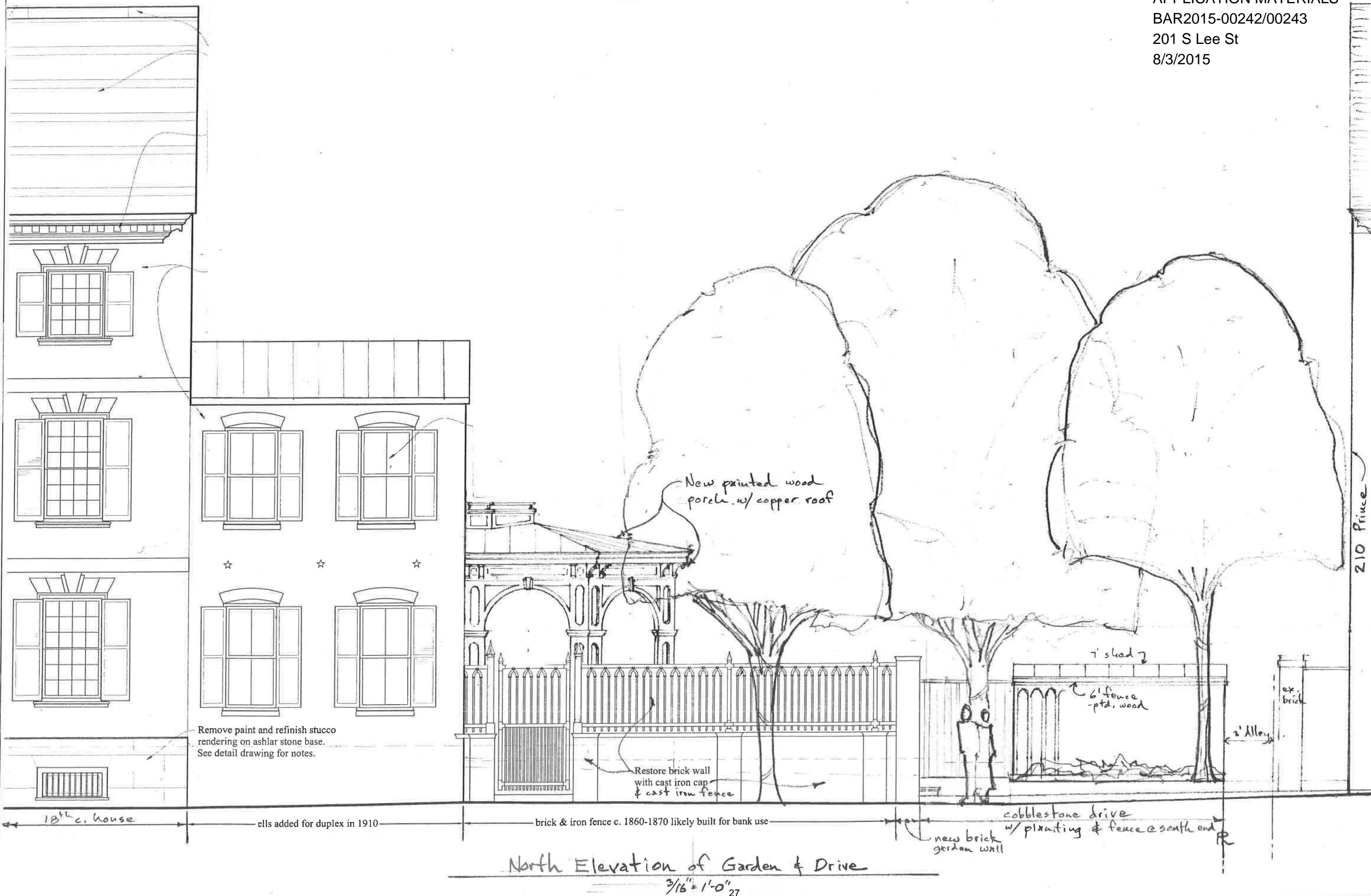
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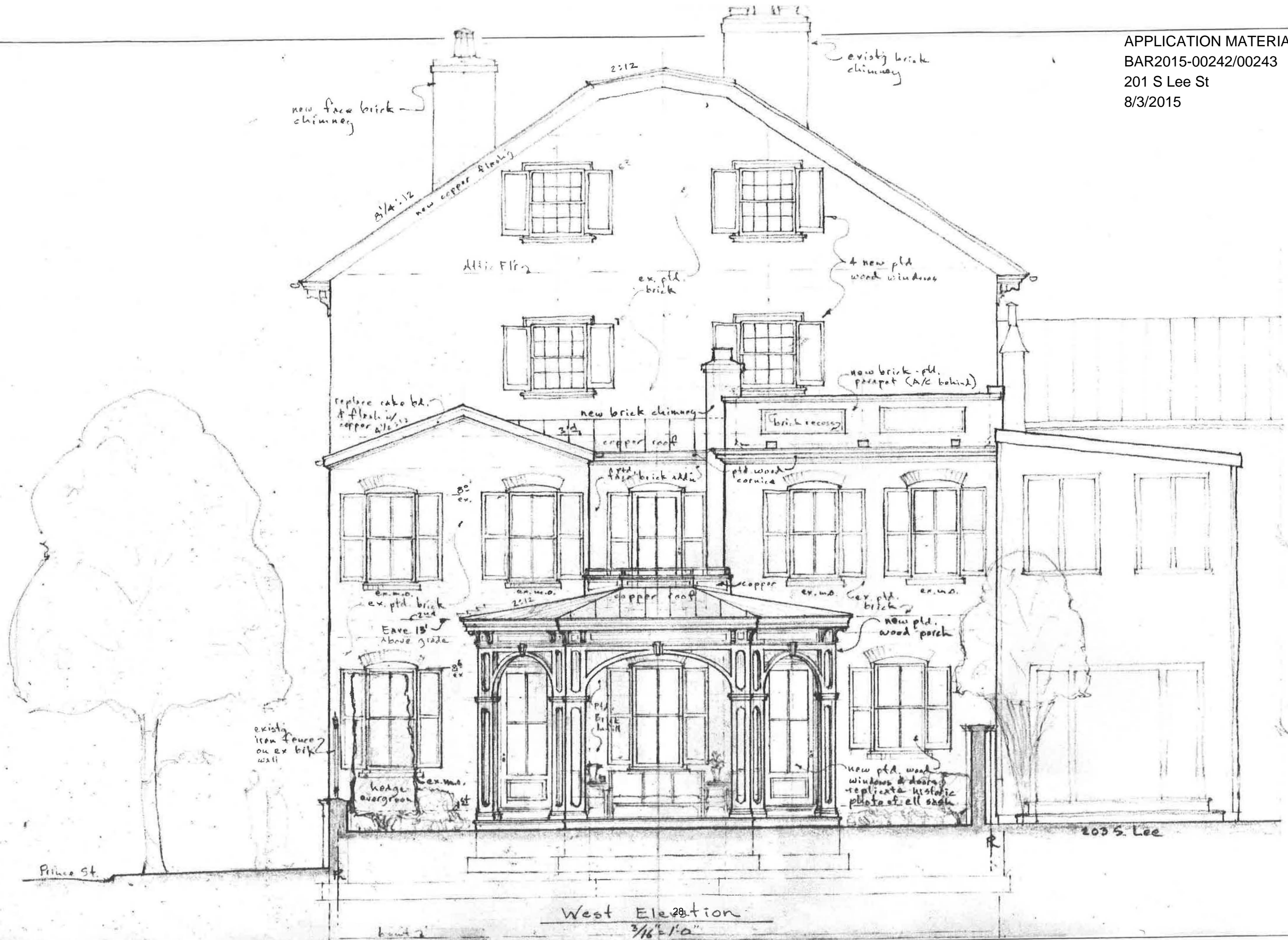


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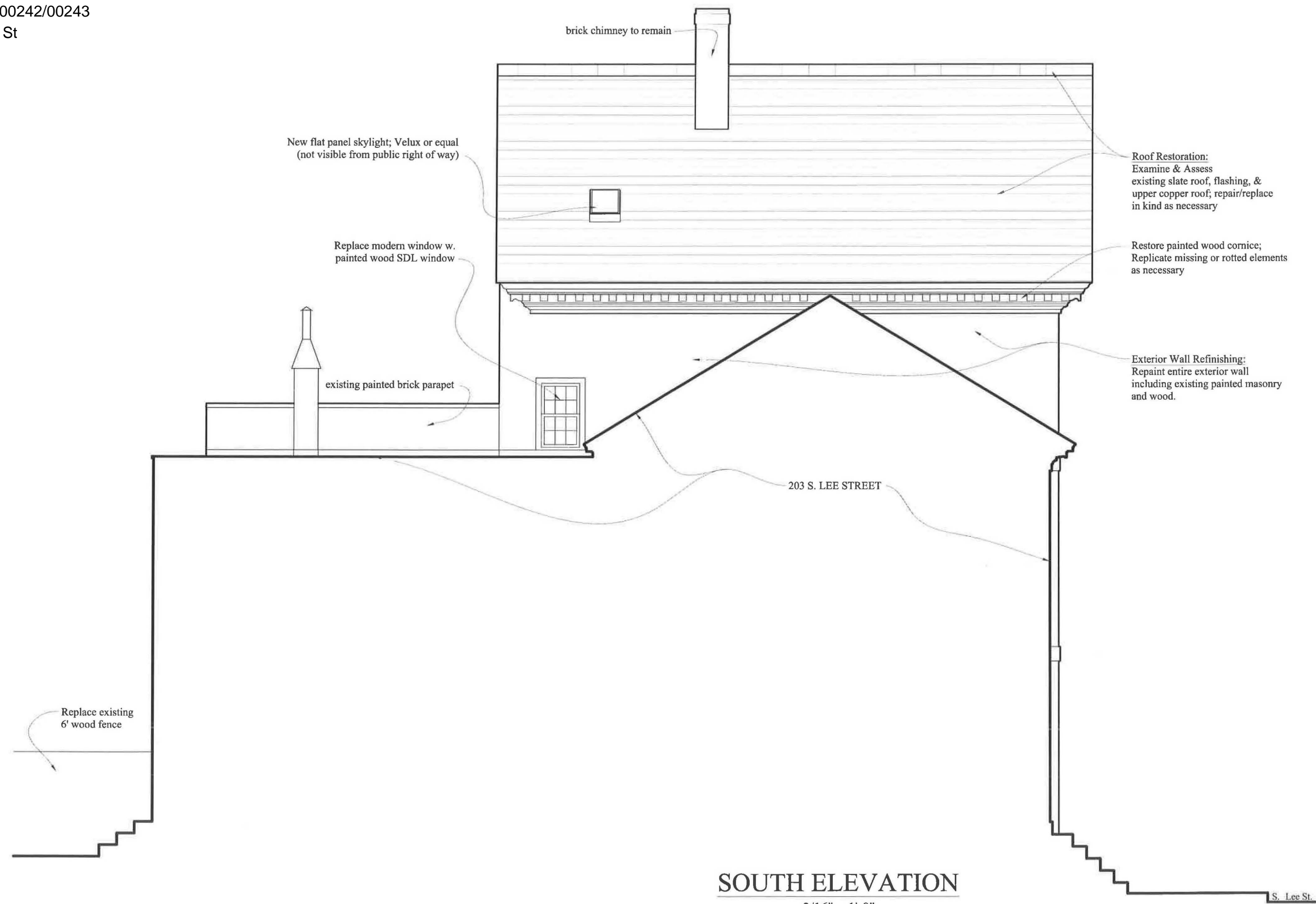
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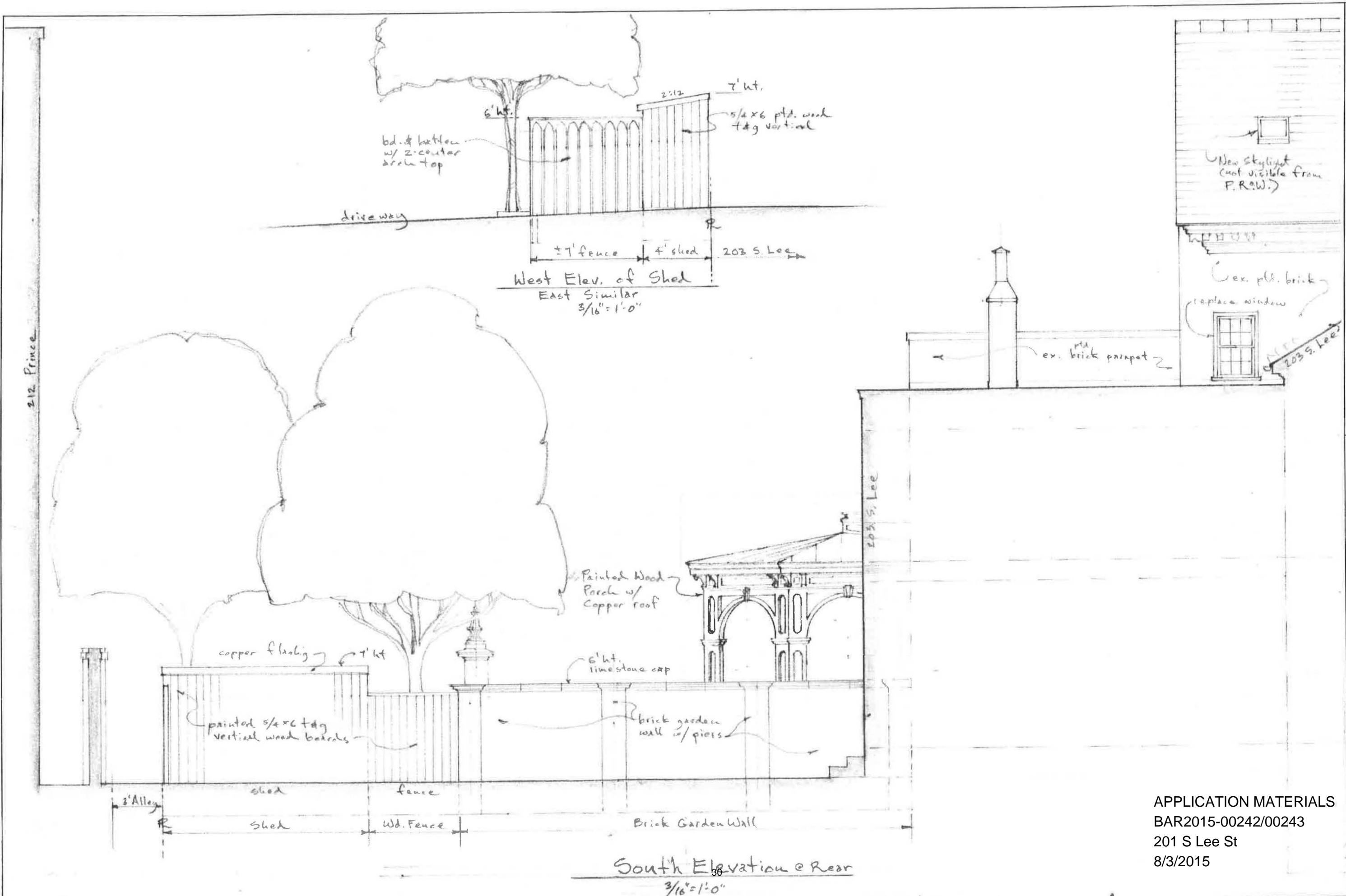
SOUTH ELEVATION
3/16" = 1'-0"

Roof Restoration:
Examine & Assess
existing slate roof, flashing, &
upper copper roof; repair/replace
in kind as necessary

Restore painted wood cornice;
Replicate missing or rotted elements
as necessary

Exterior Wall Refinishing:
Repaint entire exterior wall
including existing painted masonry
and wood.

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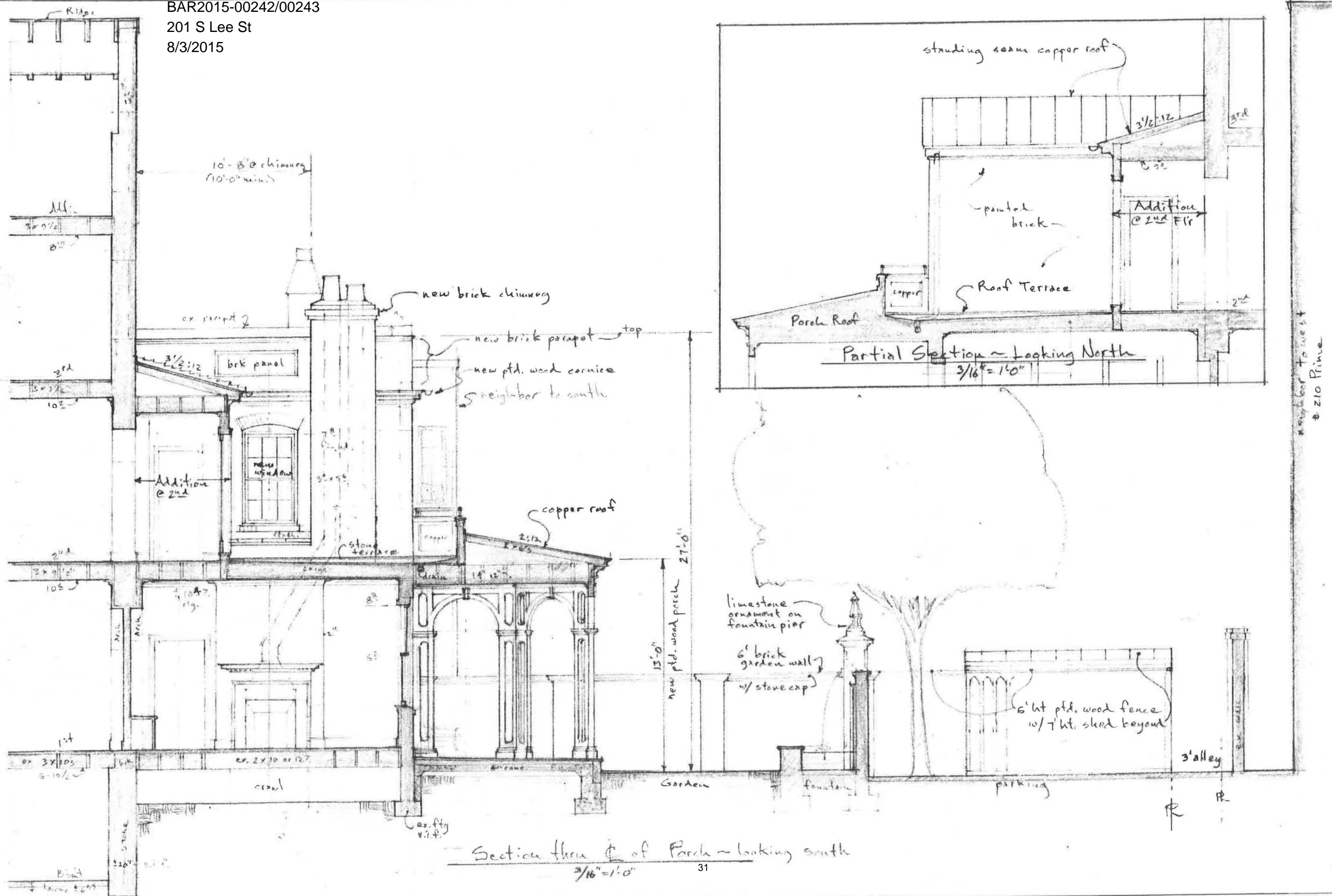


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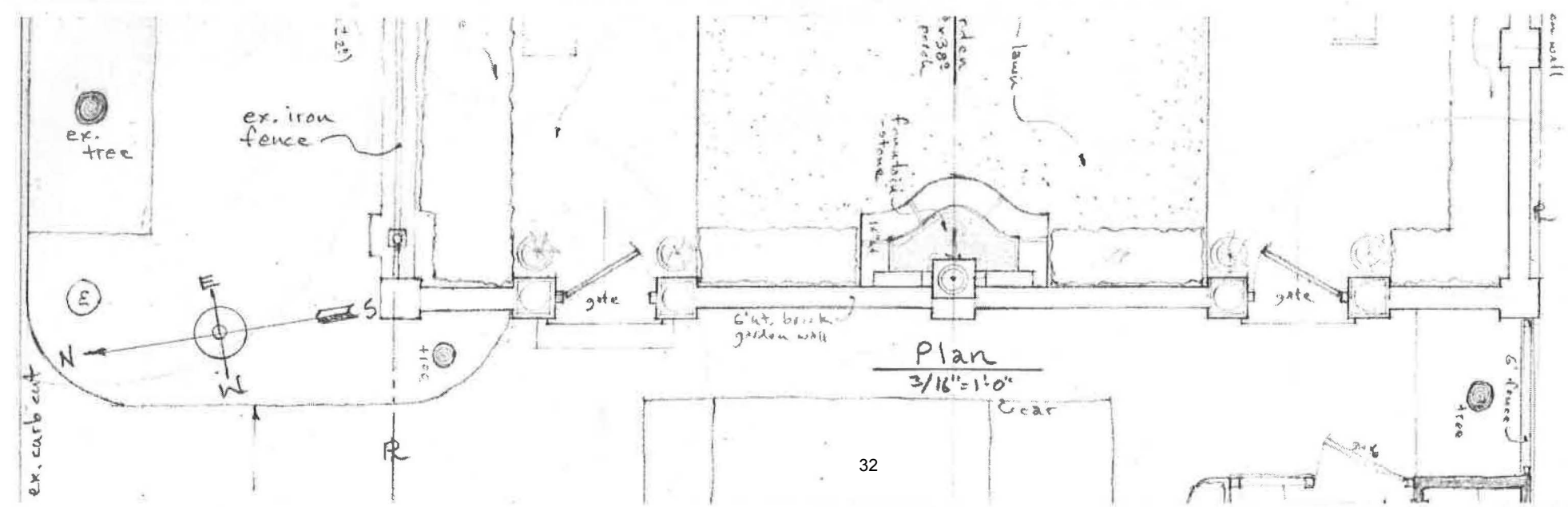
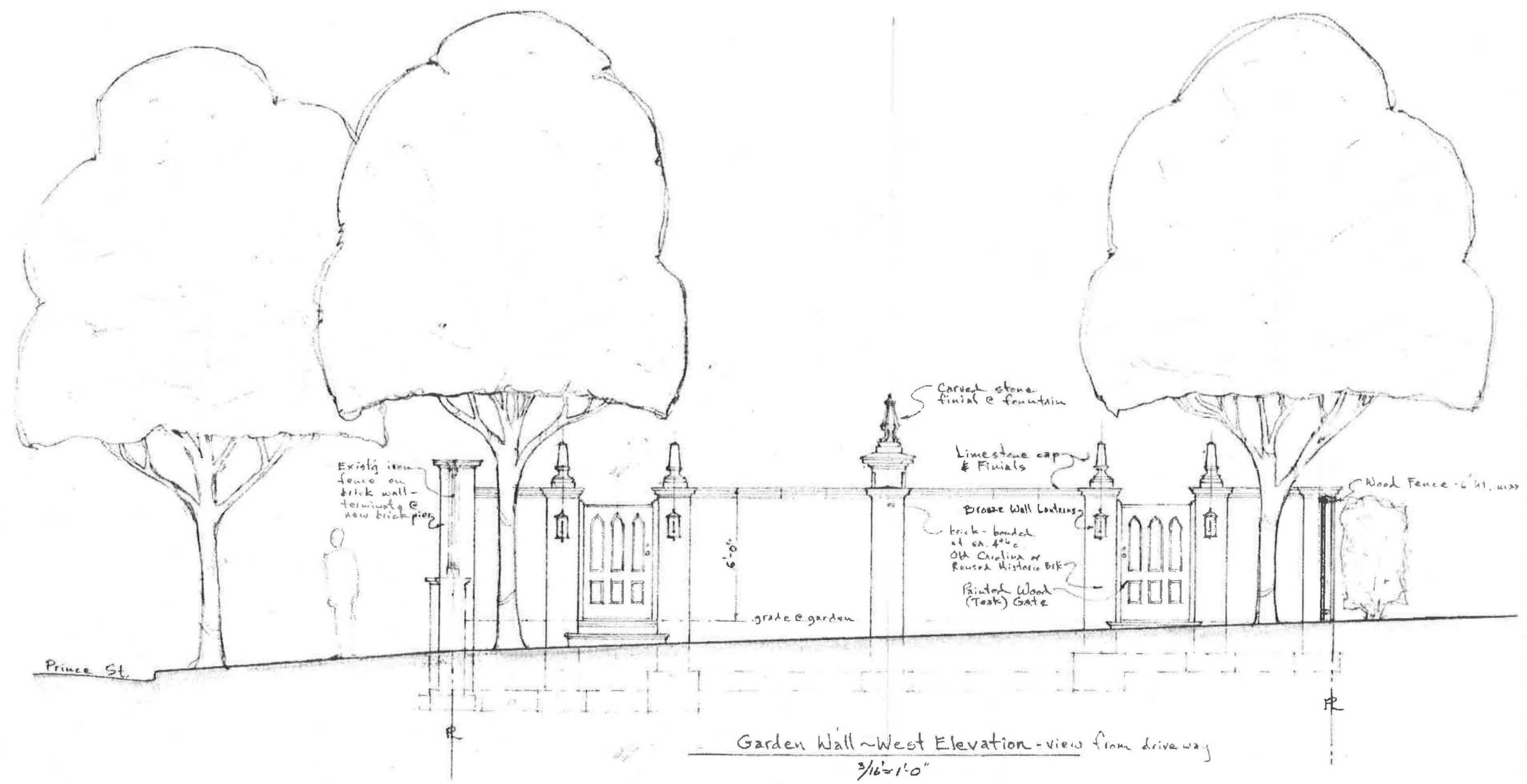


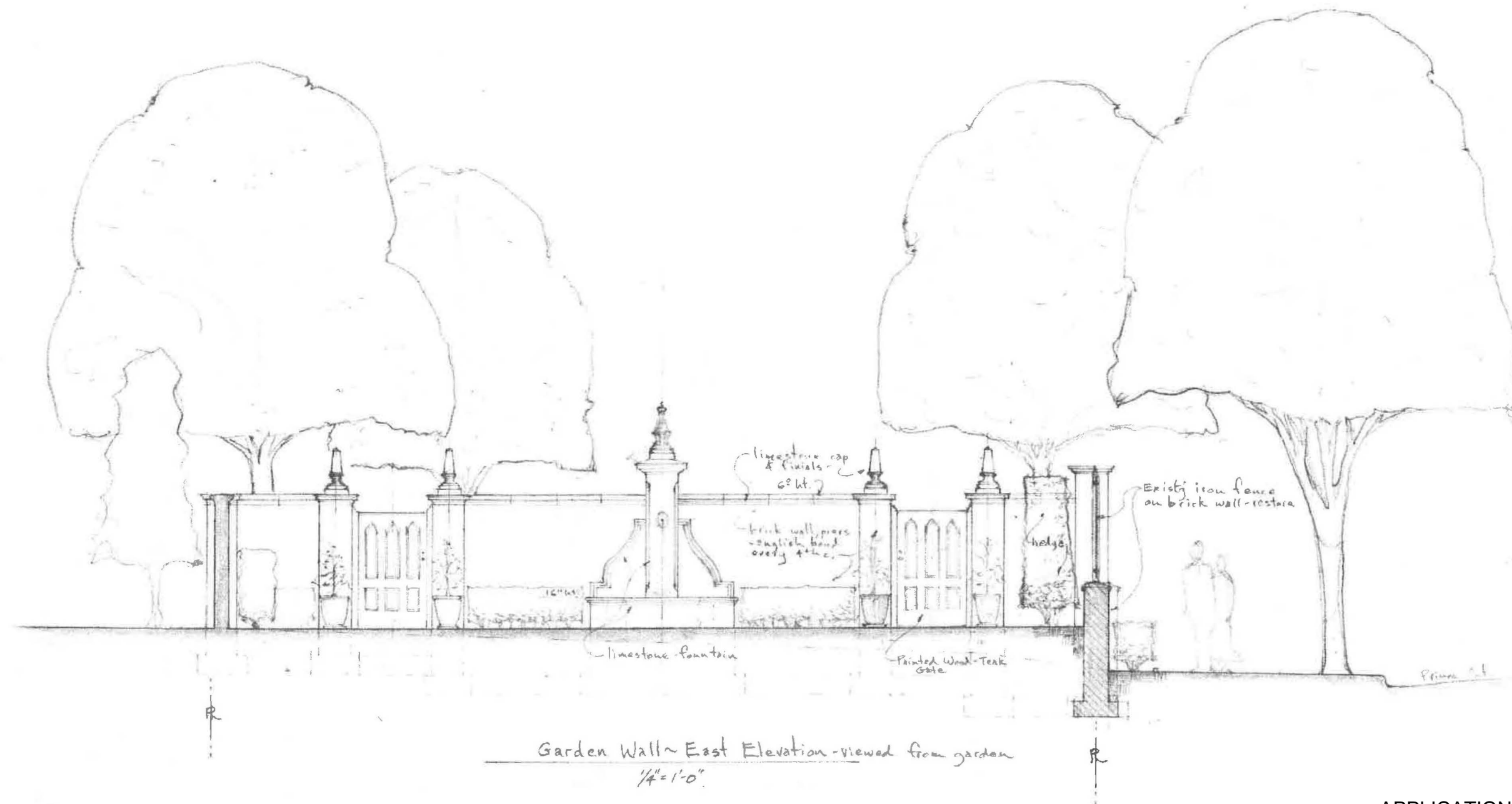
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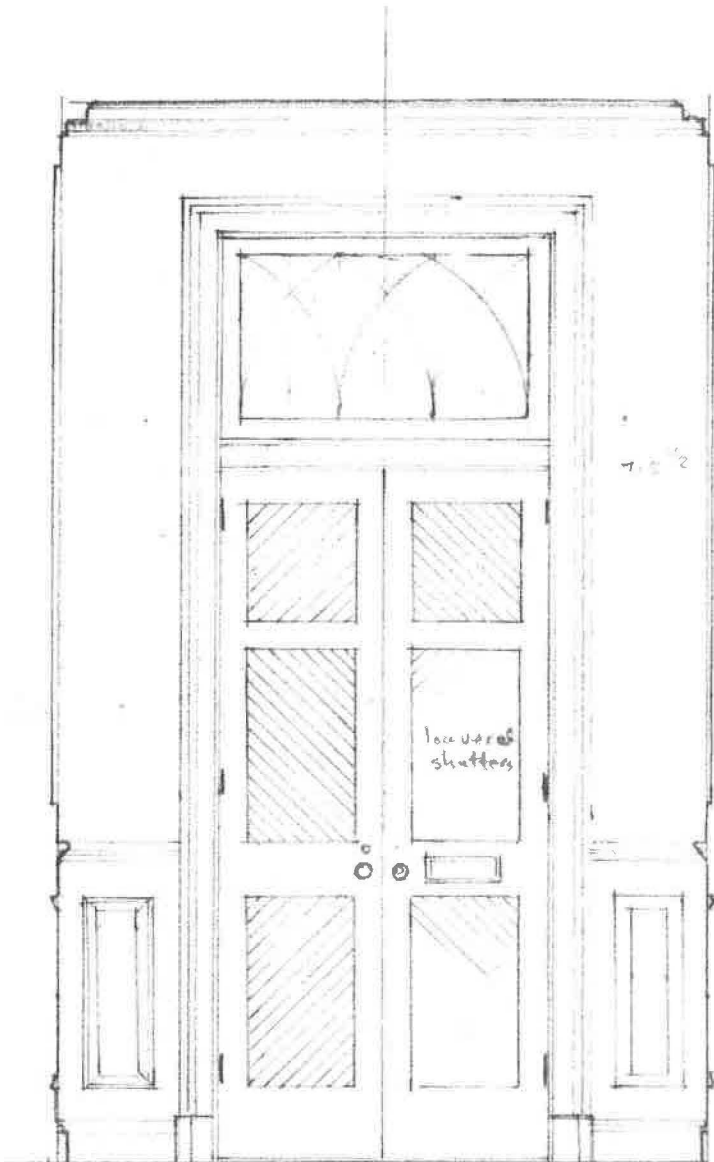


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Pr 10' 0" x 7' 0"

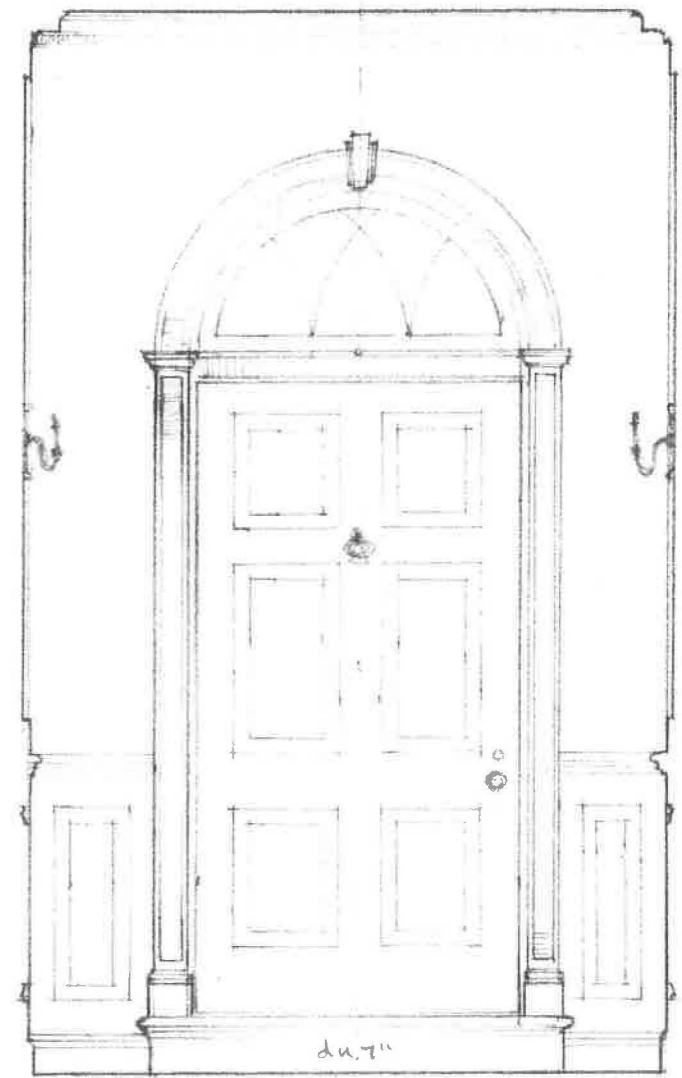
East



North / South

Vestibule

1/2" = 1'-0"

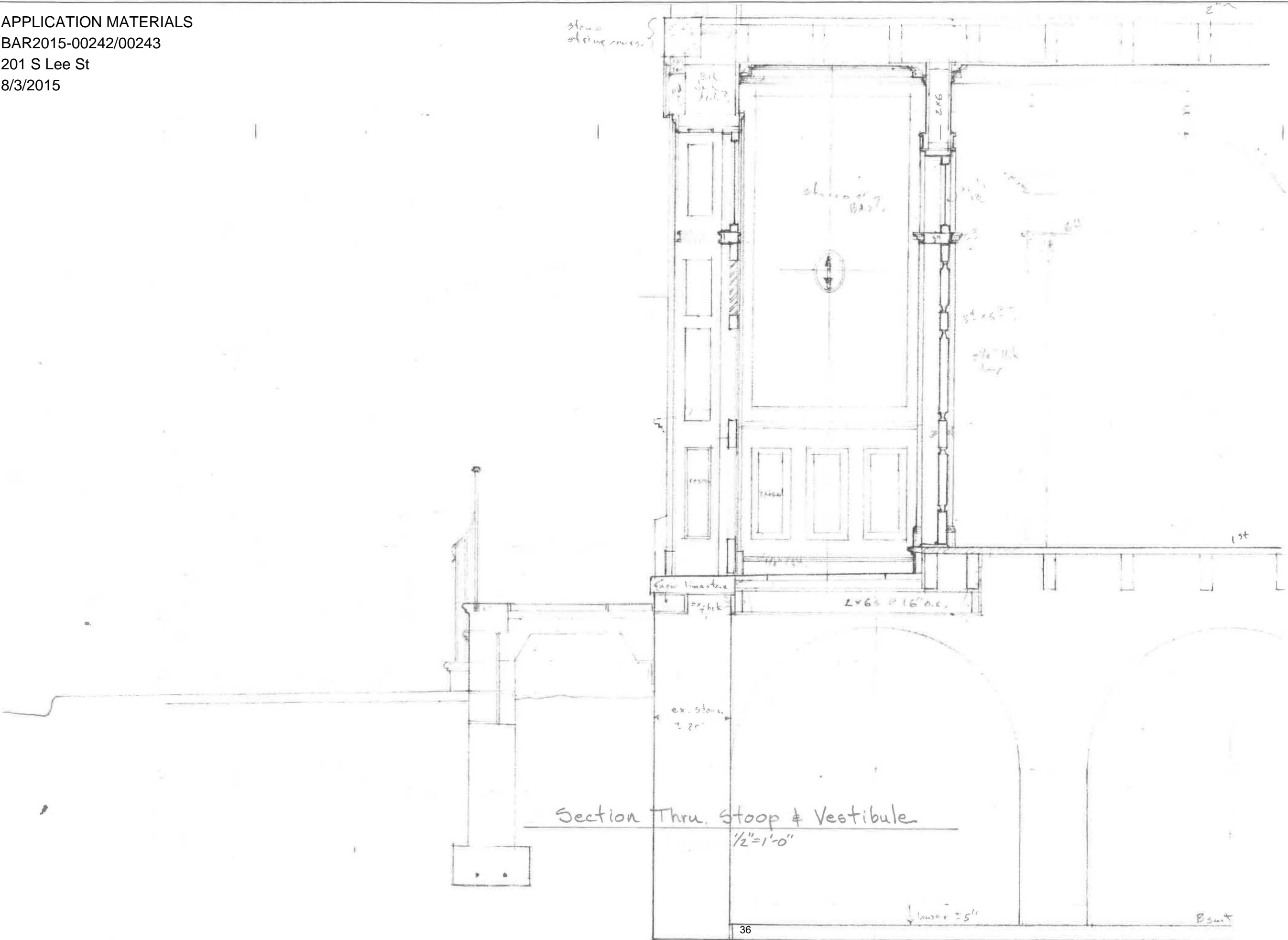


10' 0" x 7' 0"

3' 4" x 6' 0"

West

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North Side of 201 Lee as Viewed from Prince Street
note: see elevations for proposed window-light divisions



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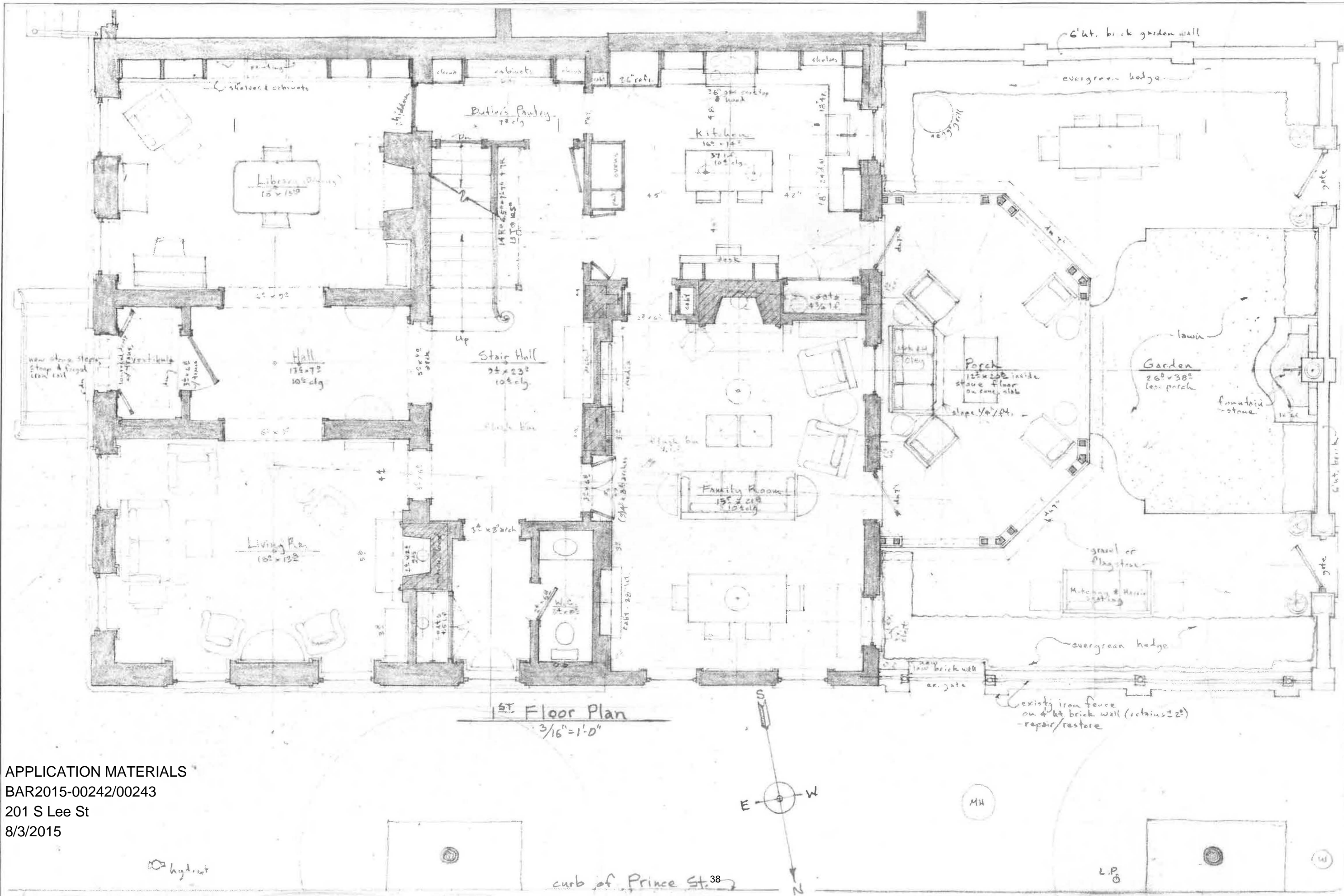
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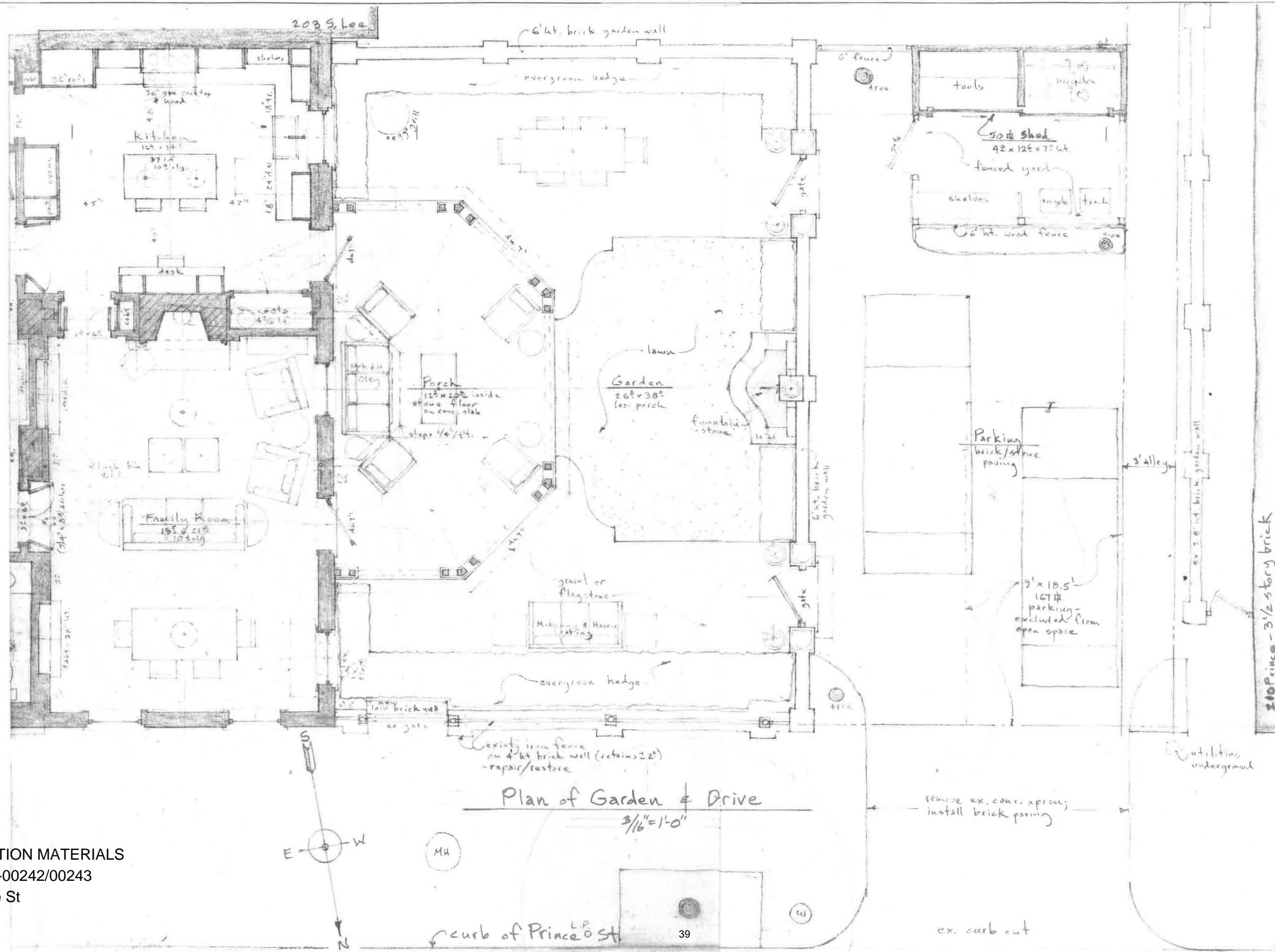
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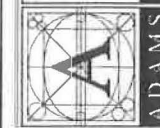


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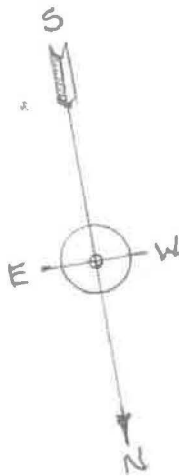
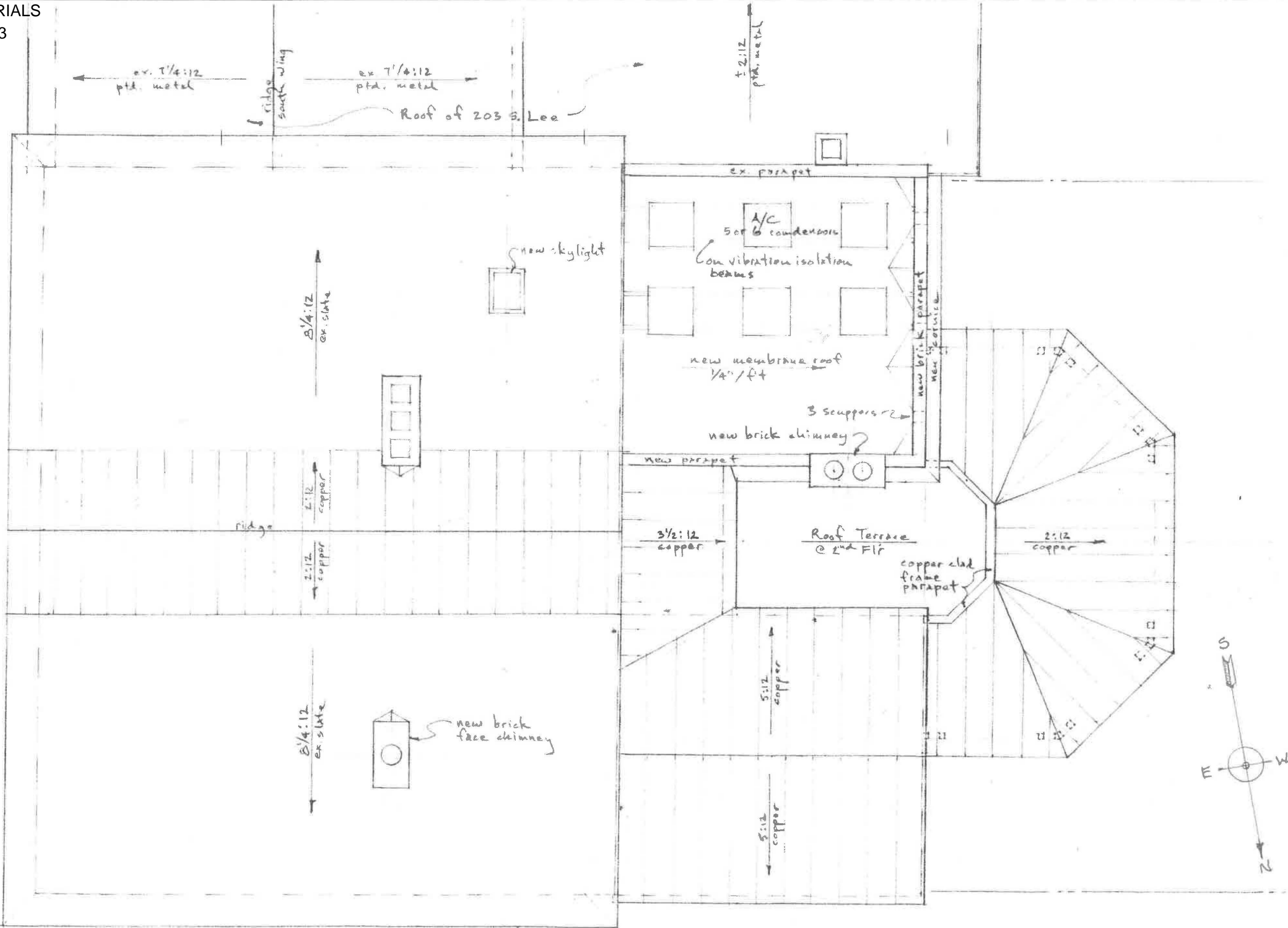
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ROOF PLAN
3/16" = 1'-0" 40

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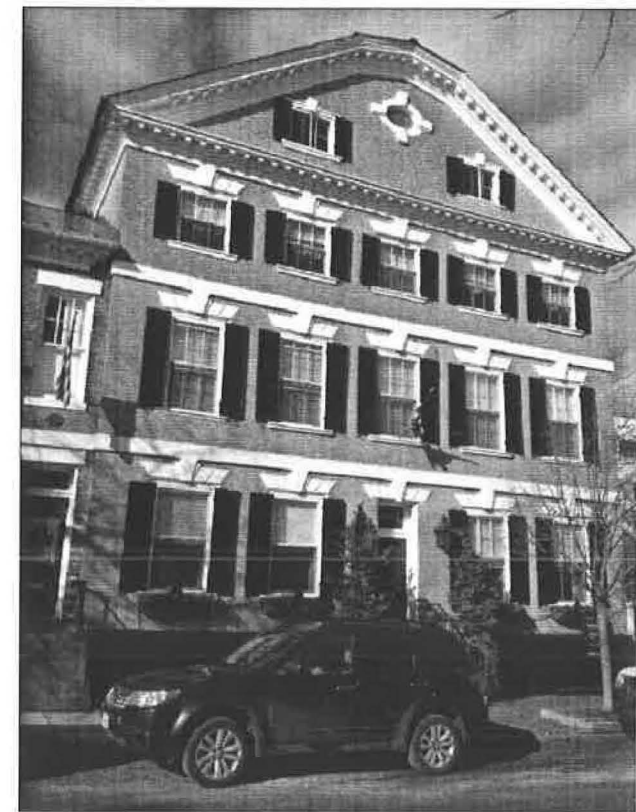
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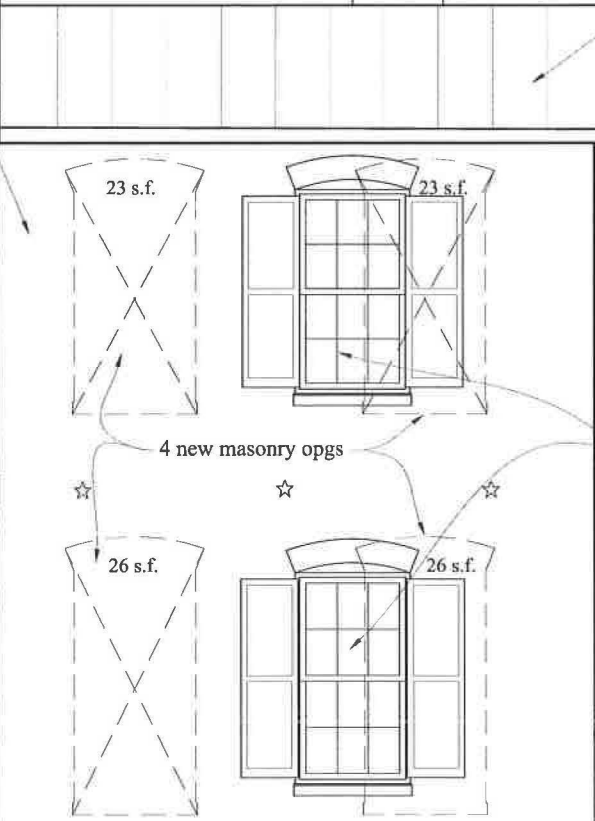
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Roof Restoration:
Examine & Assess
existing slate roof, flashing, &
upper copper roof; repair/replace
in kind as necessary

Restore painted wood cornice
as necessary

Exterior Wall Refinishing:
Repaint entire exterior wall
including existing painted masonry
and wood.
See notes on East Elevation drawing for:
Window Restoration
Shutter Replacement
String Course Refinishing
Vousoir Arches & Sills

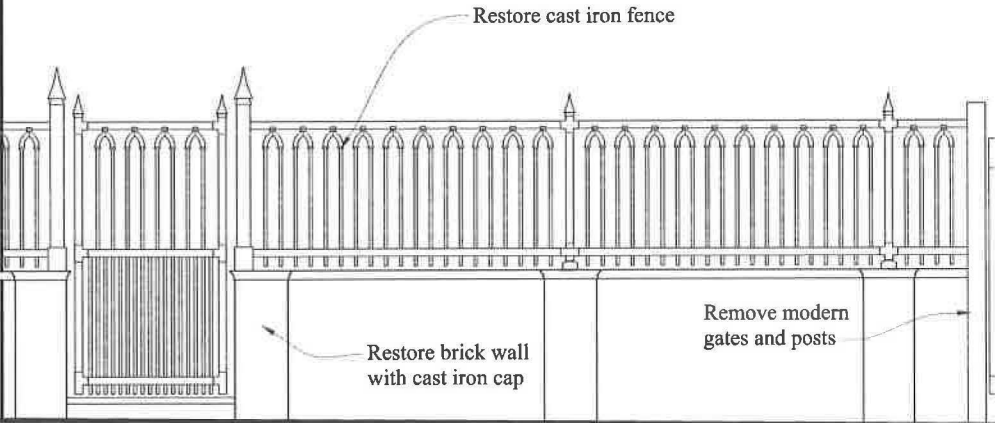


Remove paint and refinish stucco
rendering on ashlar stone base.
See detail drawing for notes.

Remove foundation vents

Repair, replace standing seam
copper roof as necessary

Existing Openings:
Infill openings with painted
brick to match adjacent



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

NORTH ELEVATION

Existing & Demo - 3/16" = 1'-0"

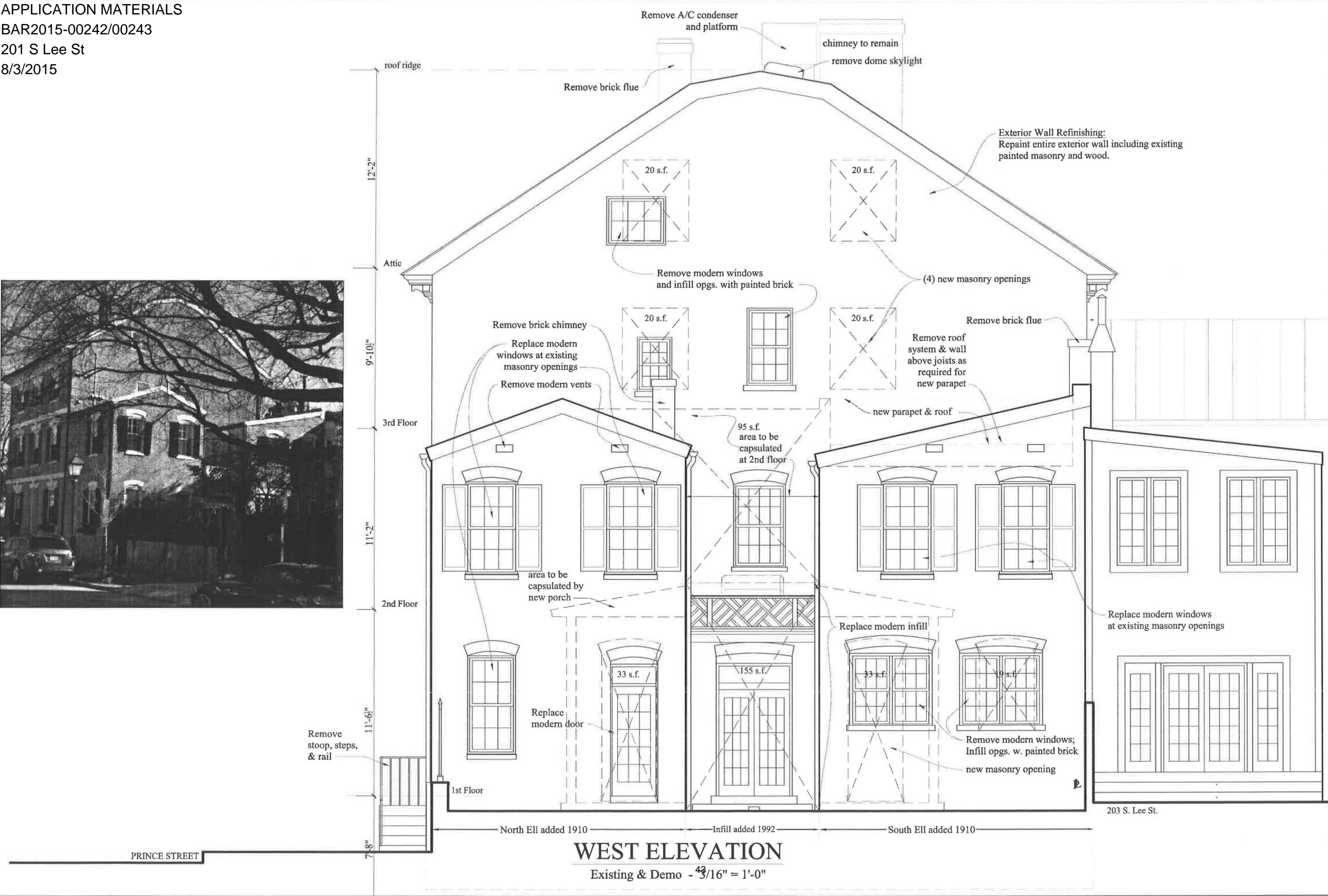
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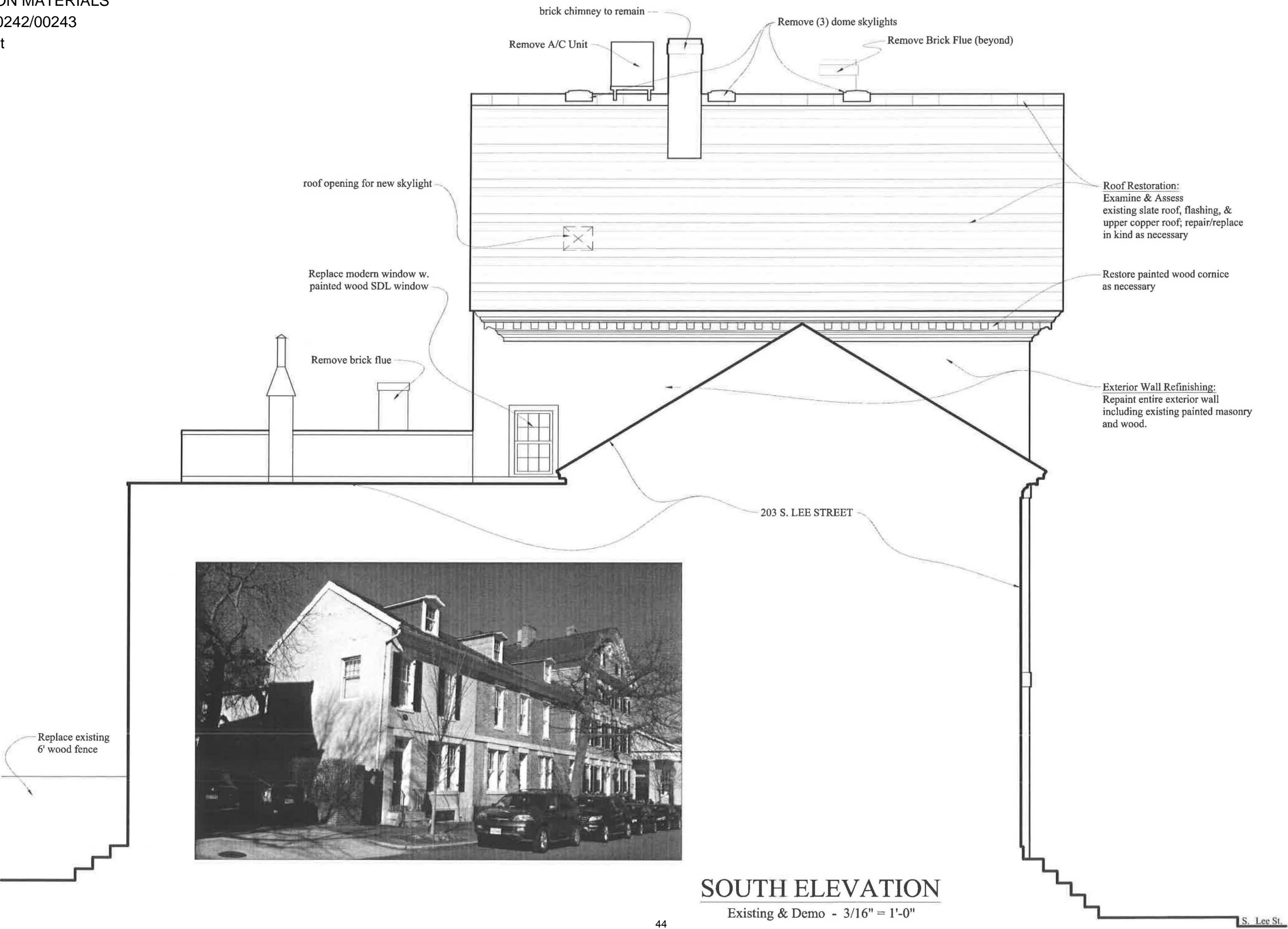
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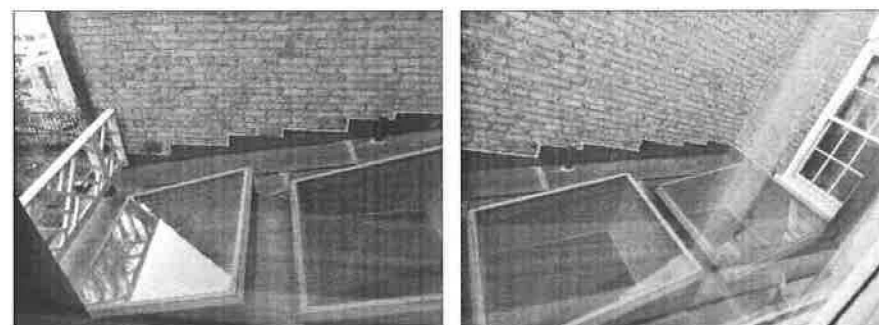
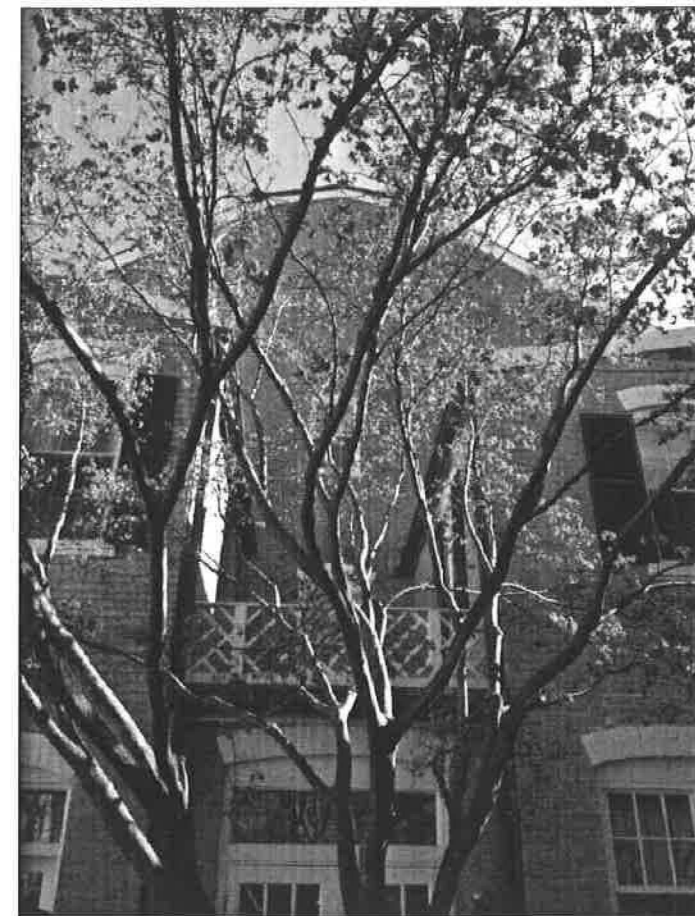
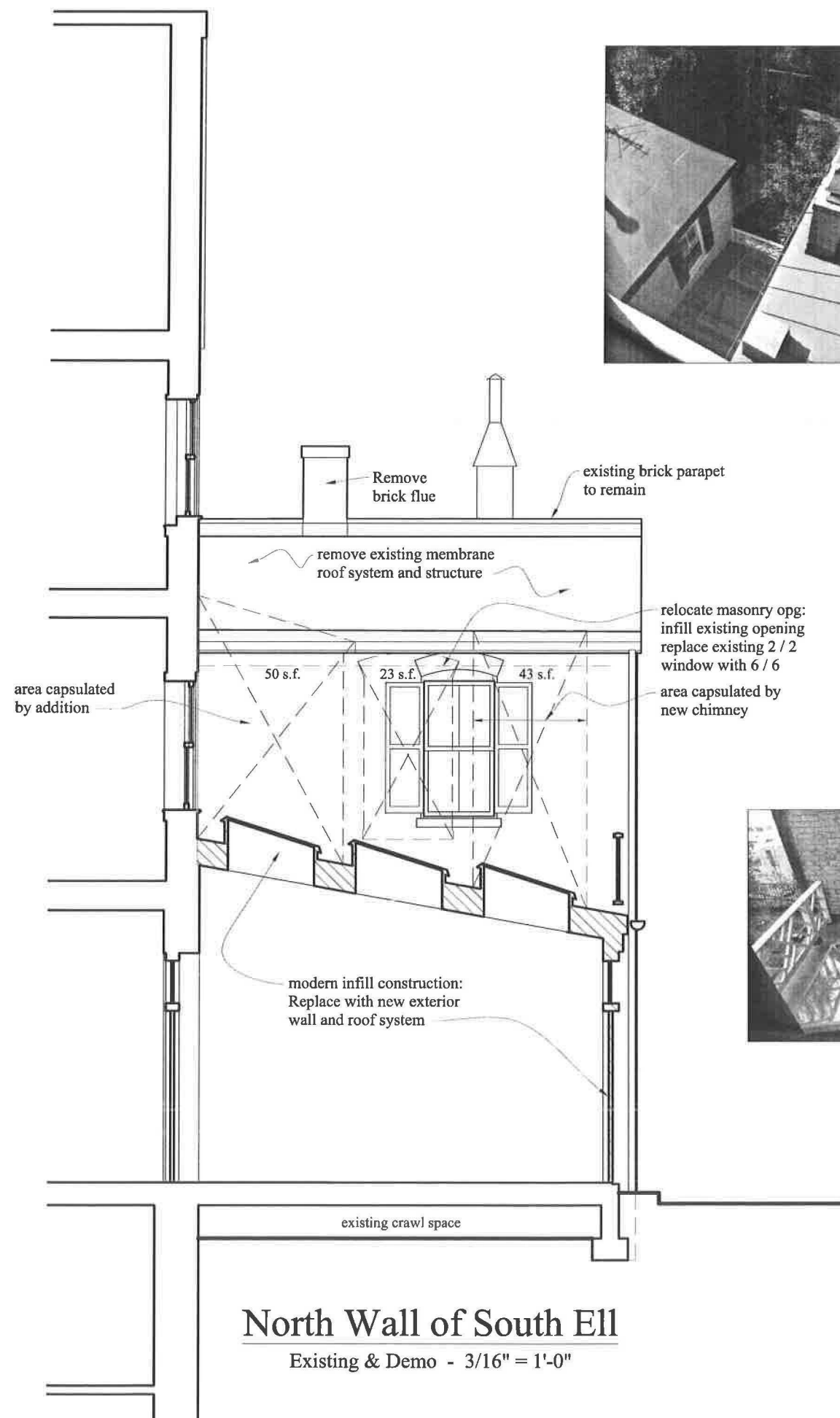
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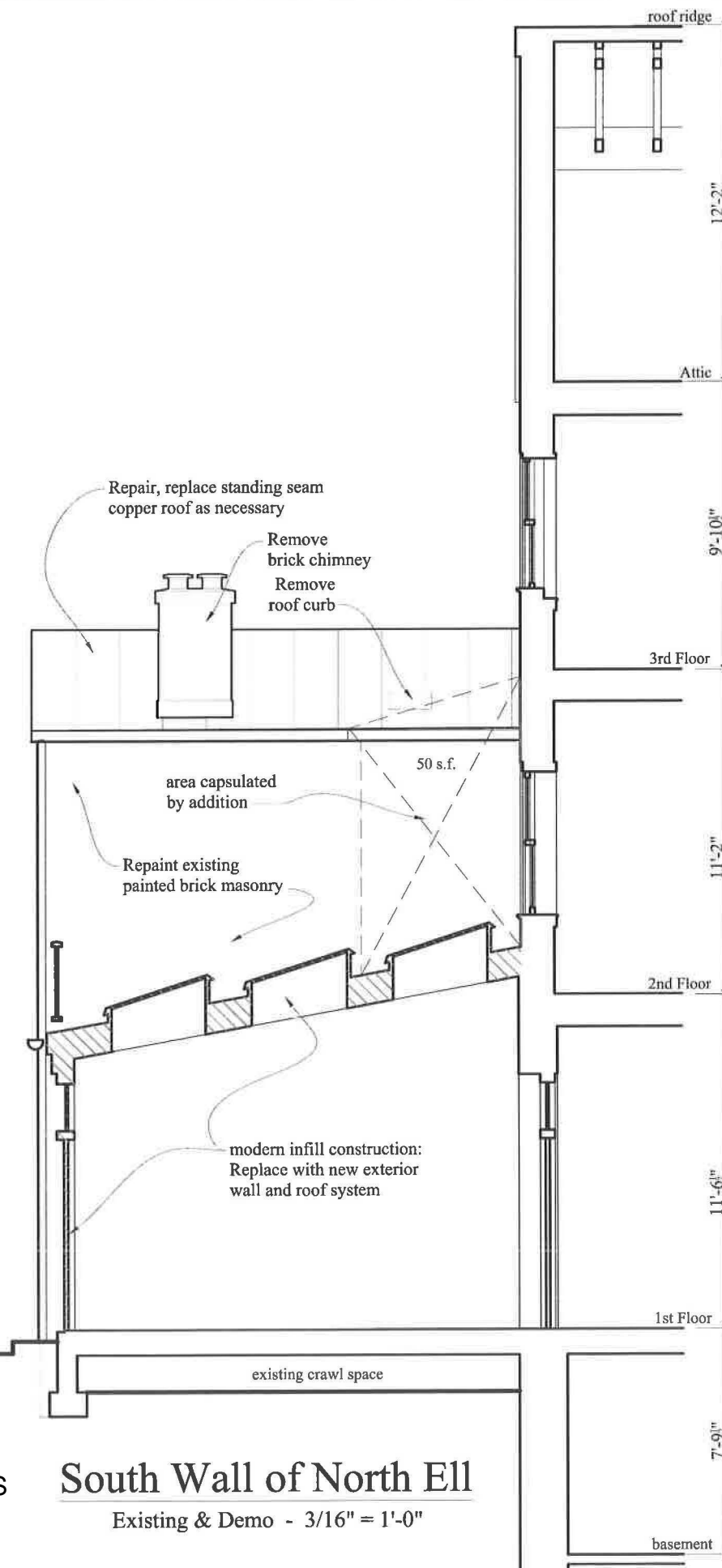
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SOUTH LEE STREET

brick sidewalk

tree box

S. LEE STREET

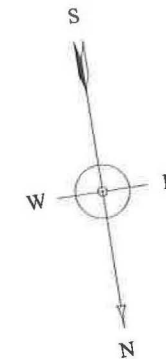
PRINCE STREET

brick sidewalk

tree box

1st FLOOR PLAN

Existing & Exterior Demo 3/16" = 1'-0"



PRINCE STREET

APPLICATION MATERIALS
BAR2015-00242/00243
201 S Lee St
8/3/2015

Replace existing steps and stoop
see Sheet 3.10 for detail



LIVING ROOM
16'-10" x 14'
10-4 1/2" clg.

VESTIBULE

HALL

9' T
7' 8" R

MUSIC ROOM
16'-6" x 13'-8"
10-6" clg.

P.R.

DINING ROOM
13'-6" x 13'-6"
marble floor

KITCHEN
12'-5" x 23'-7"
9'-8" clg.

BULKHEAD @ 8'-6"

FAMILY ROOM
20' x 14'
10'-4" clg.

GRILL

Remo
garder
screen

Remove
wood fence
and gate

Relocate
electric meter
to basement

Repair existing iron
fence, gate, & brick wall

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

Date:
3 August 2015
BAR Set

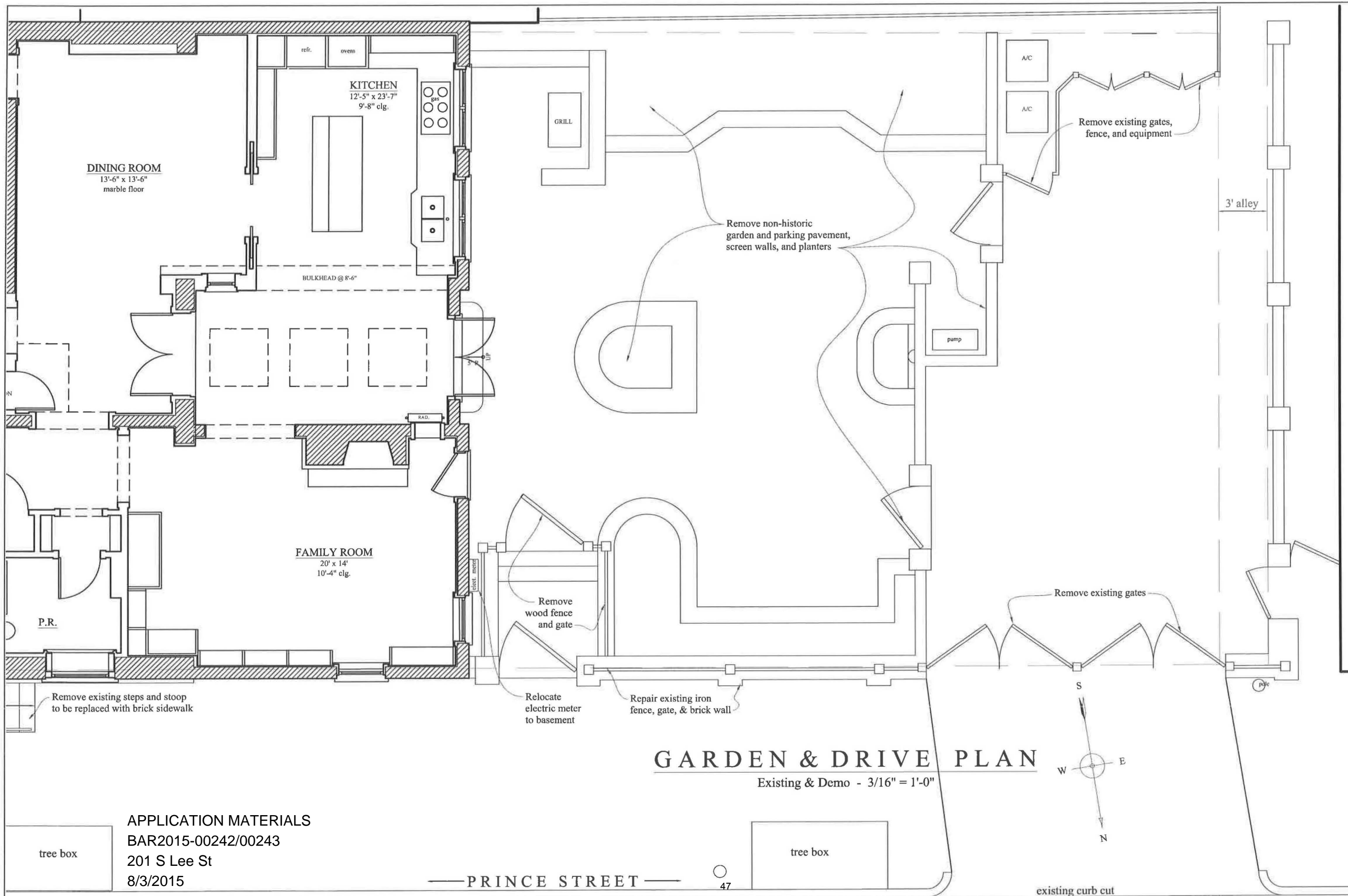
Sheet:

4.06



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

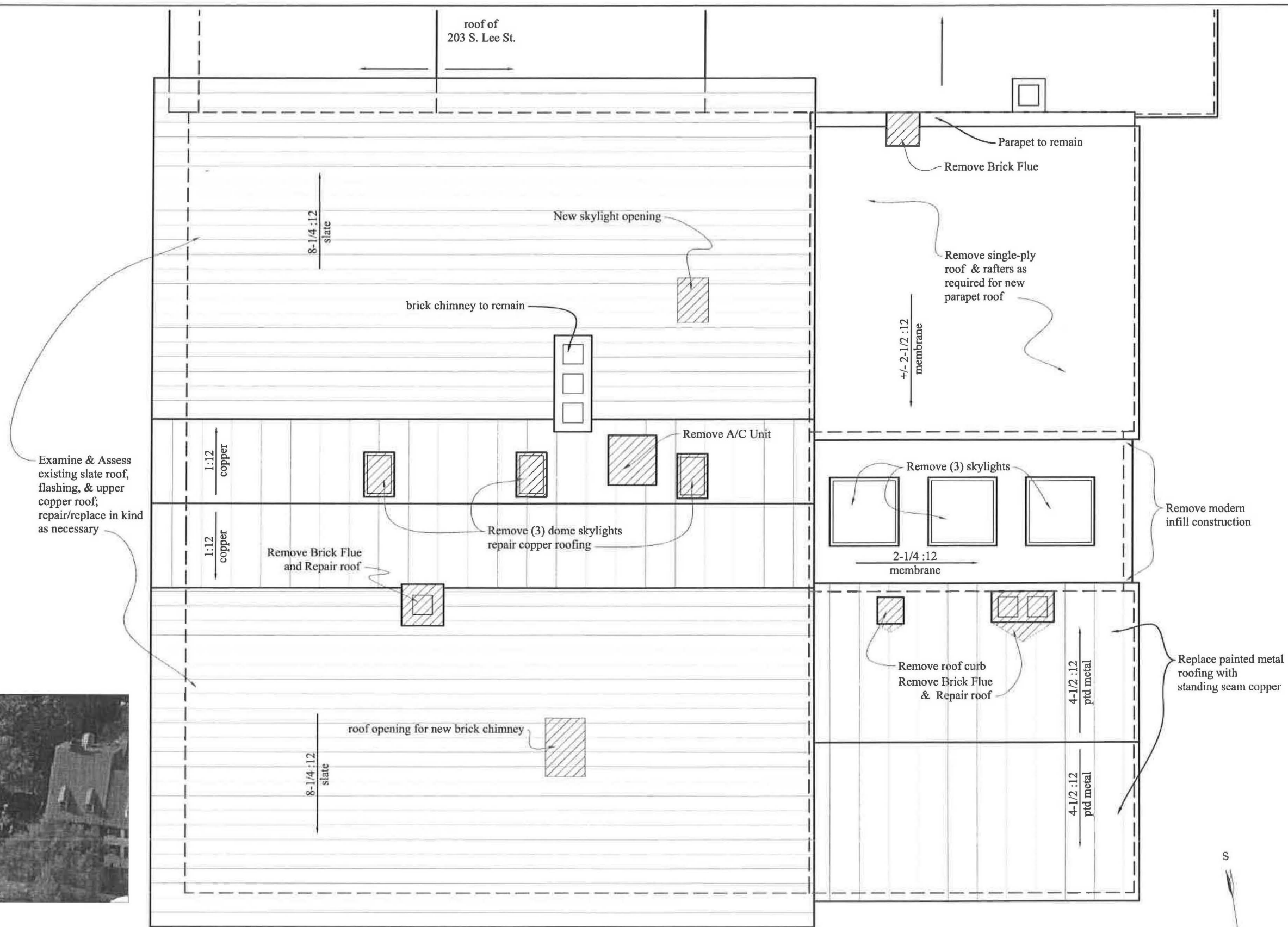


APPLICATION MATERIALS
BAR2015-00242/00243
201 S Lee St
8/3/2015

PRINCE STREET



APPLICATION MATERIALS
 BAR2015-00242/00243
 201 S Lee St
 8/3/2015




ROOF PLAN
 Existing & Demo - 3/16" = 1'-0"

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

Date:
 3 August 2015
 BAR Set

Sheet:
4.08



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ARCHITECTURE
PLANNING
INTERIORS

ADDRESS OF PROJECT: 201 S. Lee St.TAX MAP AND PARCEL: 075.01-10-12 ZONING: RMAPPLICATION 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)~~ 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: 22314Phone: 703-549-0650 E-mail: scot@adamsarchitects.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Scot McBroom Phone: 703-549-0650E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: Mark & Ann KingtonAddress: 607 Oronoco St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.*
- | | | | |
|--|--|---|--|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input checked="" type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

See attached.

SUBMITTAL REQUIREMENTS:

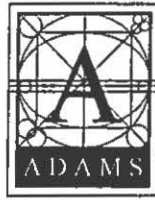
Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.*

- 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.



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

Alteration of West Ells (note: two ell 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 2nd 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 19th 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.

- ☒ ☐ 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 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.

- ☐ ☐ 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.

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.

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: Scot M. BroomPrinted Name: Scot M. Broom 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