

ADDRESS OF PROJECT: 201 S. Lee St.

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

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☒ ~~WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)~~ 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 | ☒ fence, gate or garden wall | ☒ HVAC equipment | ☒ shutters |
| ☒ doors | ☒ windows | ☐ siding | ☒ shed |
| ☒ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
- ☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

See attached.

SUBMITTAL REQUIREMENTS:

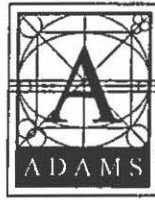
Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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



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
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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

© Jamb 2005

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APPLICATION MATERIALS

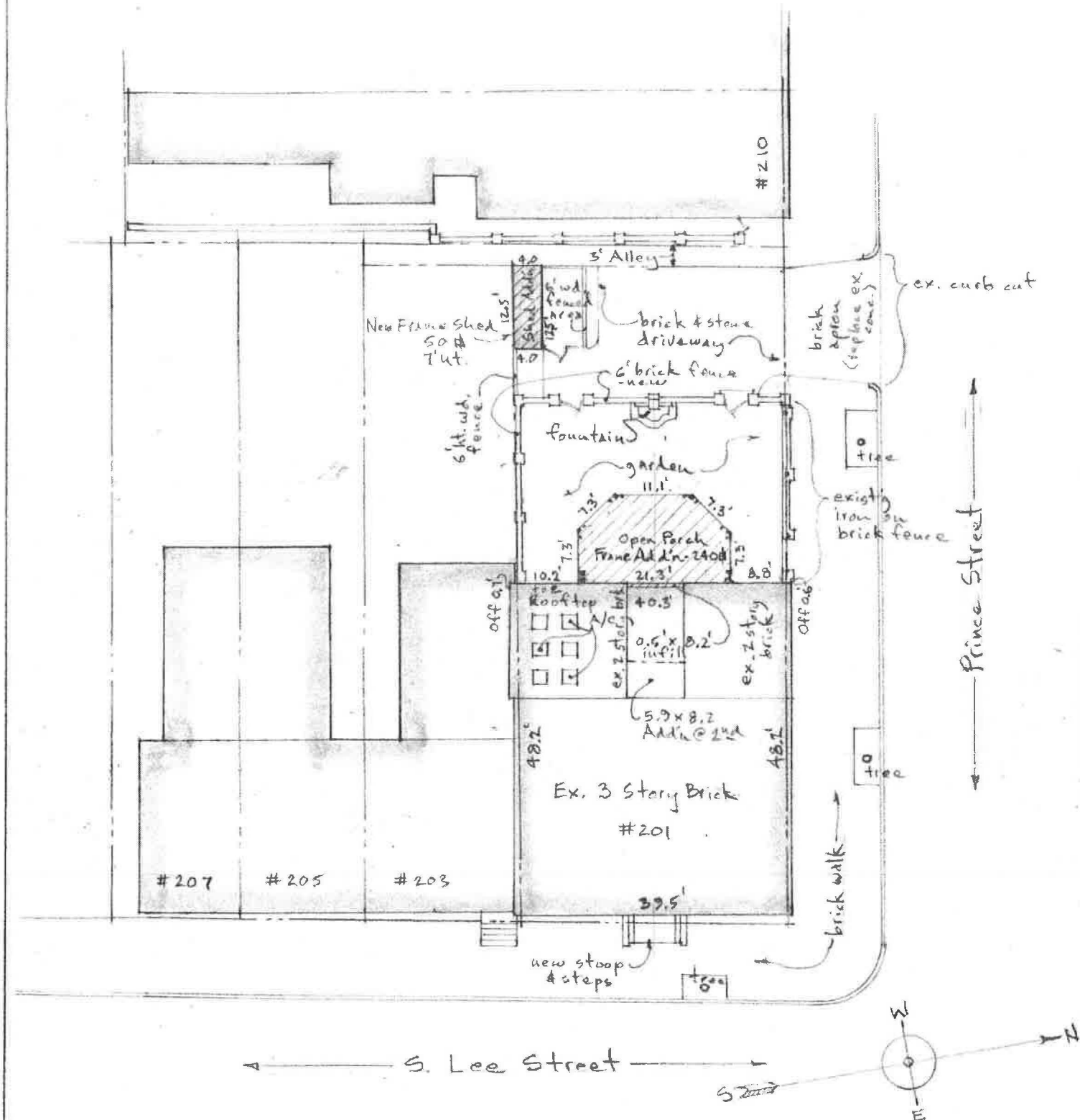
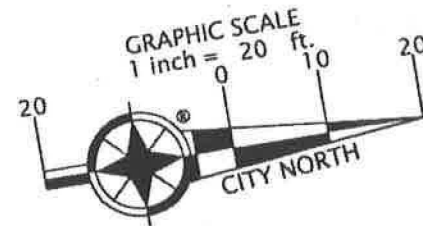
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201 S Lee St

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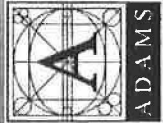


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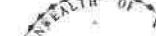
ARCHITECTURE PLANNING INTERIORS



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

Date: 3 Aug. '15
BAR Set

Sheet:
SP-1
34 sheets

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		Ordered by: Land, Carroll & Blair, P.C. 524 King Street Alexandria, Virginia 22314 703 836 1000
THIS PLAN IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET	LICENSE NO. 2069 <i>George M. O'Quinn</i>	 DOMINION Surveyors 8808 11 PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22303 703-619-6555 FAX: 703-799-6412
CASE NAME: CULVATHOUSE - KINGTON		#15010002

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

<u>Proposed Site Plan</u> $1'' = 20'$	
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



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

APPLICATION MATERIALS
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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).

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 405 South Washington Street Alexandria, Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125

ADAMS
 ARCHITECTURE PLANNING INTERIORS

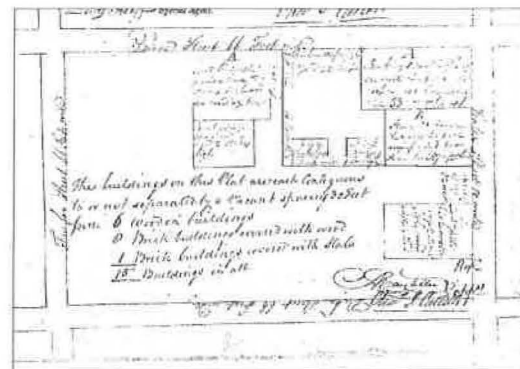
Additions & Alterations
Kington Residence
 201 S. Lee Street
 Alexandria, Virginia

Date:
 3 August 2015
 BAR Set

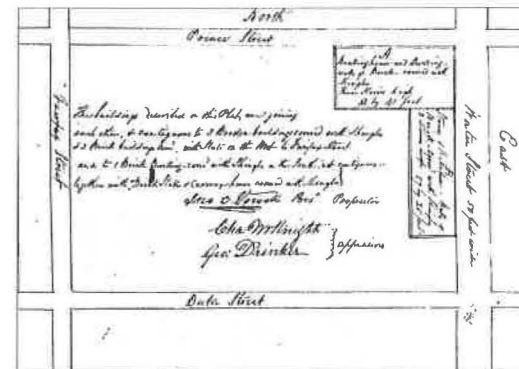
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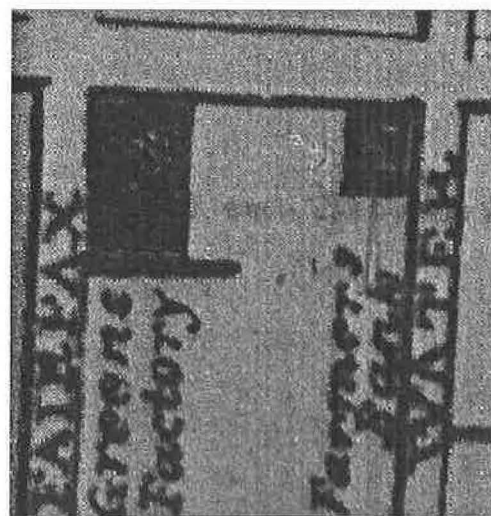
Mutual Assurance map 1805 (earliest found)



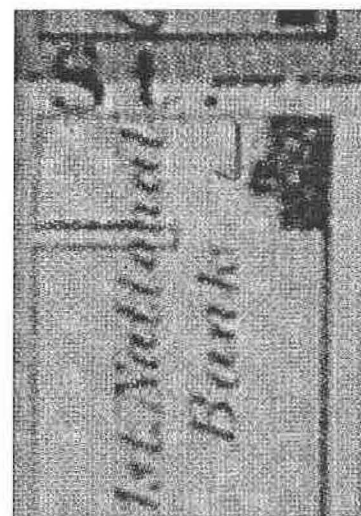
1823 Mutual Assurance map



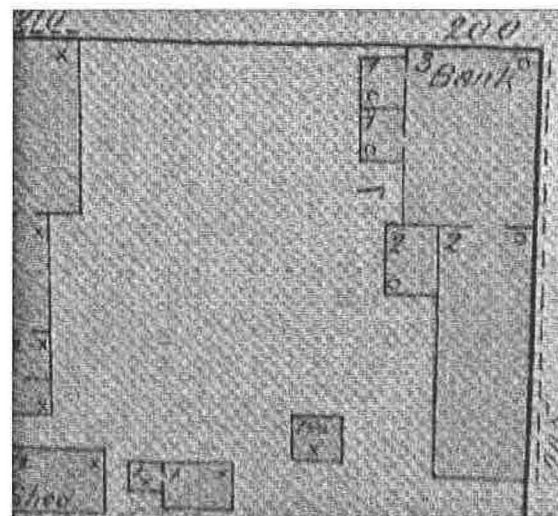
1839 Mutual Assurance map



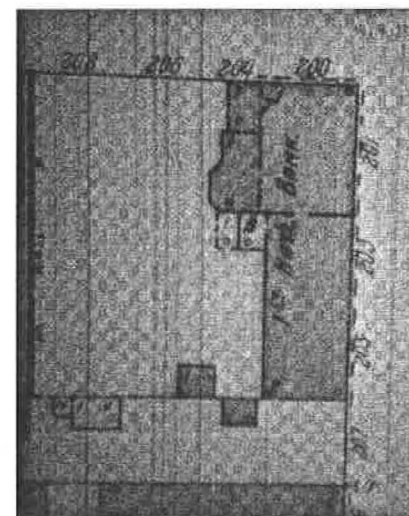
1850 Sanborn Map



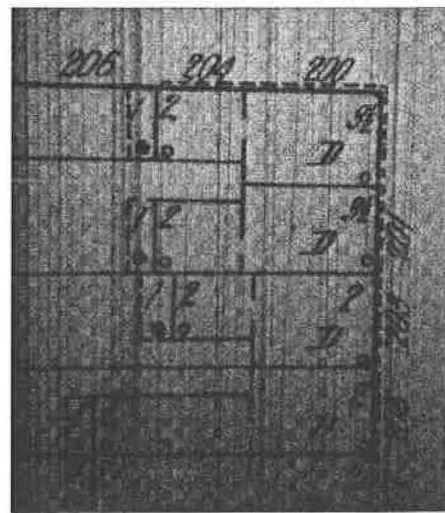
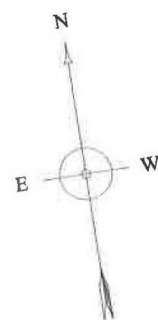
1877 Sanborn Map



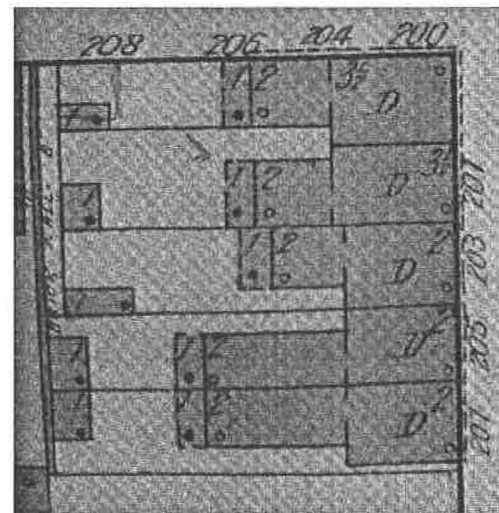
1891 Sanborn Map



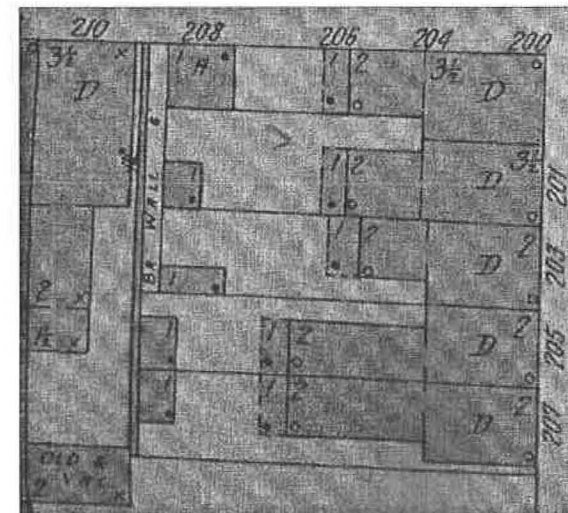
1902 Sanborn Map



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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201 S Lee St
8/3/2015

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

Date:
3 August 2015
BAR Set

Sheet:
1.02

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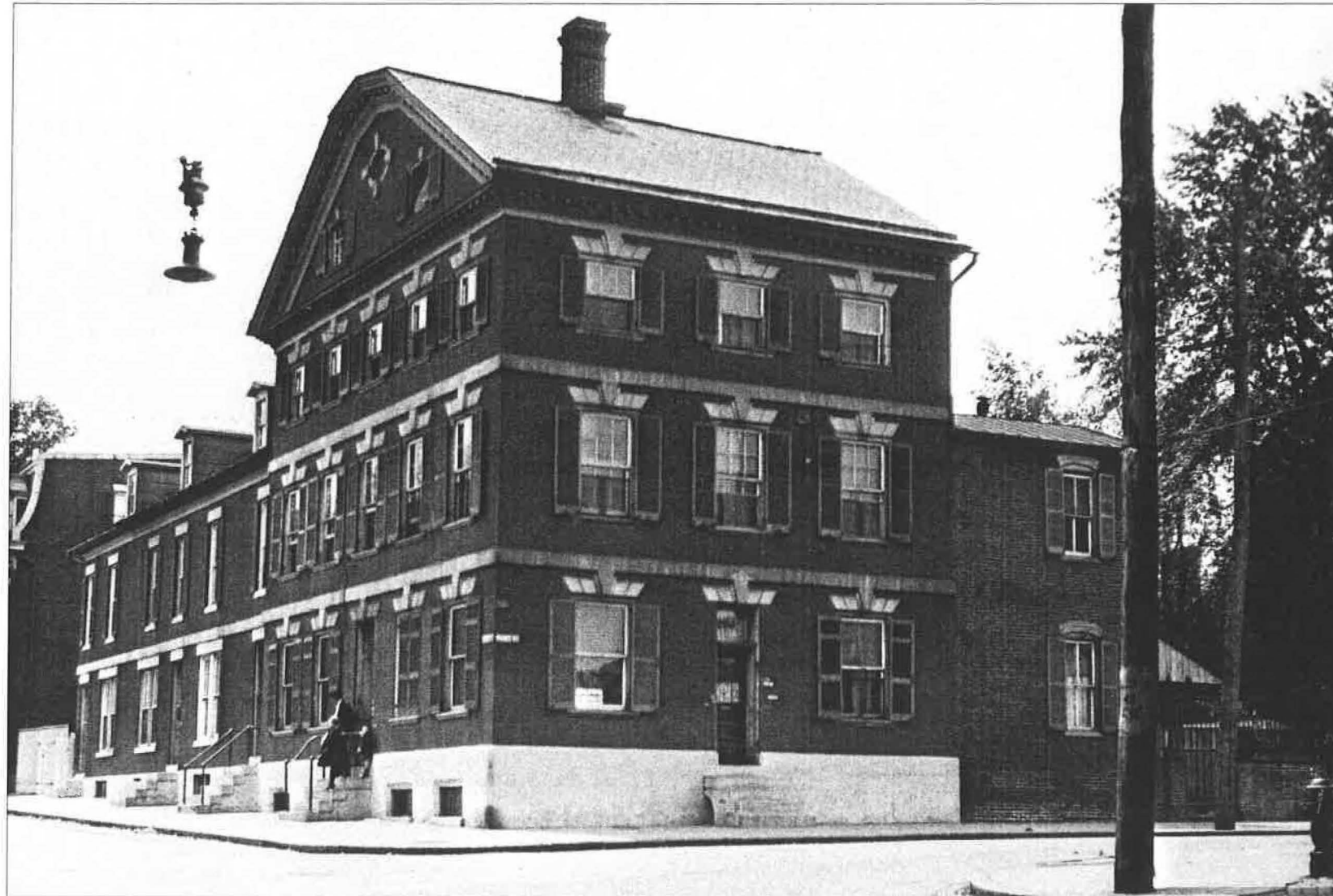
Additions & Alterations
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Date:
 3 August 2015
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Sheet:
1.03

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.)

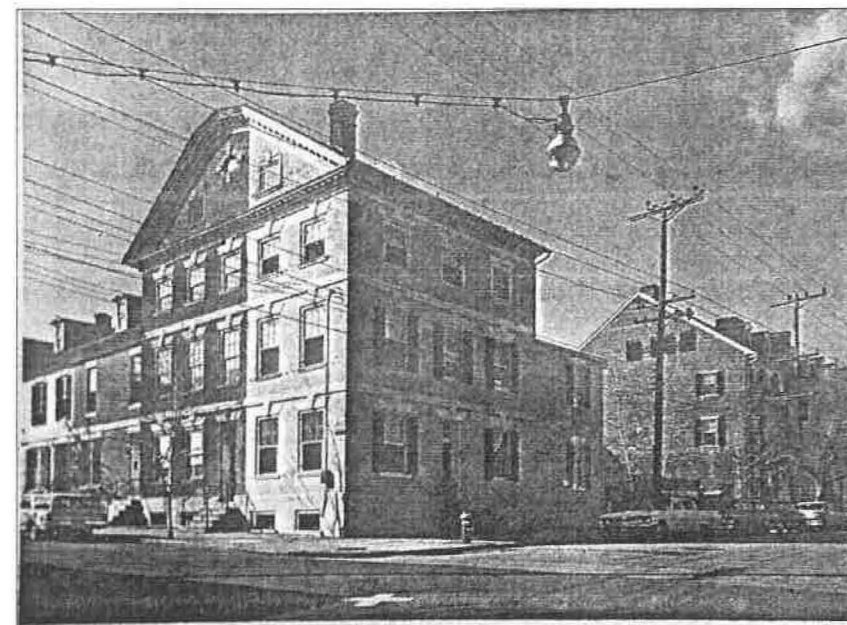


1924 Corner of South Lee & Prince Streets - photos from the William Francis Smith Archive

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



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

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

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ADAMS ARCHITECTURE PLANNING INTERIORS

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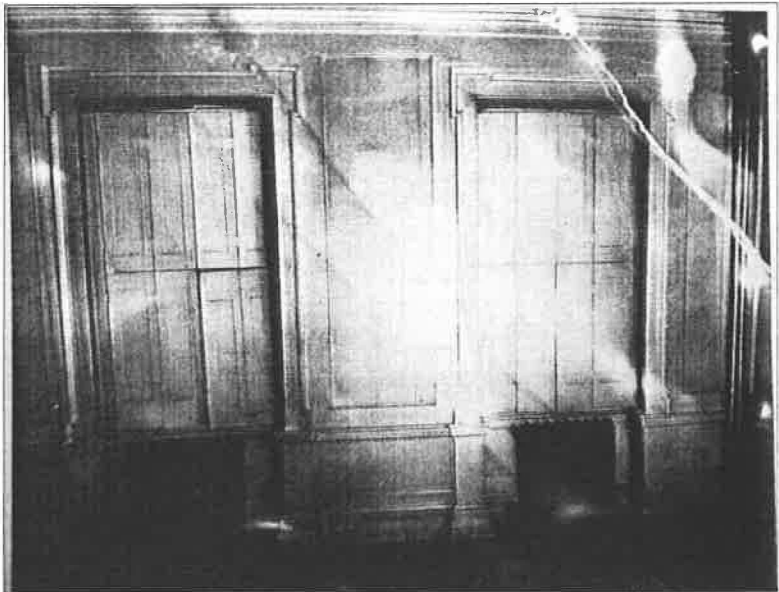
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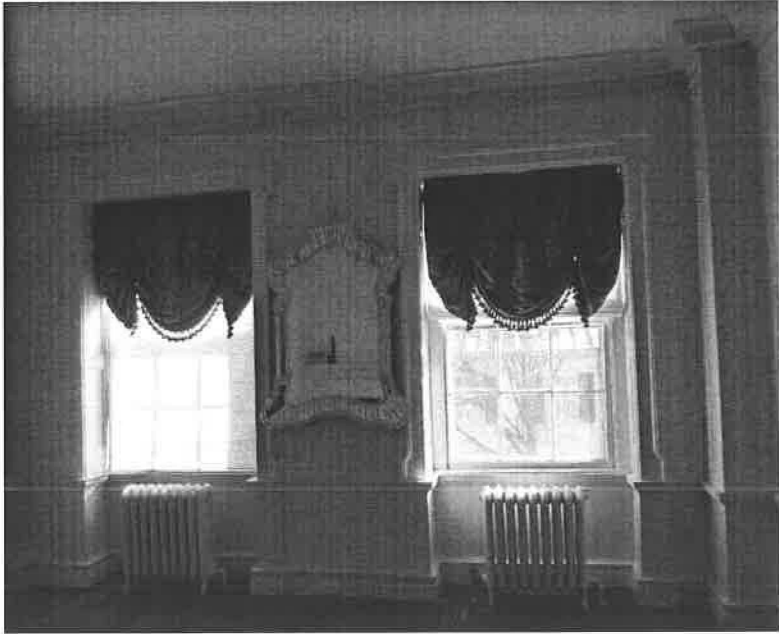
2015 - 2nd to 3rd floor stair landing.
Woodwork to be replicated
for restored 1st to 2nd floor stair.



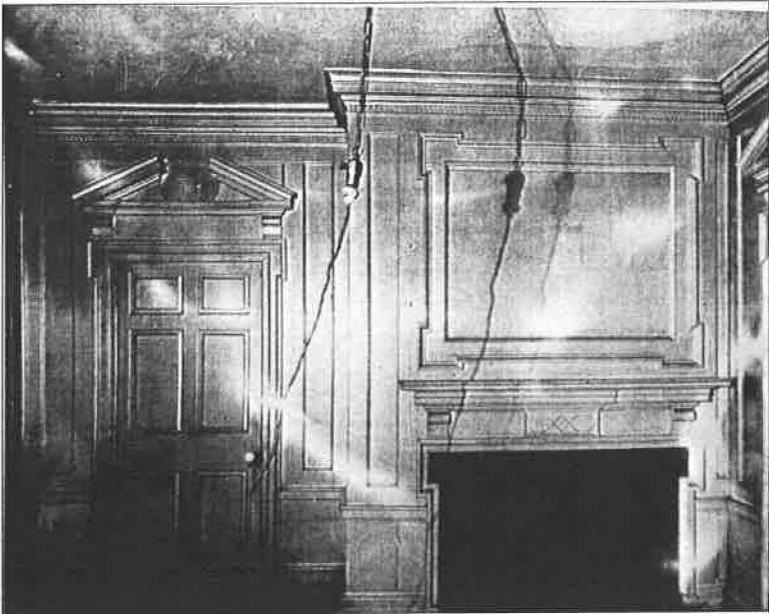
2015 - 3rd floor original 18 c.
woodwork to be preserved



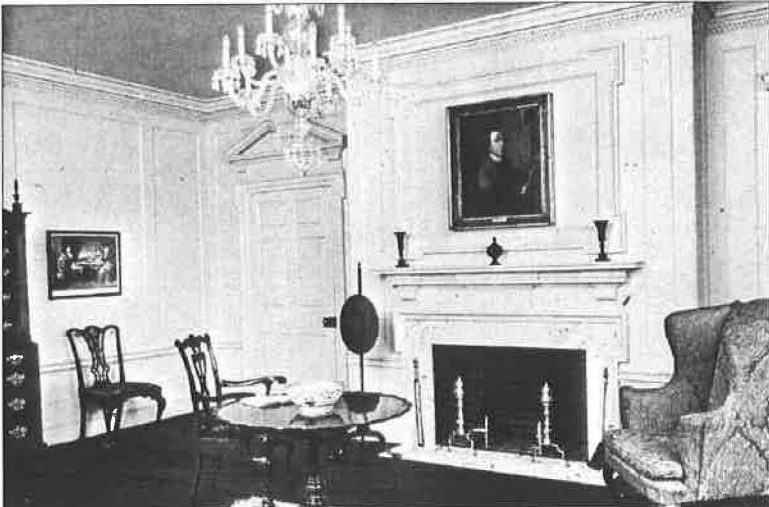
c 1930 - 2nd floor Hooe Parlor (from Wm. Smith Collection)



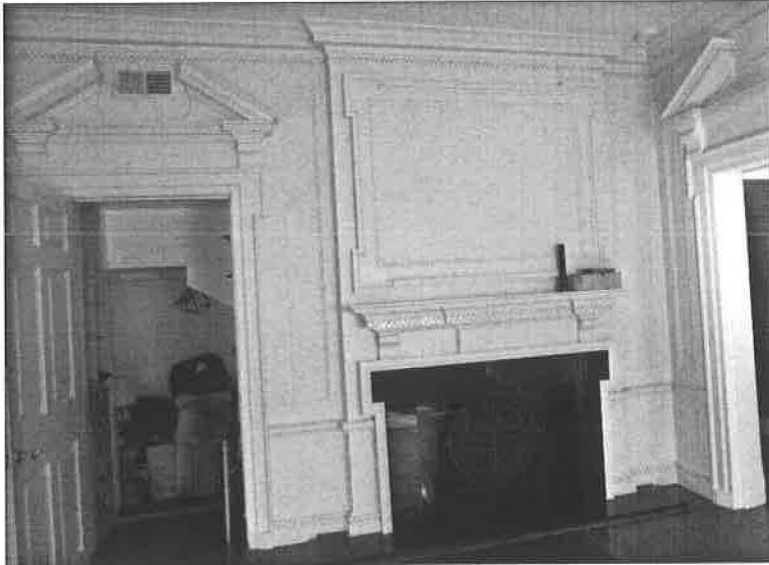
2015 - 2nd floor Hooe Parlor replacement



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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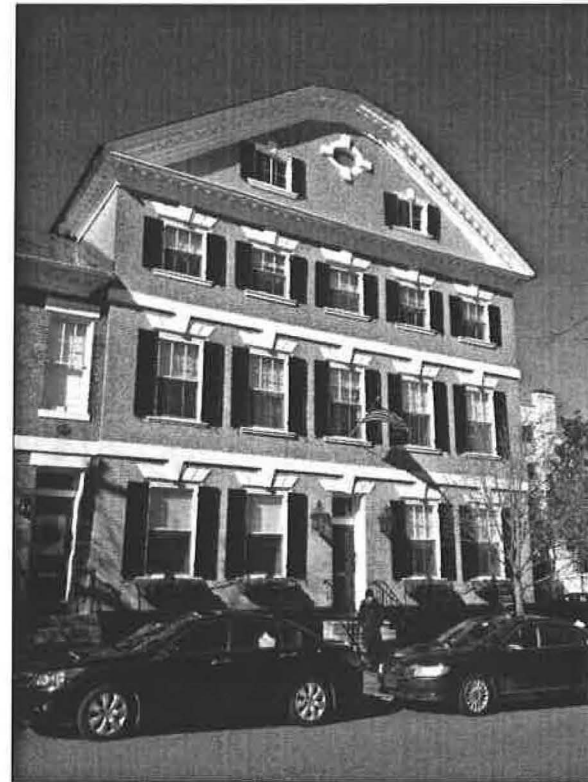
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ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
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201 S. Lee Street
Alexandria, Virginia

Date:
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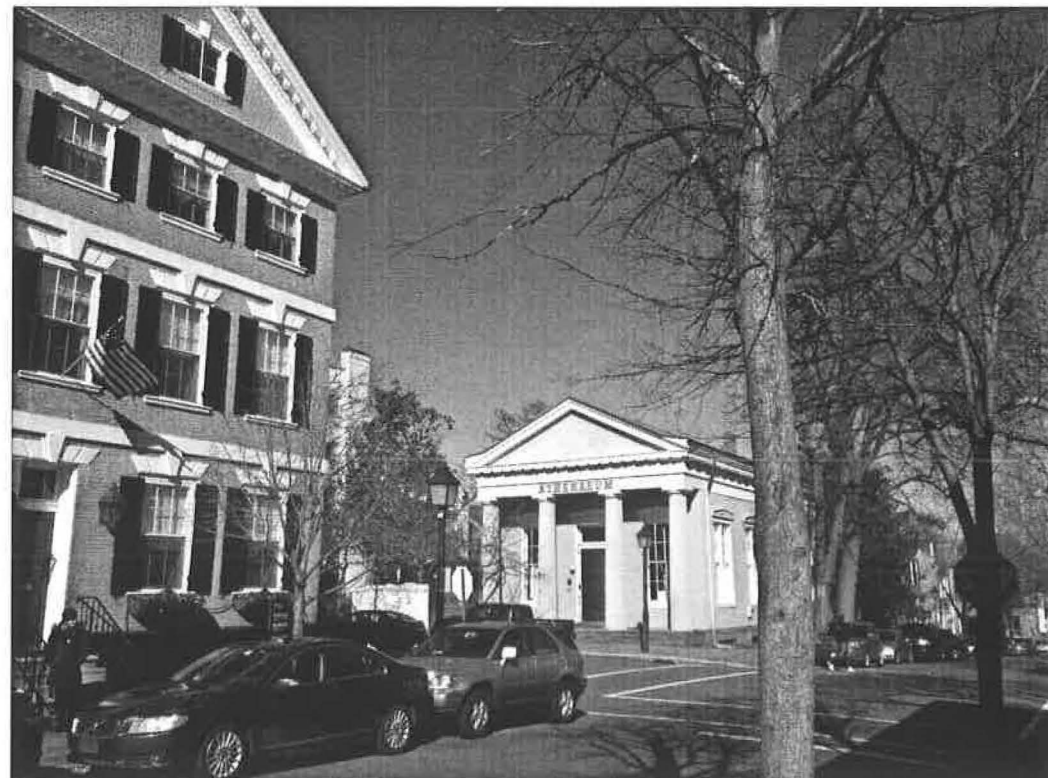
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S. Lee Street facing east



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.

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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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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.

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201 S. Lee Street
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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

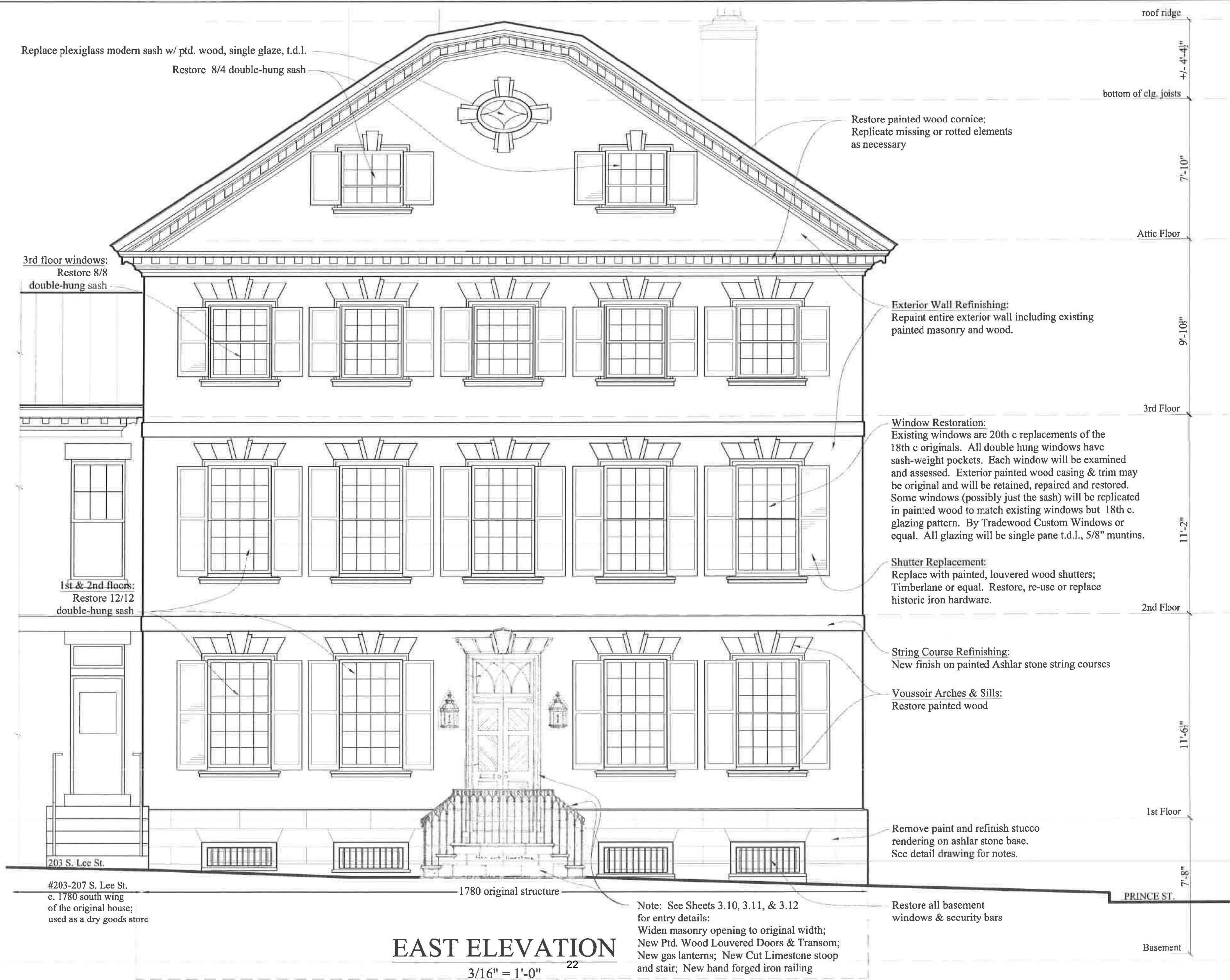


Parking Area with gate to Prince Street, looking north. Note: modern painted wood gates to drive will be removed.



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

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201 S Lee St
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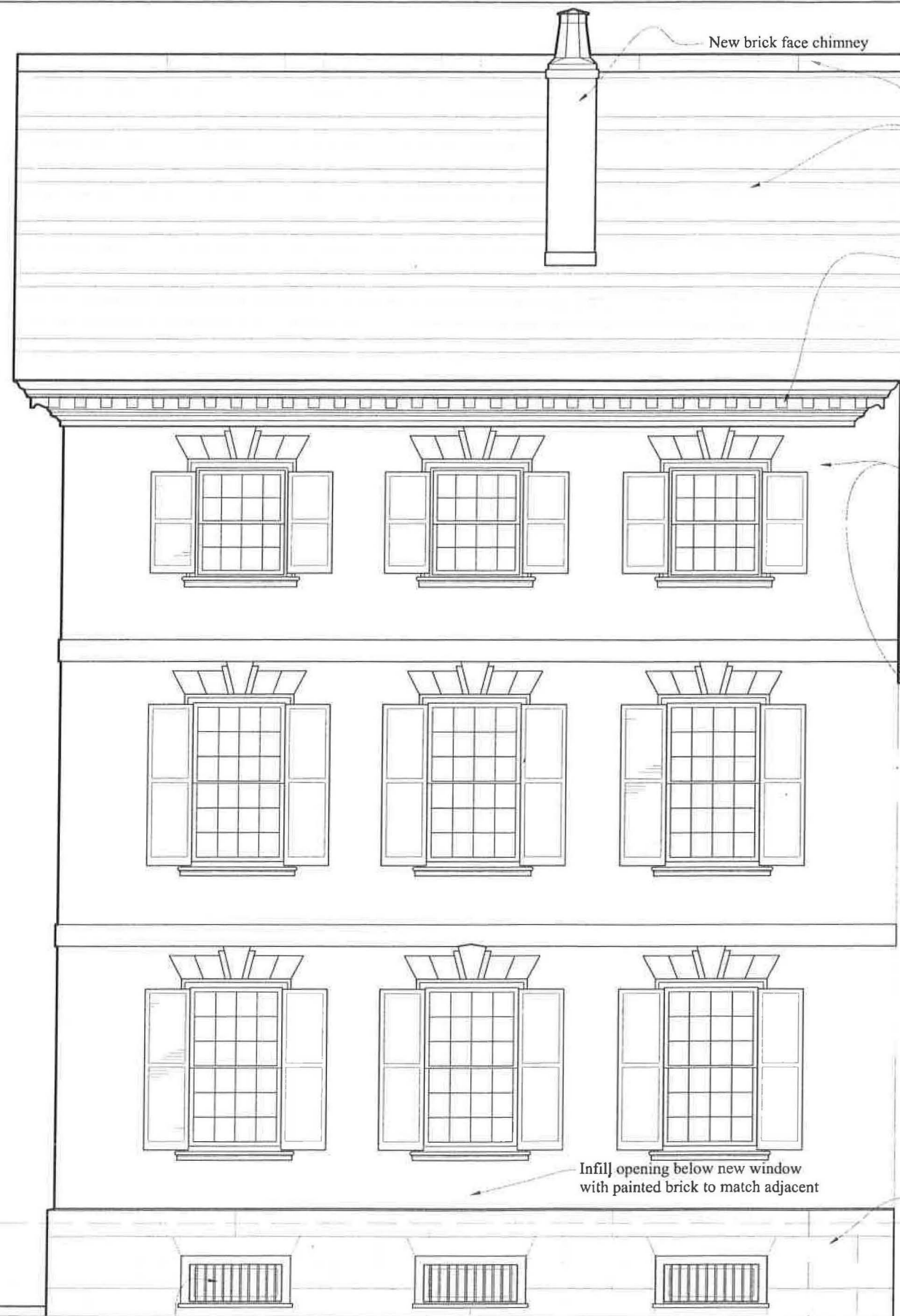


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Roof Restoration:
Examine & Assess
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upper copper roof; repair/replace
in kind as necessary

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

Window Restoration:
Existing windows are 20th c replacements of the
18th c originals. All double hung windows have
sash-weight pockets. Each window will be examined
and assessed. Exterior painted wood casing & trim
may be original and will be retained, repaired and
restored. Some windows (possibly just the sash) will
be replicated in painted wood to match existing
windows but 18th c. glazing pattern. By Tradewood
Custom Windows or equal. All glazing will be single
pane t.d.l., 5/8" muntins.

Shutter Replacement:
Replace with painted, louvered wood shutters;
Timberlane or equal. Restore, re-use or replace
historic iron hardware.

String Course Refinishing:
New finish on painted Ashlar stone string courses

Voussoir Arches & Sills:
Restore painted wood

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

4 new windows at ell
2/2 double-hung painted wood
similar to original ell windows
shown in historic photo

Infill opening below new window
with painted brick to match adjacent

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

New painted wood
porch w/ copper roof

Restore cast iron fence

Restore brick wall
with cast iron cap

Restore 3 basement
windows to match
East Elevation

1780 original structure

ells added for duplex in 1910

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

NORTH ELEVATION

3/16" = 1'-0"

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

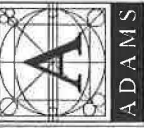
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North Elevation of Garden & Drive

3/16" = 1'-0"

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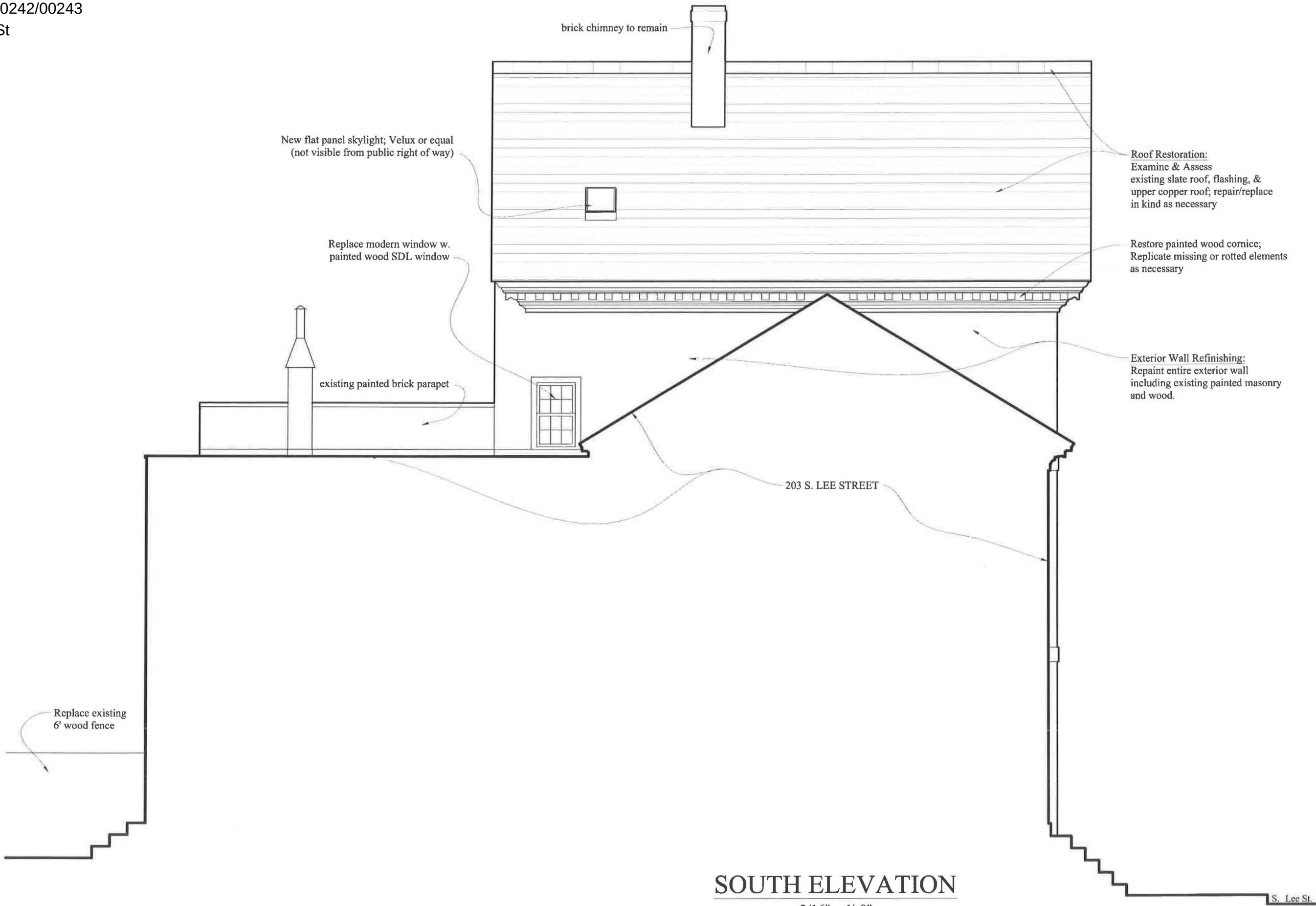
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8/3/2015



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.

Additions & Alterations
Kington Residence
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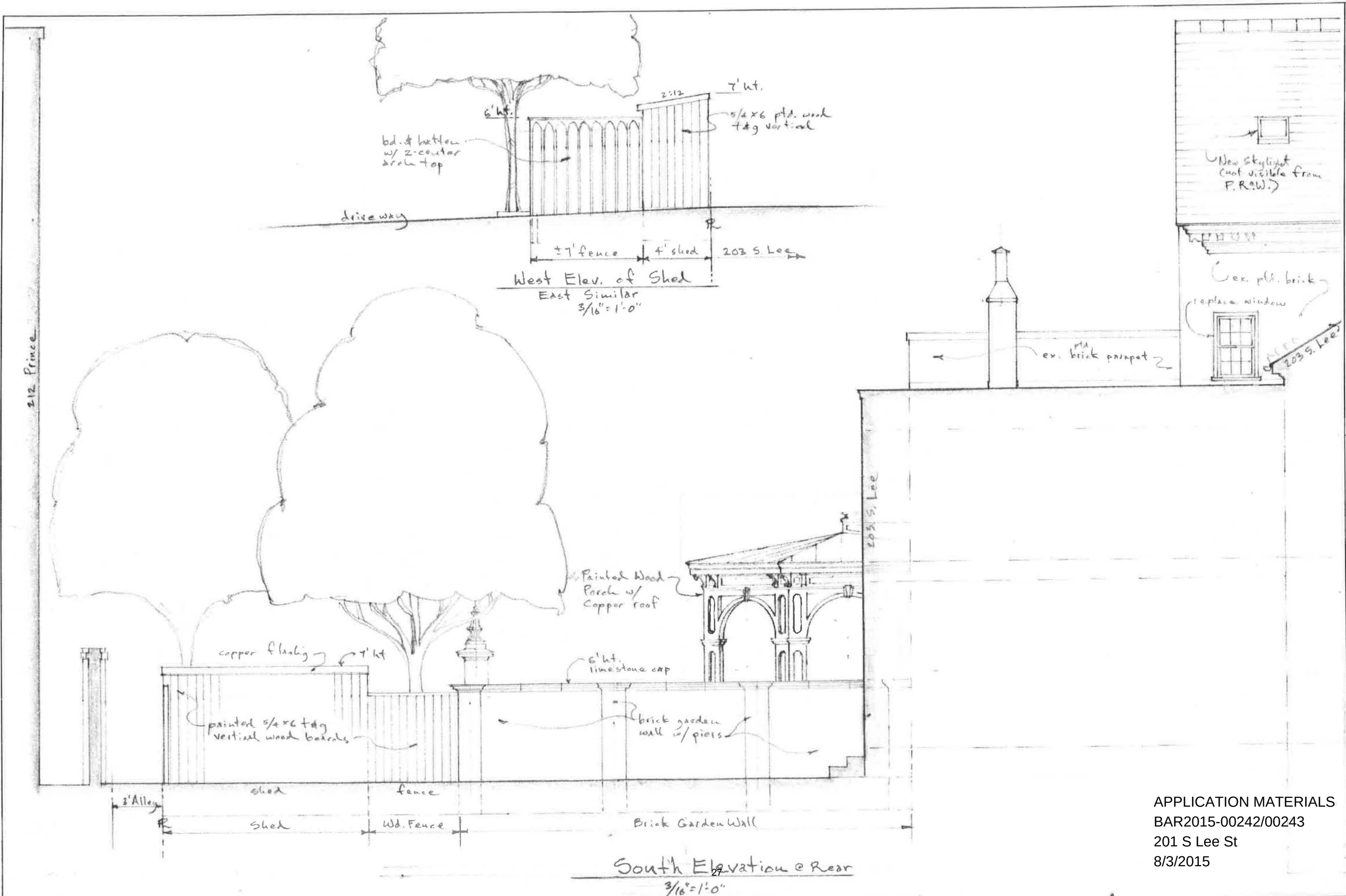
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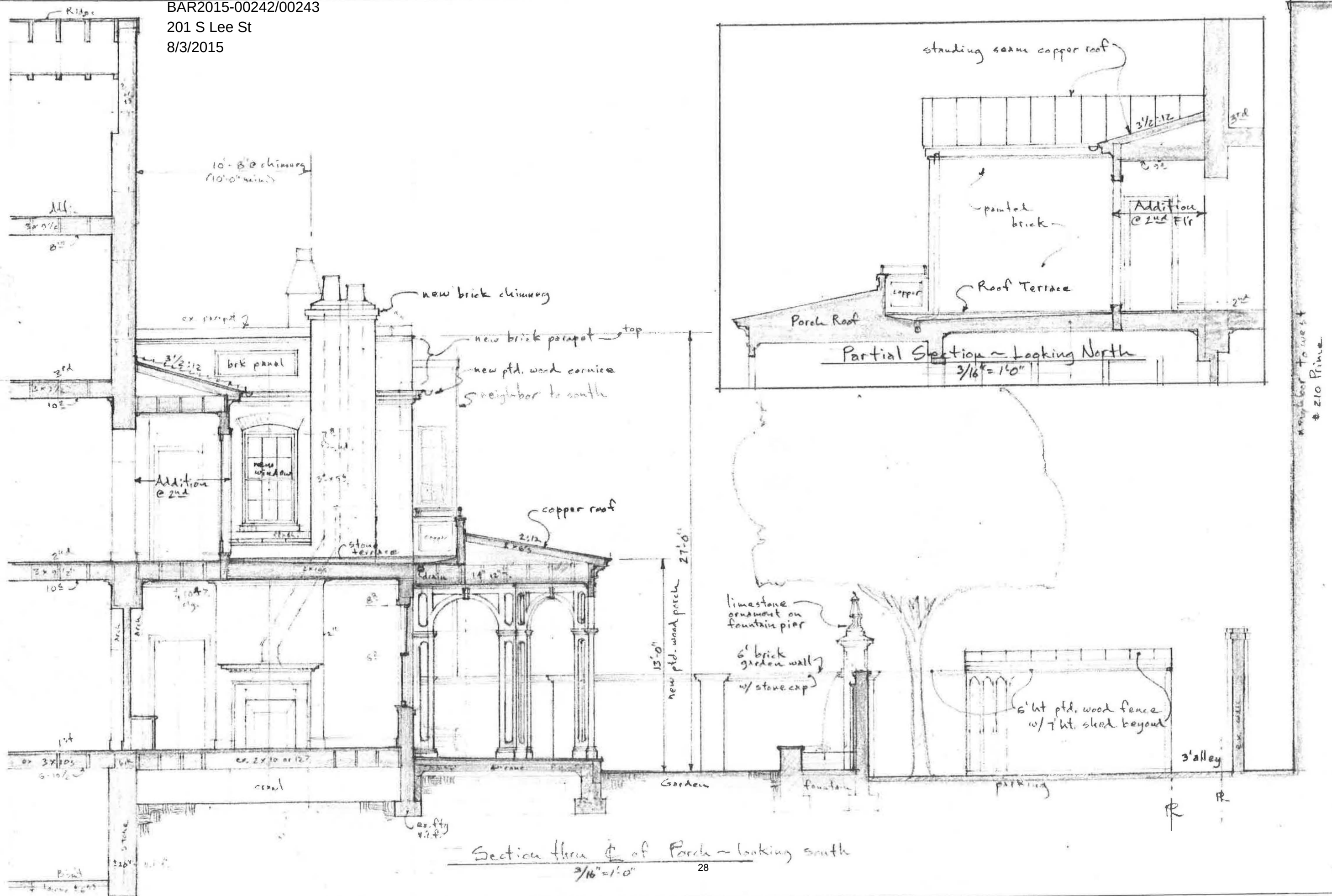
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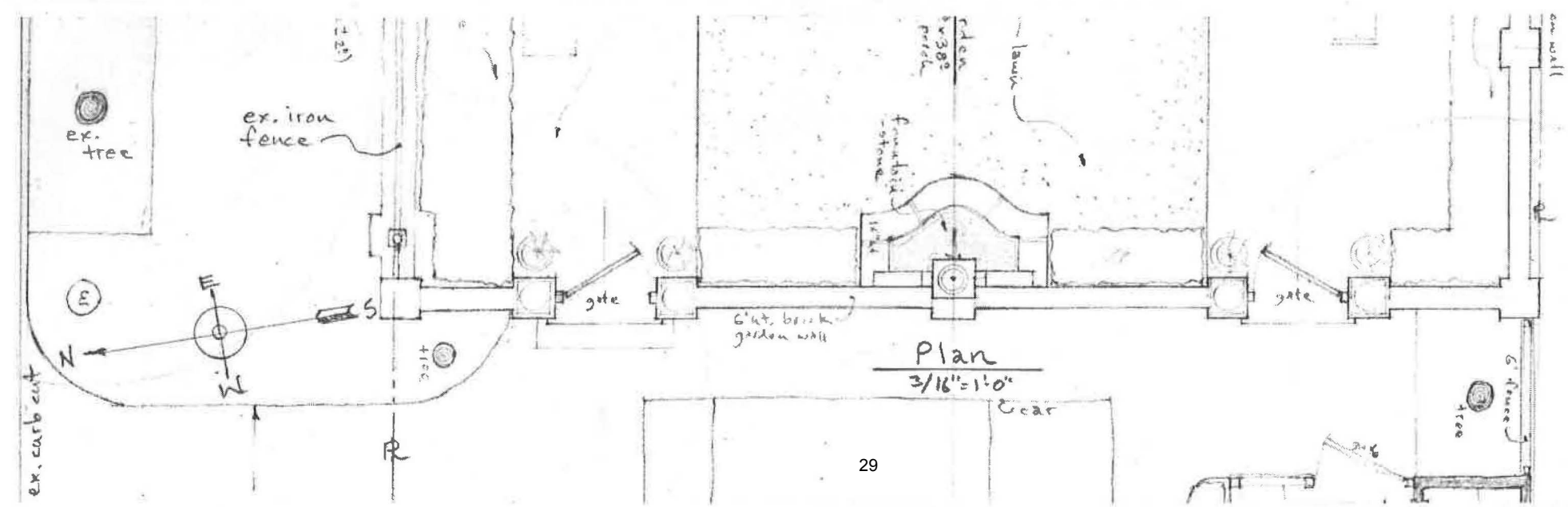
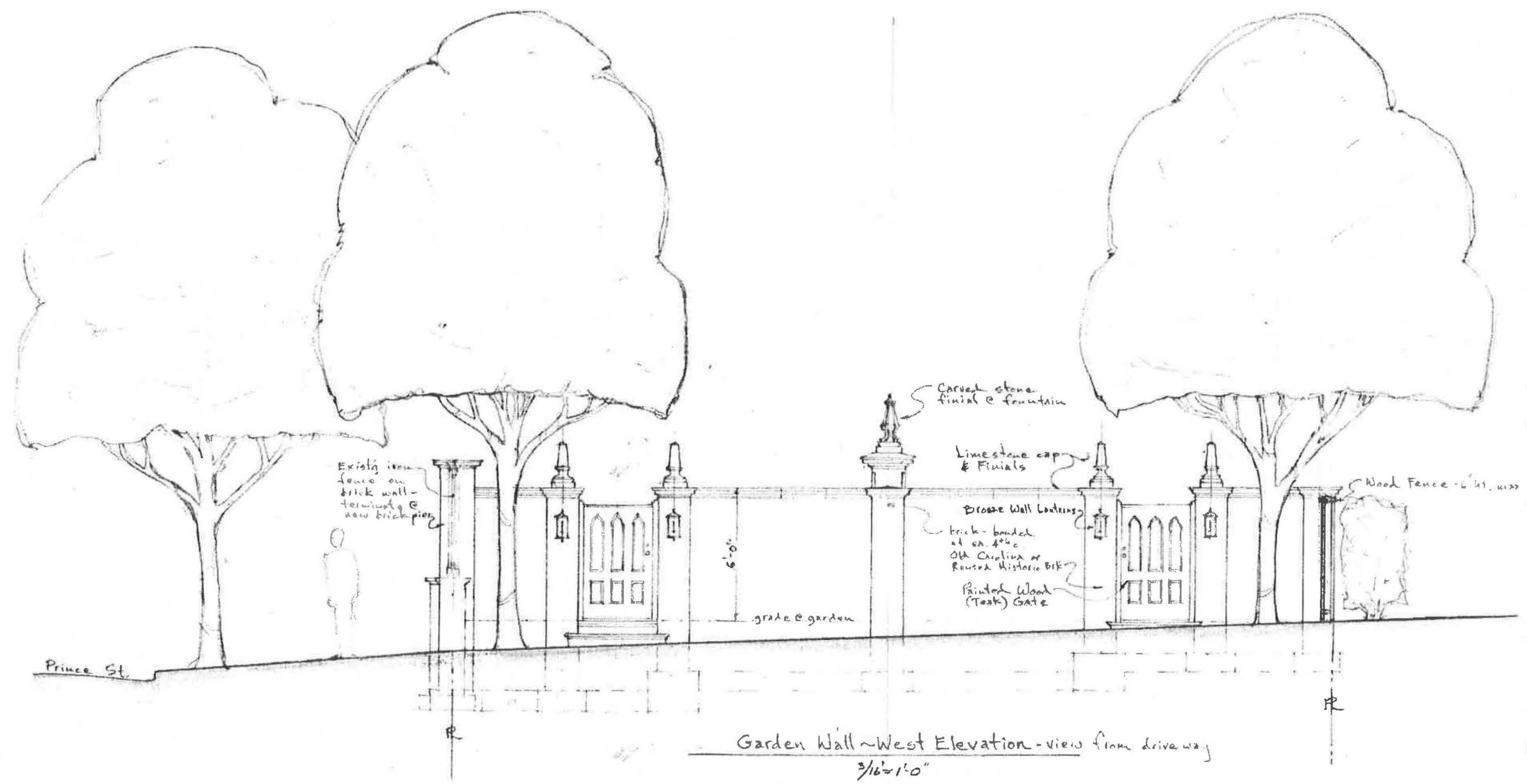


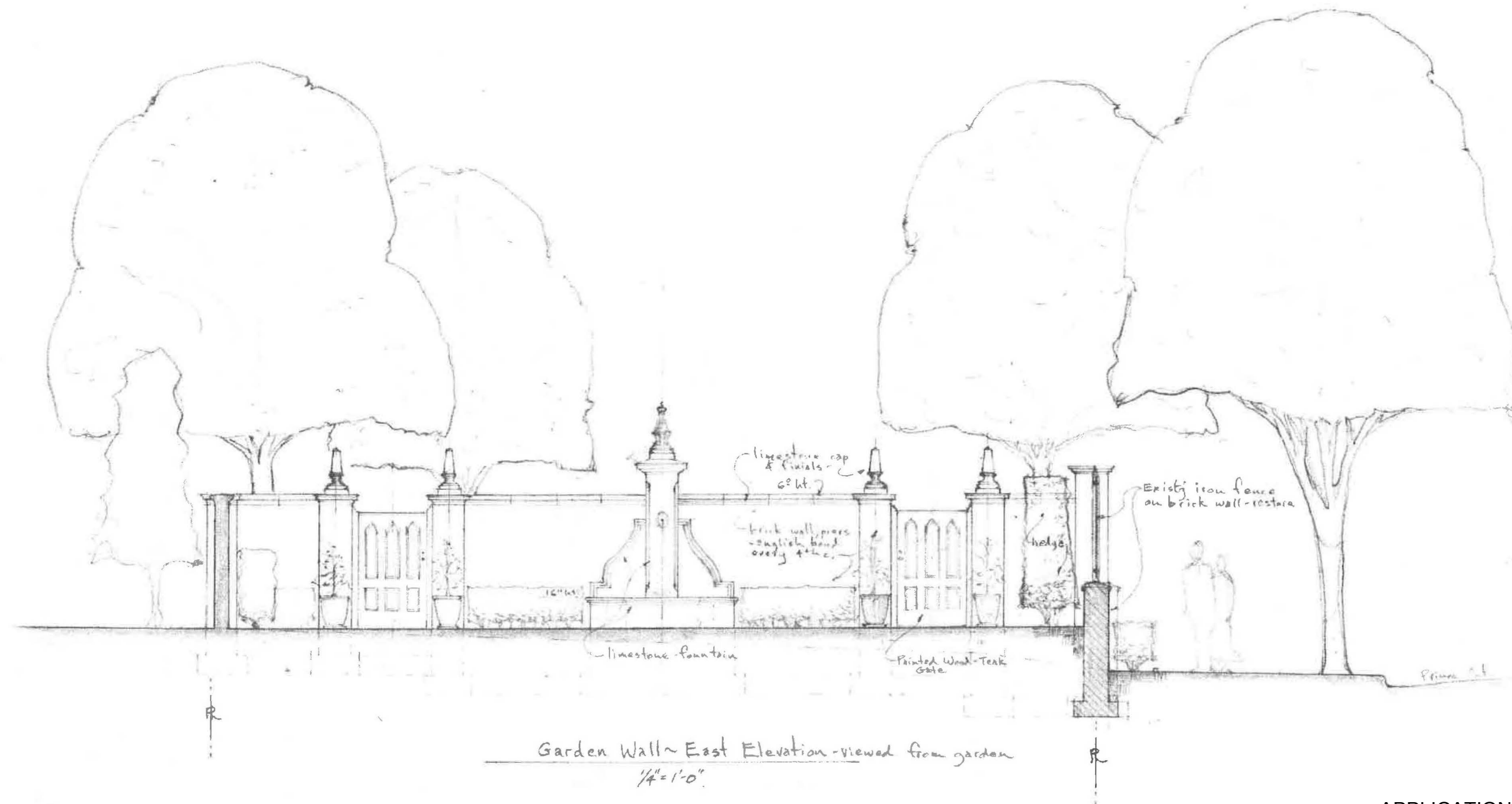
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Kingston Residence
201 S. Lee Street
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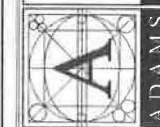
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Kington Residence
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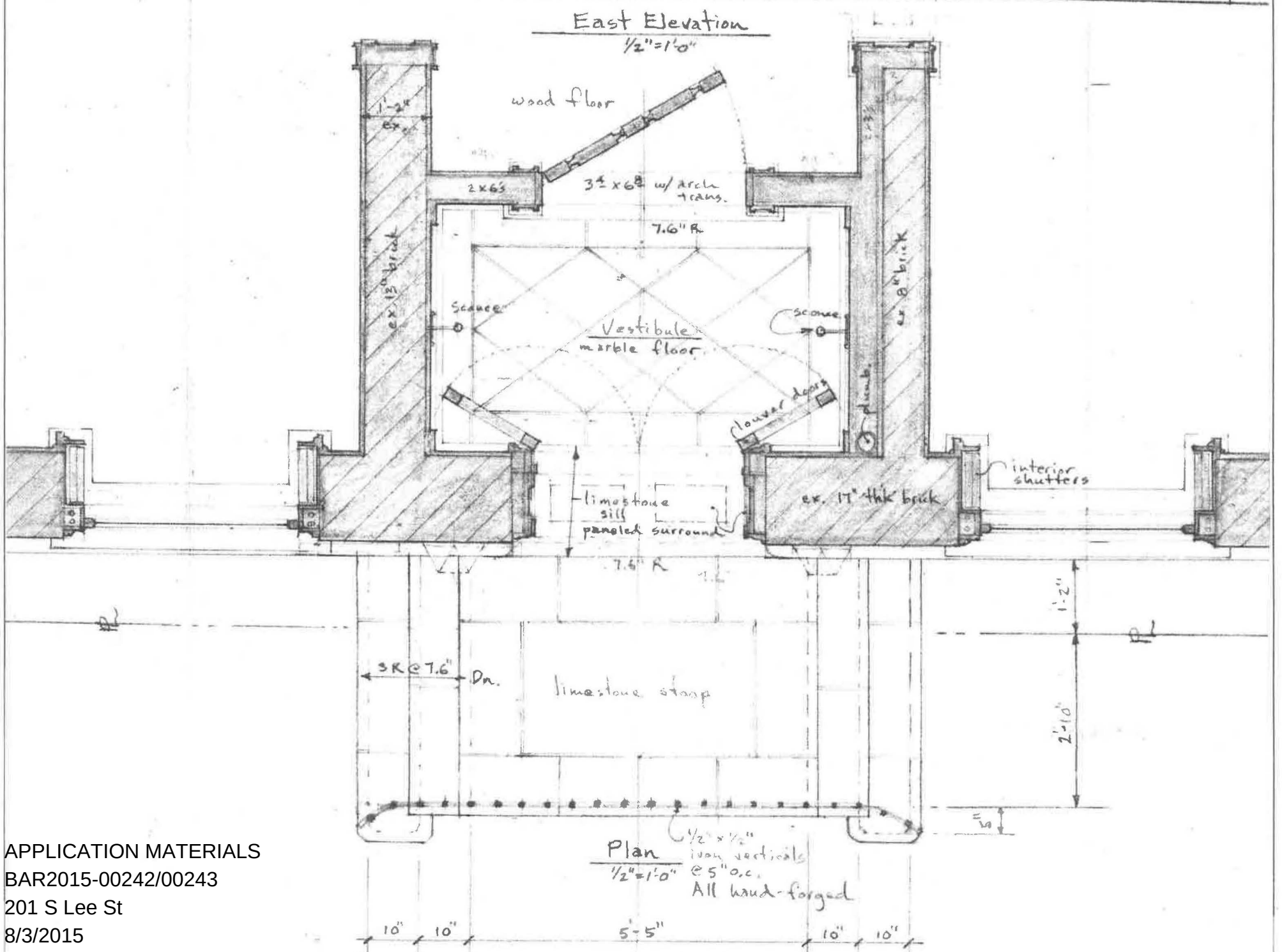
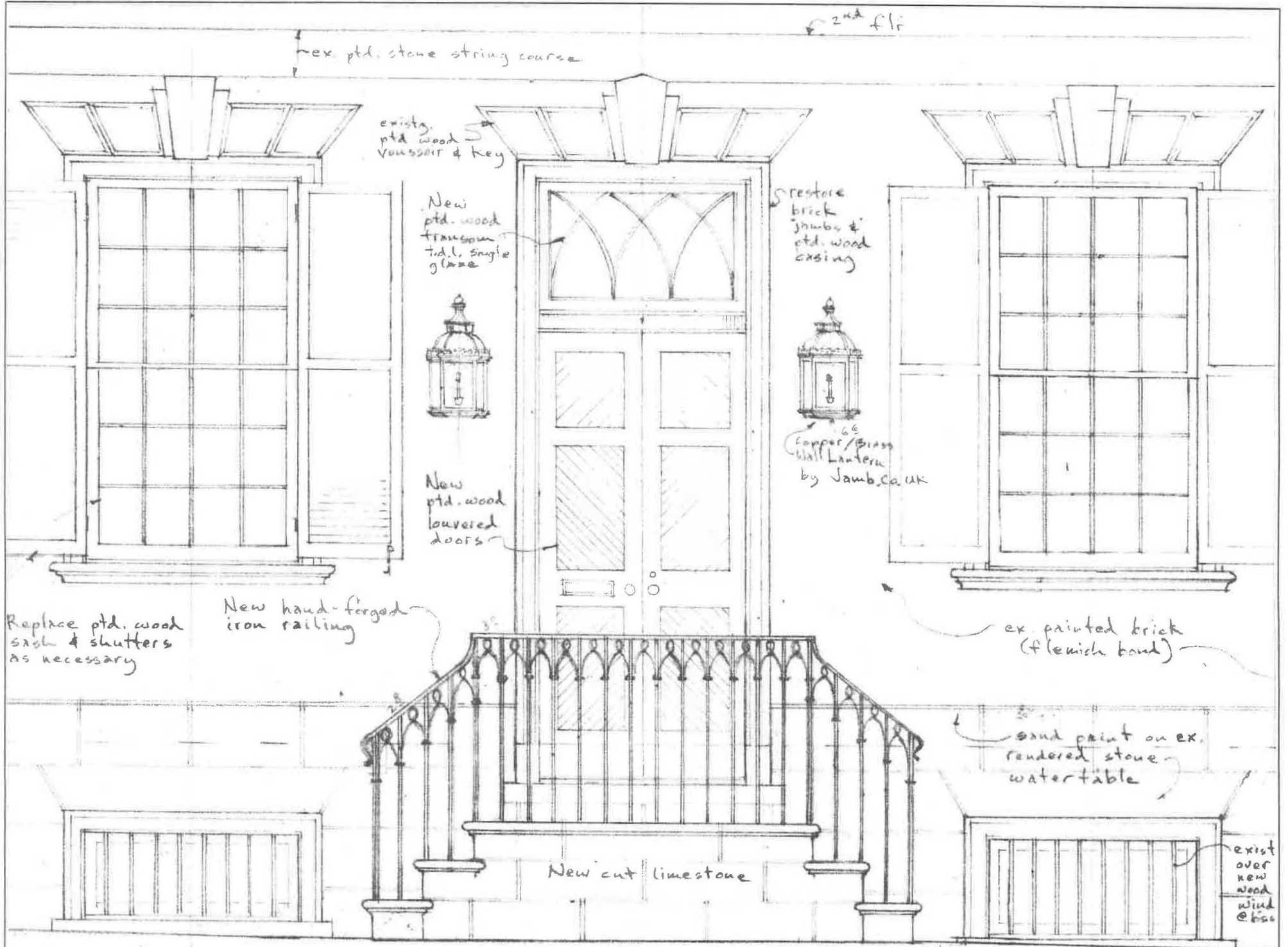


INTERIORS

PLANNING

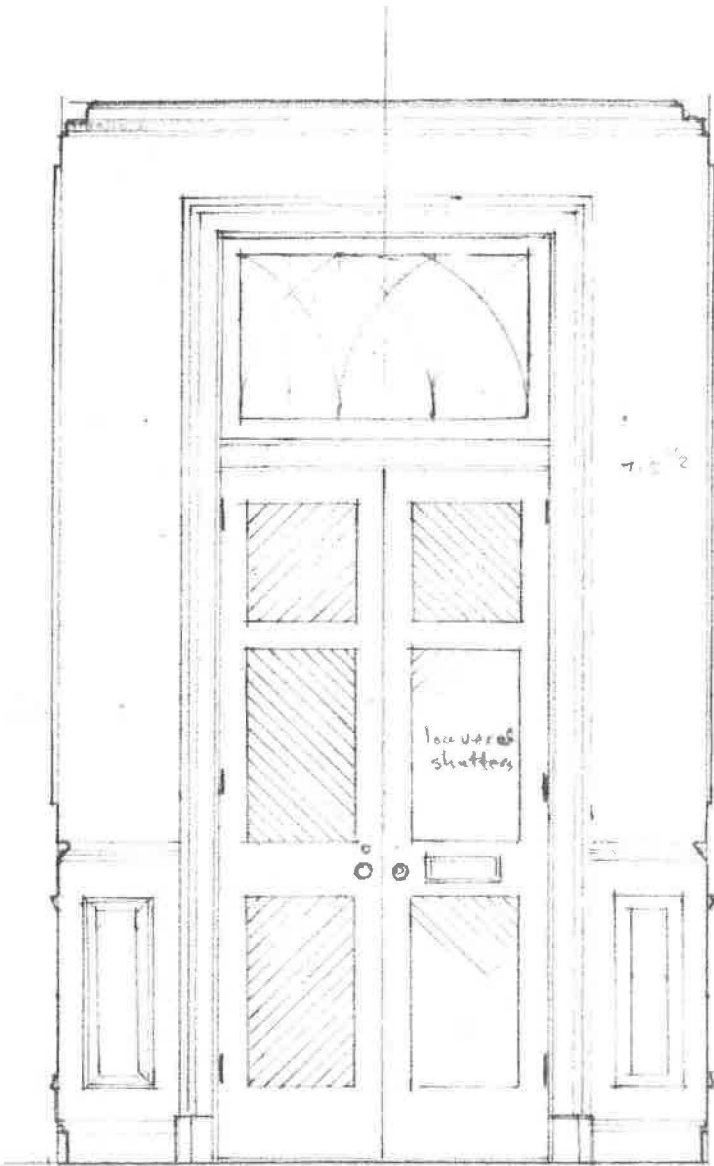
ARCHITECTURE

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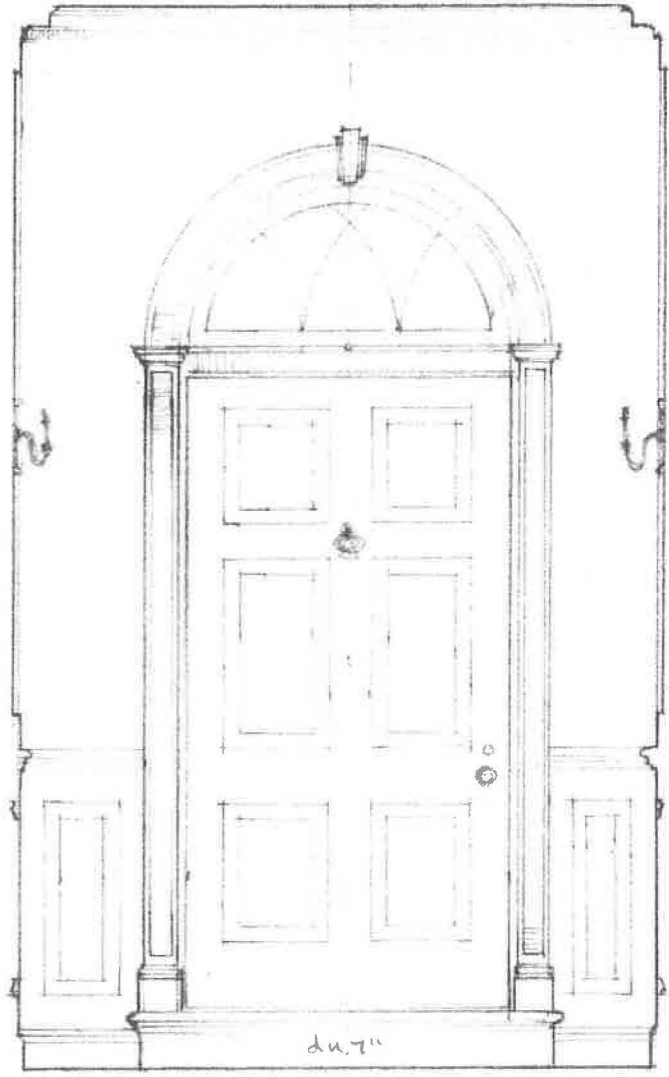
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East



North / South



West

Vestibule
1/2" = 1'-0"

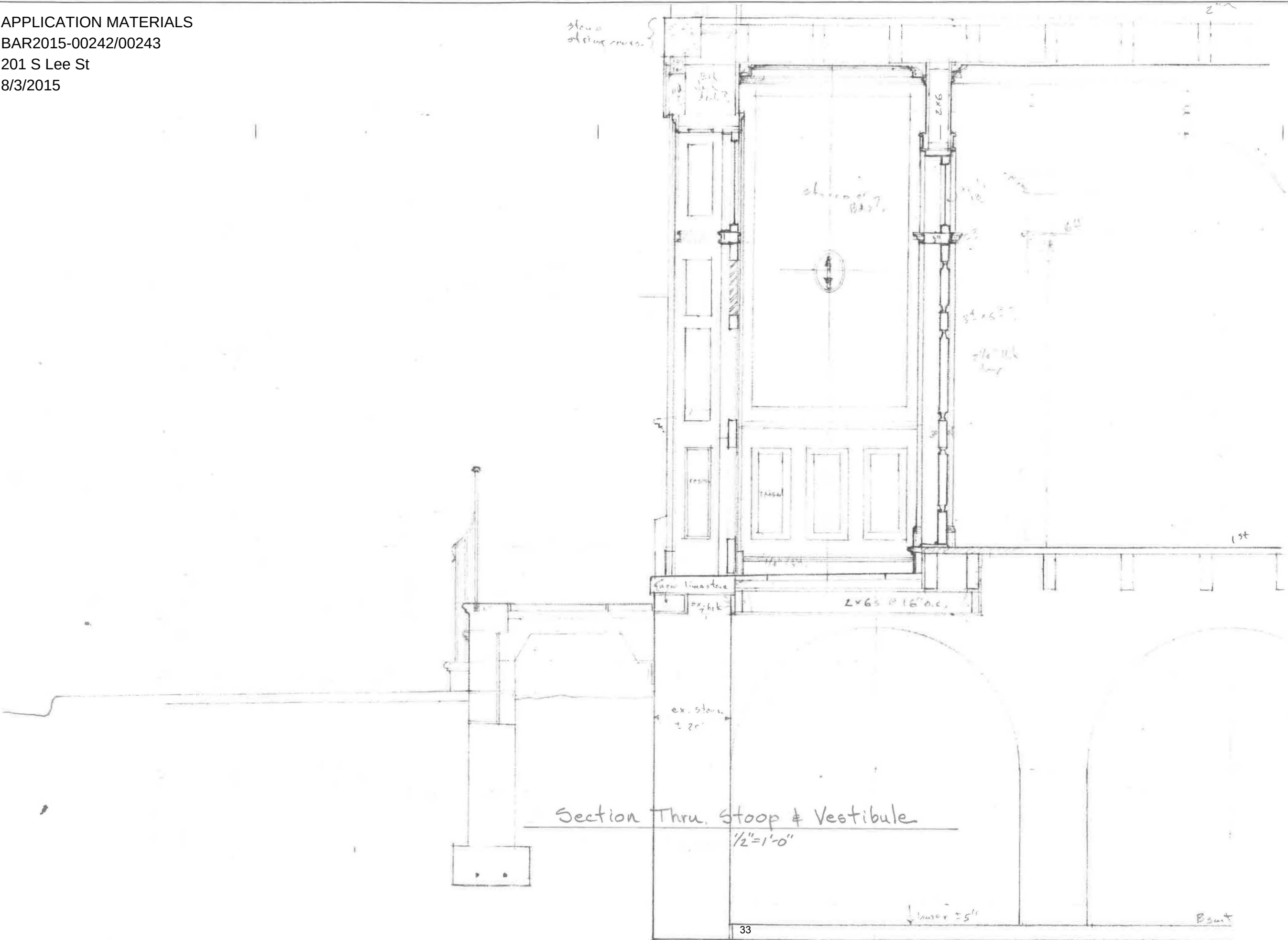
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201 S. Lee Street
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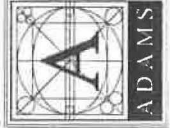


North Side of 201 Lee as Viewed from Prince Street
note: see elevations for proposed window-light divisions

Additions & Alterations
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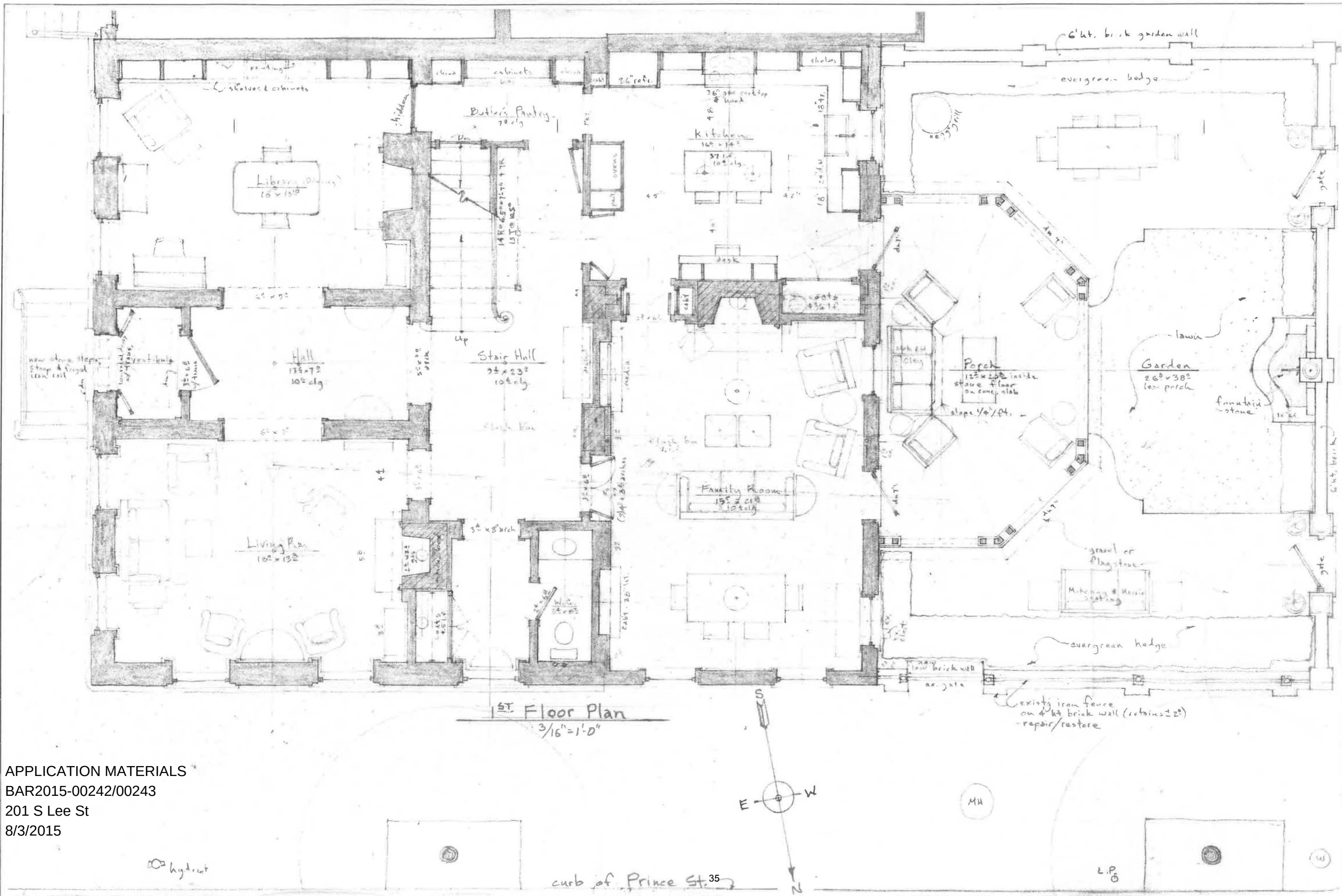
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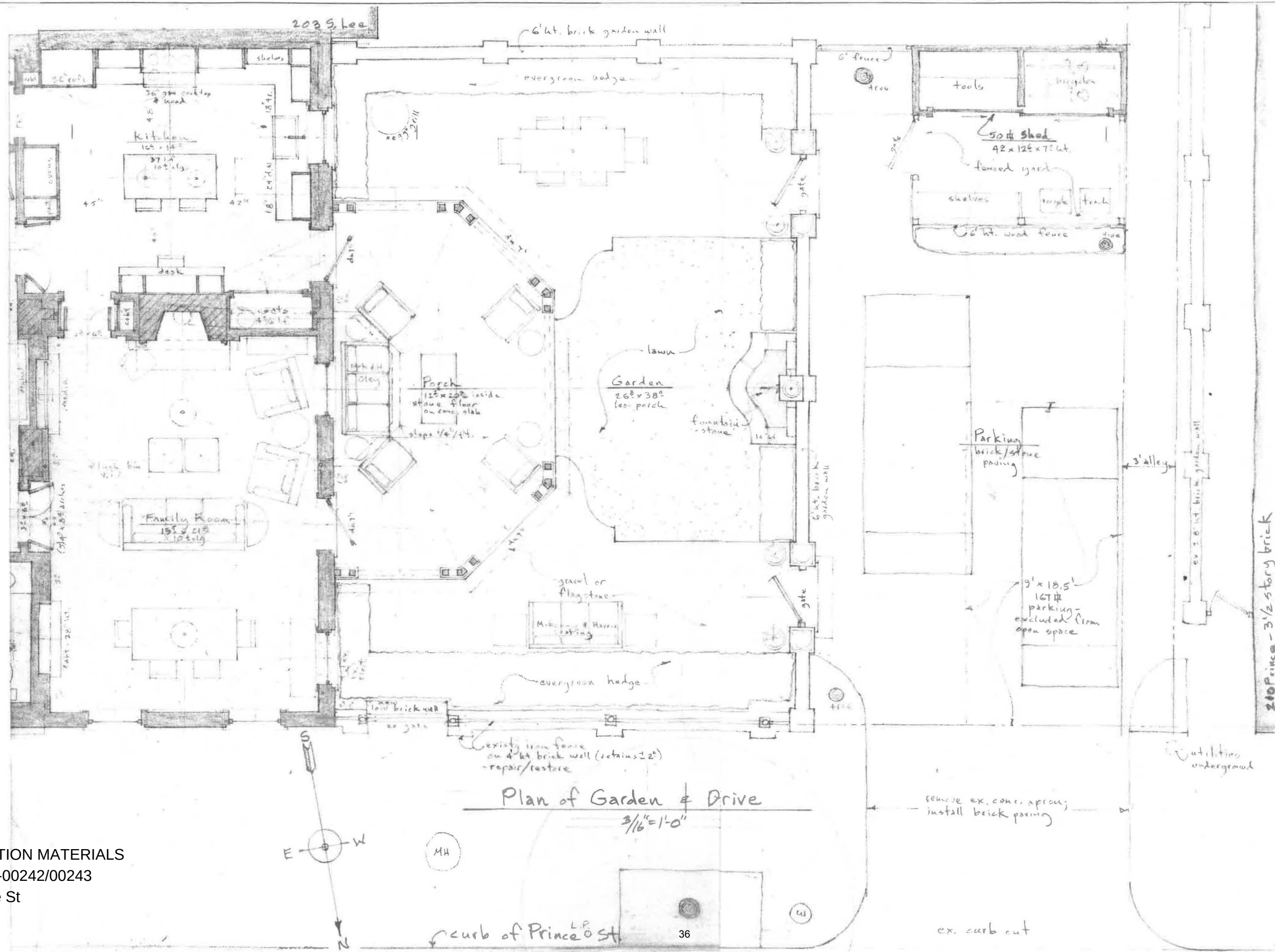
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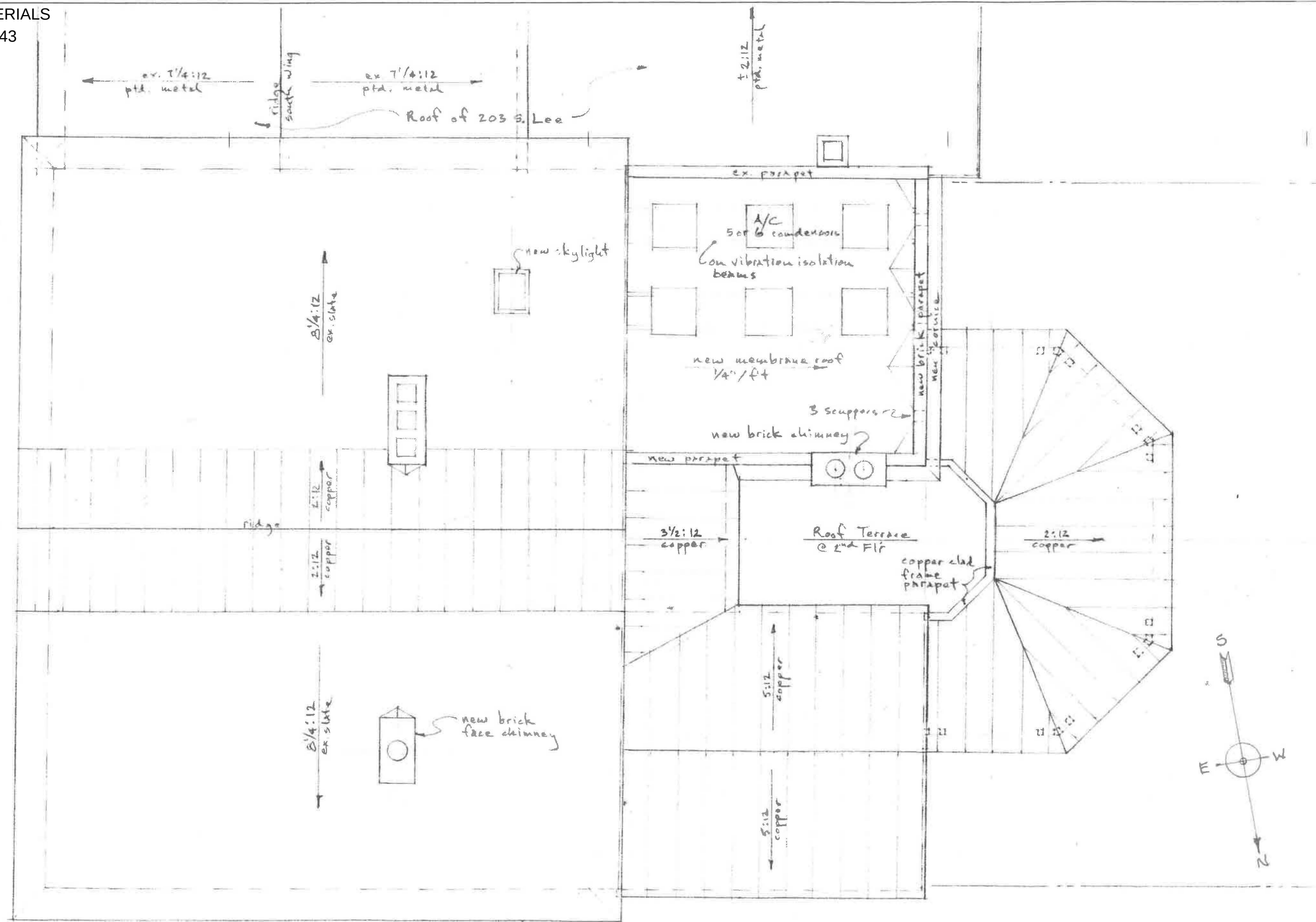
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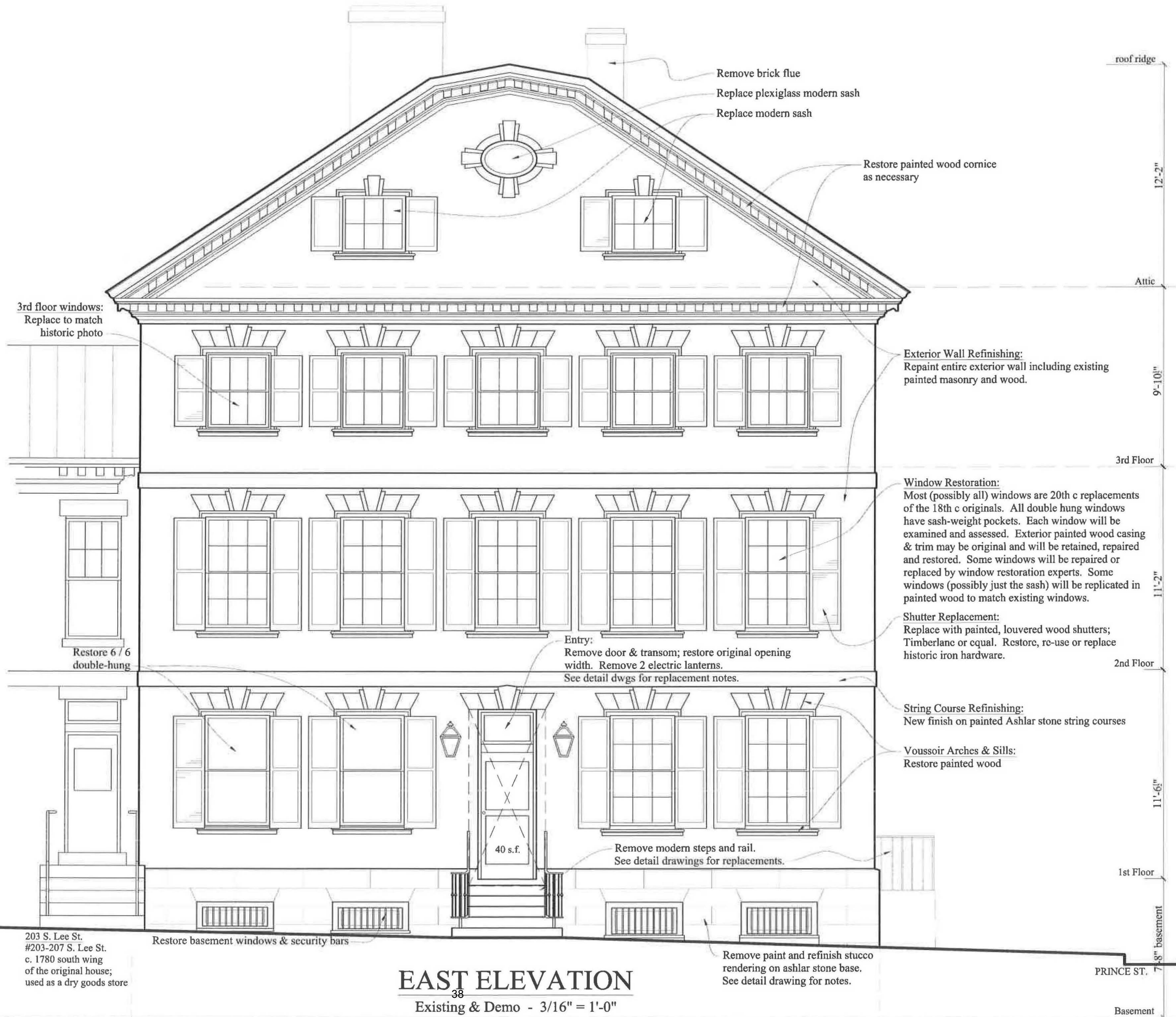
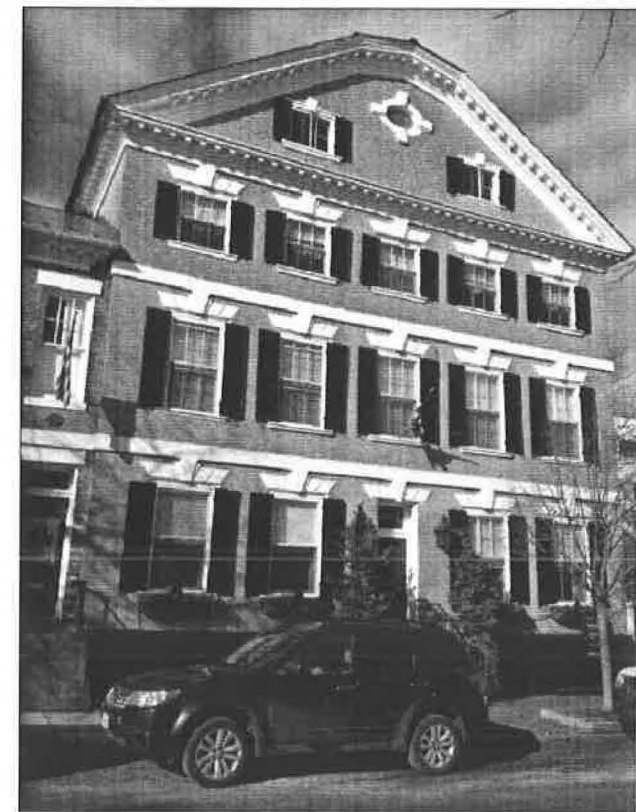
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$\frac{3}{16}'' = 1'-0''$ 37



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

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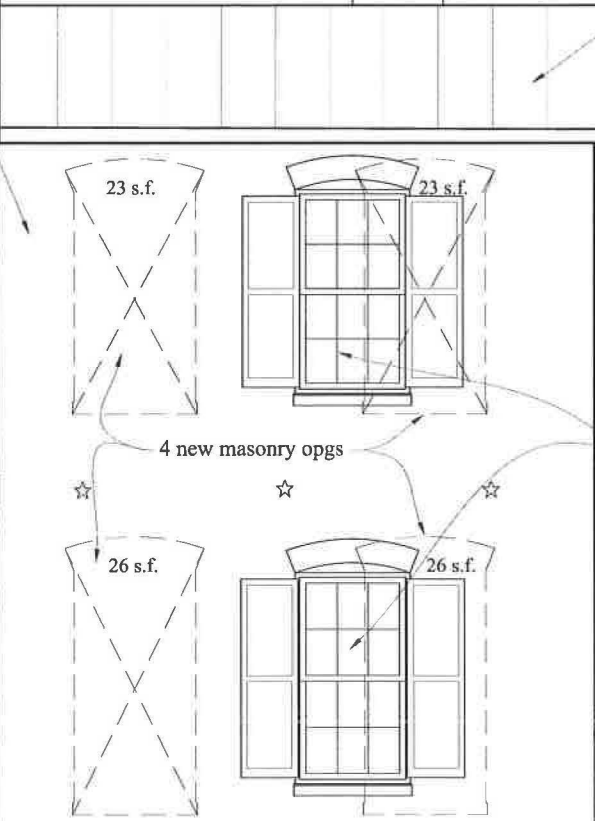
ADAMS ARCHITECTURE PLANNING INTERIORS



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

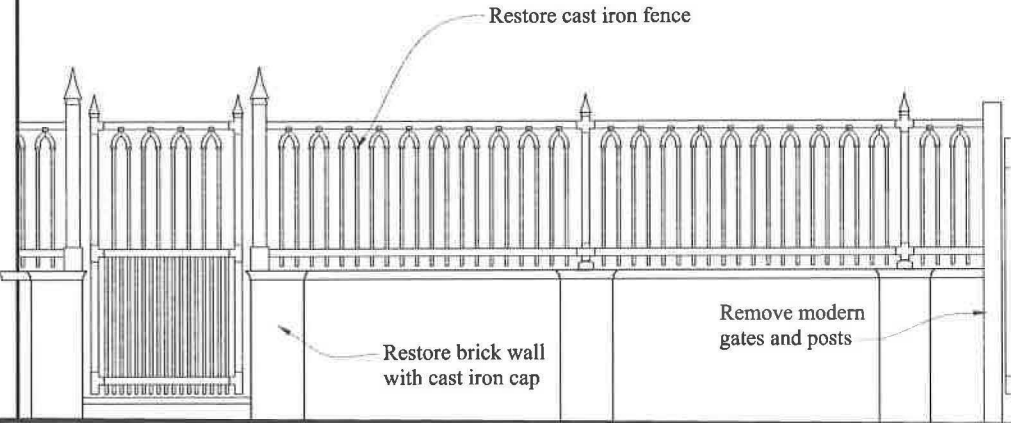
Restore painted wood cornice
as necessary

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



ells added for duplex in 1910

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

NORTH ELEVATION

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

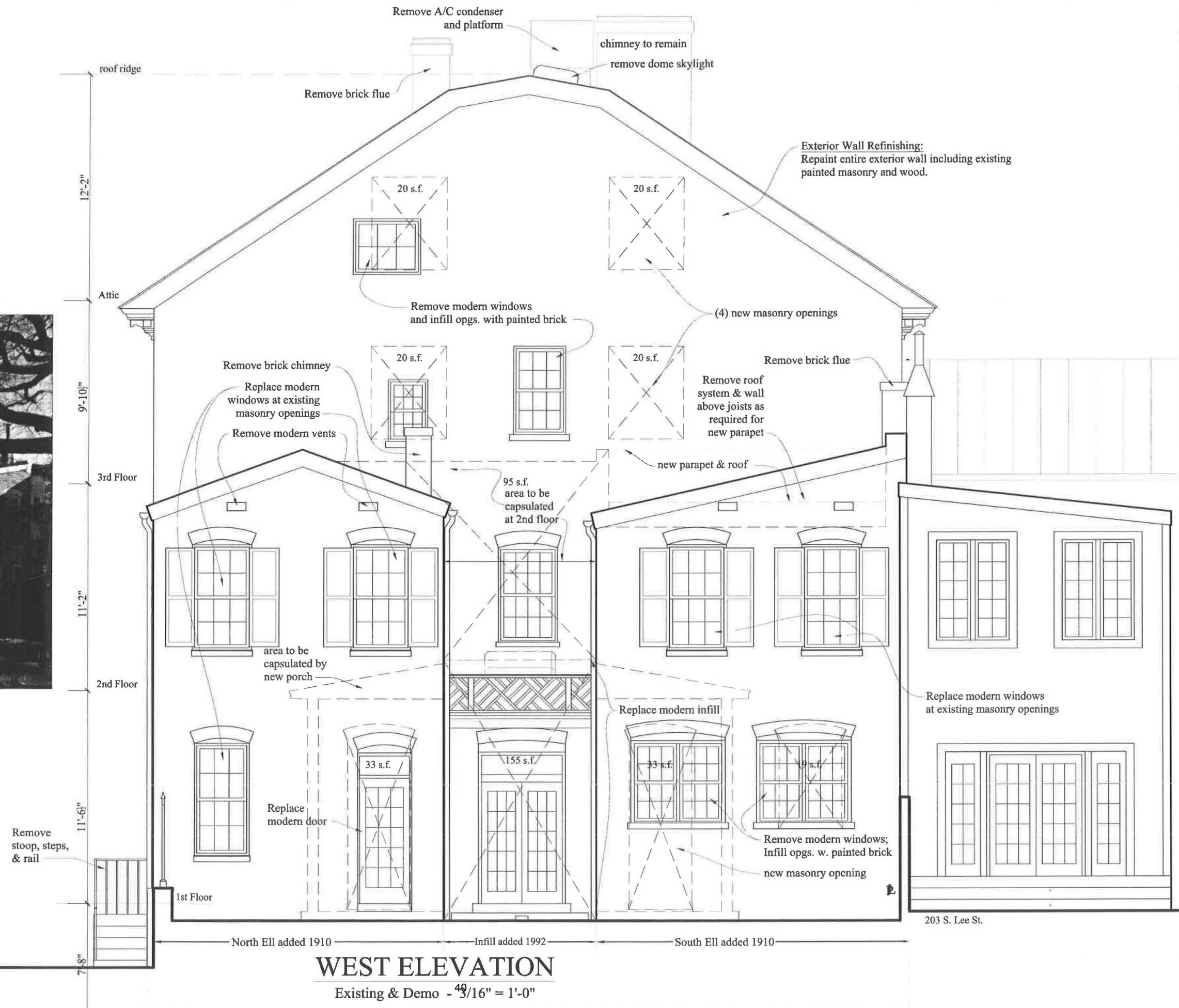
Additions & Alterations
Kington Residence
201 S. Lee Street
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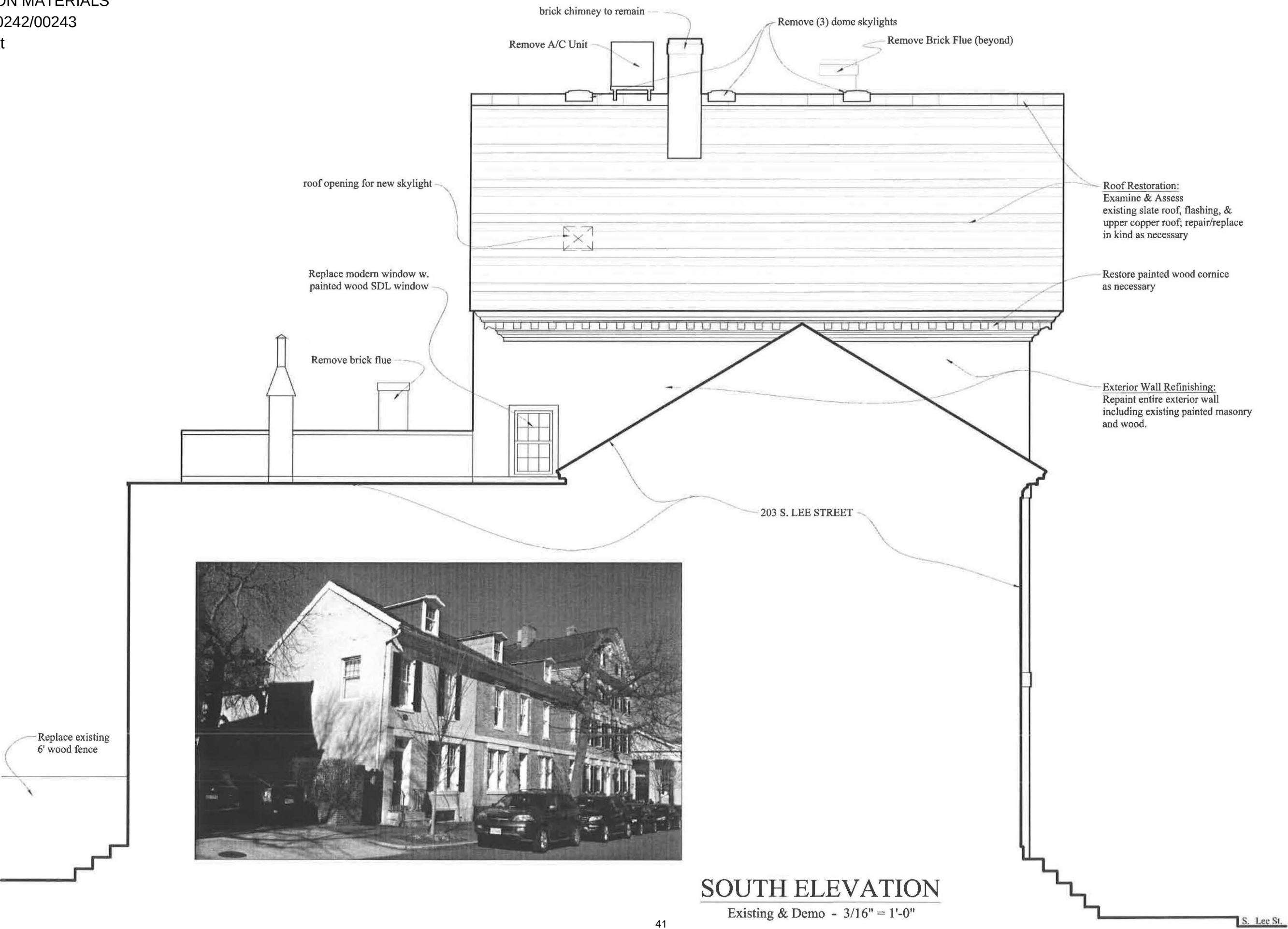


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Alexandria, Virginia

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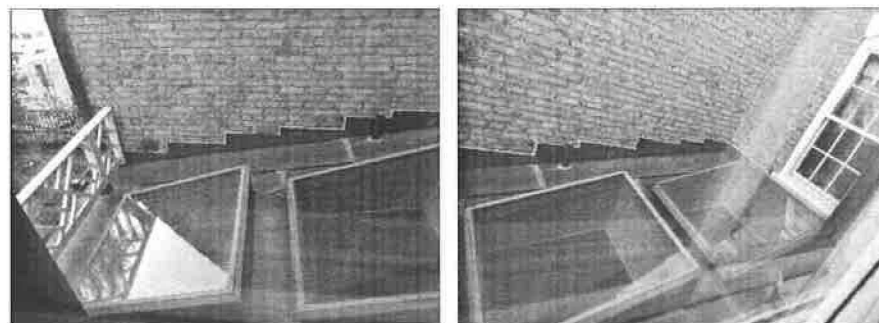
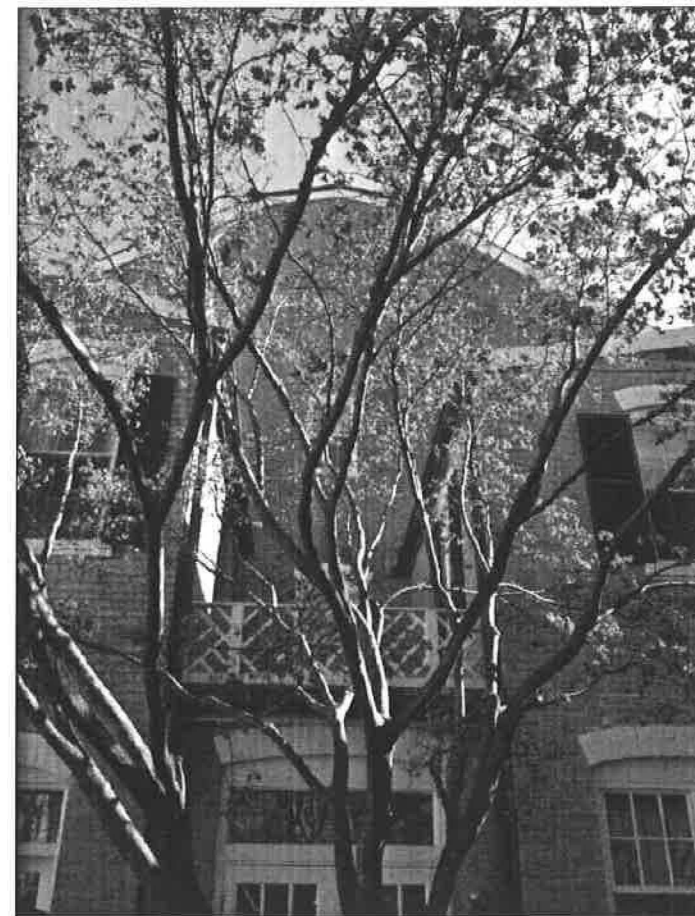
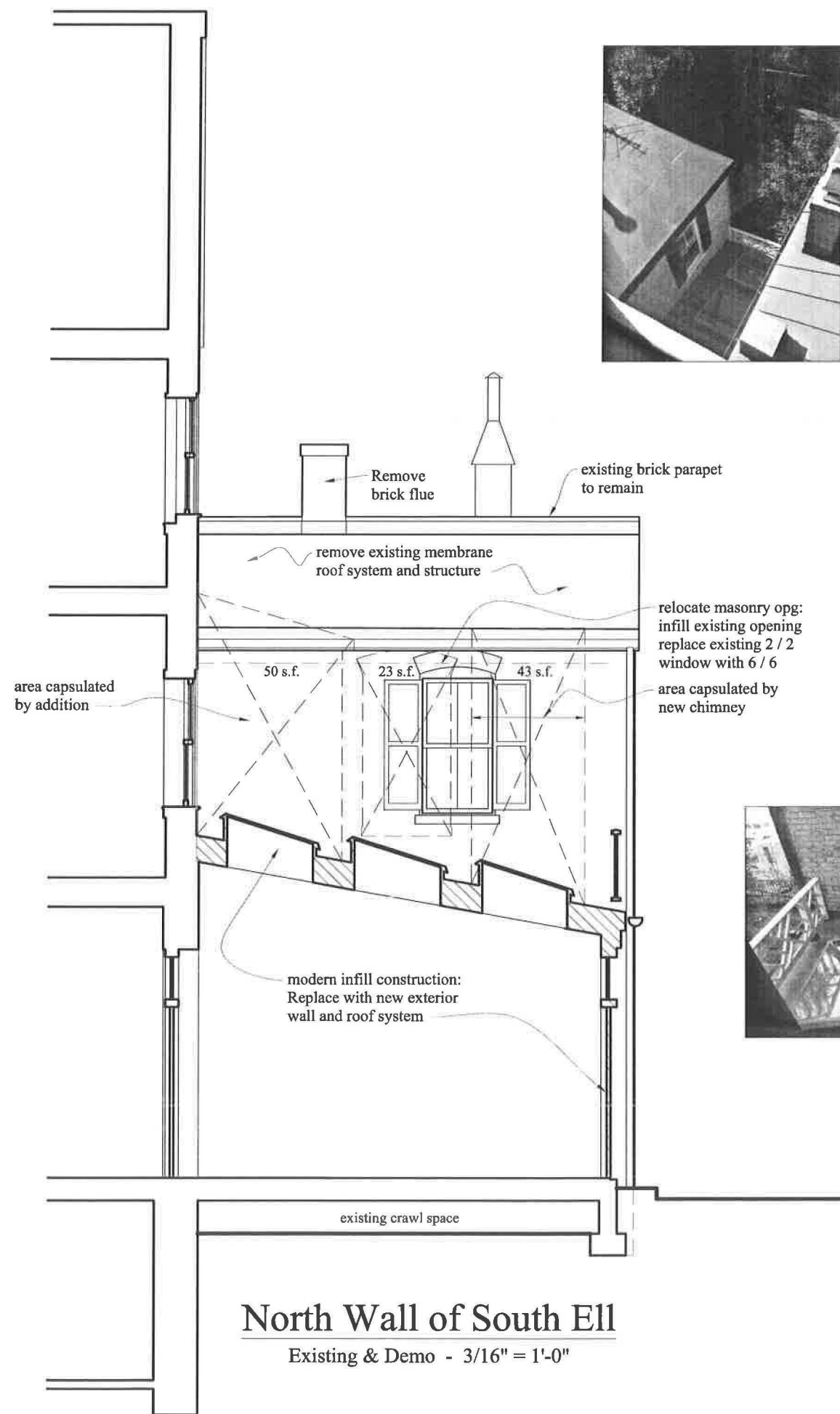
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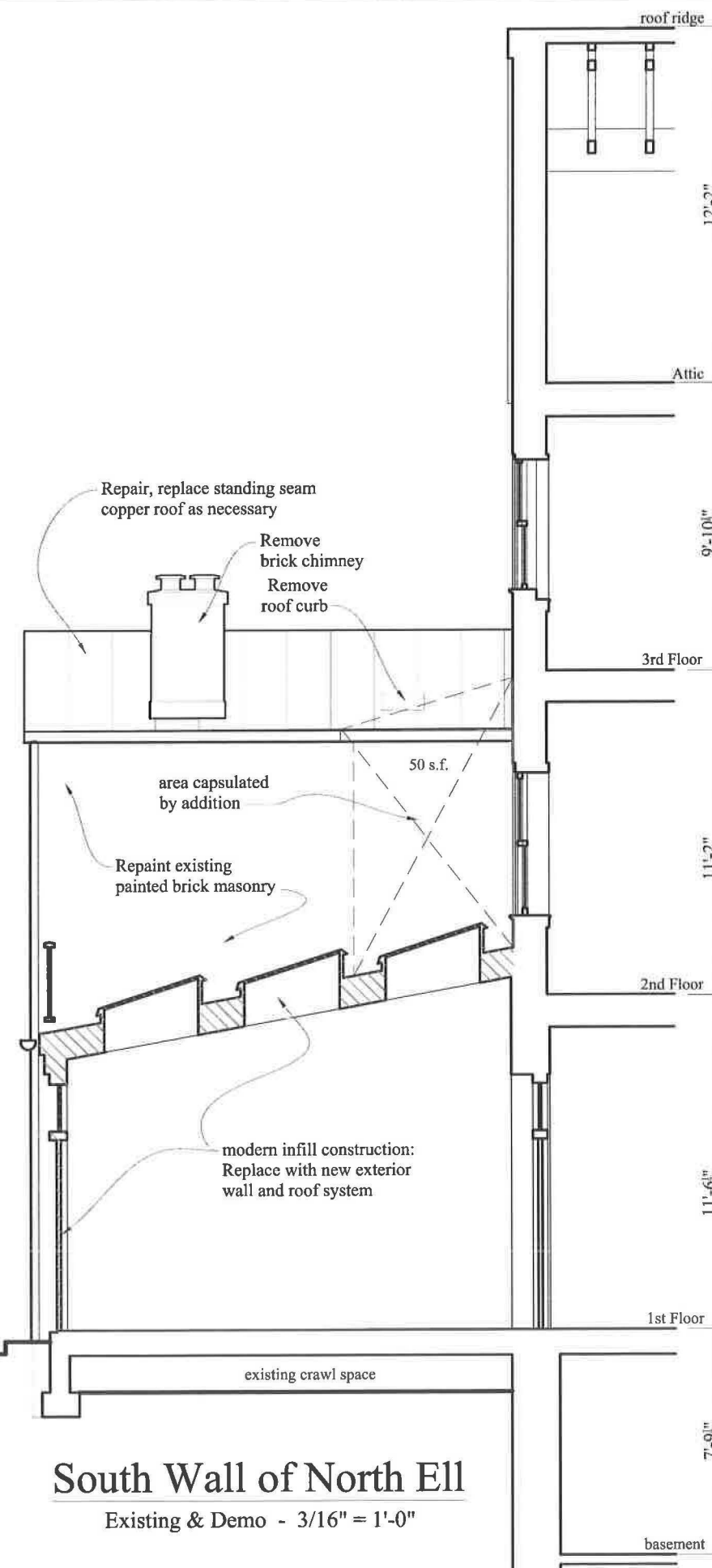


SOUTH ELEVATION
Existing & Demo - 3/16" = 1'-0"

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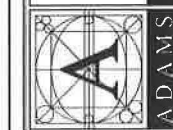
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Additions & Alterations
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SOUTH LEE STREET

brick sidewalk

tree box

S. LEE STREET

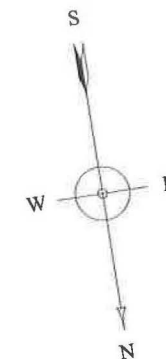
PRINCE STREET

brick sidewalk

tree box

1st FLOOR PLAN

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



PRINCE STREET

APPLICATION MATERIALS

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Additions & Alterations

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ADAMS ARCHITECTURE PLANNING INTERIORS

Replace existing steps and stoop
see Sheet 3.10 for detail

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

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

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

VESTIBULE

HALL

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

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

P.R.

GRILL

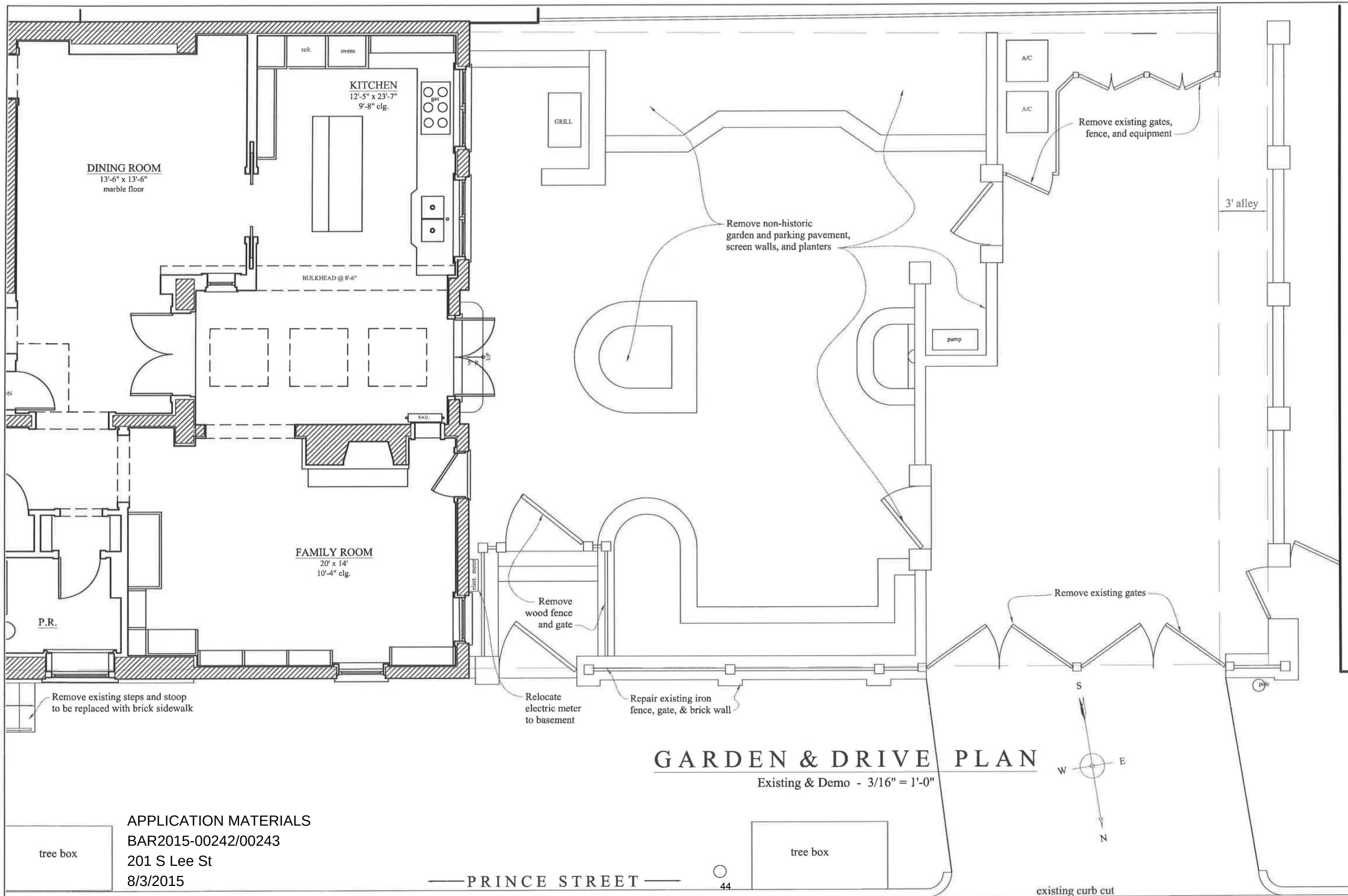
Remo
garder
screen

Remove
wood fence
and gate

Relocate
electric meter
to basement

Repair existing iron
fence, gate, & brick wall

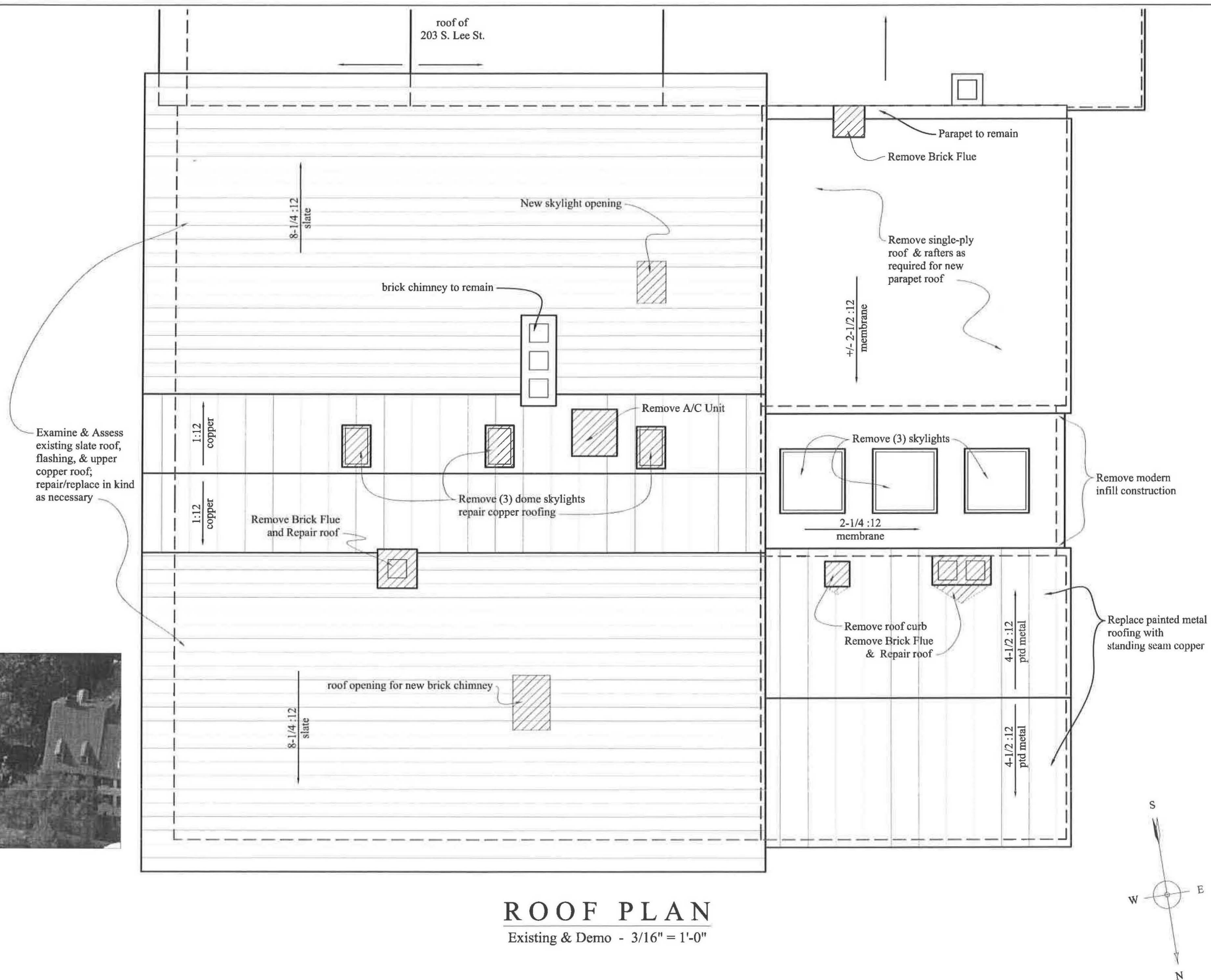
Remove existing steps and stoop
to be replaced with brick sidewalk



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



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





ROBERT BENTLEY ADAMS & ASSOCIATES P.C.

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ADAMS

ARCHITECTURE PLANNING INTERIORS

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

Date:
3 August 2015
BAR Set

Sheet:
4.08