153-17-CA

503 E JONES STREET
HECK-LEE HOUSE
OAKWOOD
HISTORIC DISTRICT

Nature of Project:
Remove rear addition; construct rear addition; alter addition roof; construct side porch with fireplace; add new brick walk; install fencing

APPLICANT:
ROBERT RIEDLINGER
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

153-17-CA  503 E JONES STREET
Applicant:  ROBERT RIEDLINGER
Received:  9/14/2017  Meeting Date(s):
Submission date + 90 days:  12/13/2017  1) 10/26/2017  2)  3)

INTRODUCTION TO THE APPLICATION

Historic District:  OAKWOOD HISTORIC DISTRICT
Raleigh Historic Landmark: HECK-LEE HOUSE
Zoning:  HOD-G
Nature of Project: Remove rear addition; construct rear addition; alter addition roof; construct side porch with fireplace; add new brick walk; install fencing
DRAC: An application was reviewed by the Design Review Advisory Committee at its October 2 meeting. Members in attendance were Curtis Kasefang, Jenny Harper and David Maurer,; also present were Robert Riedlinger, John Sibert, Melissa Robb, and Tania Tully.
Staff Notes:
• The applicant received conditional approval at the September 28 COA meeting for the removal of a water oak tree and accessory building, as well as construction of a new accessory building (138-17-CA).
• COAs mentioned are available for review.
• The staff evidence includes a keyed drawing labeling the parts of the building mentioned in the report.
• Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark may not be denied…However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance…If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Add new brick walk; construct side porch with fireplace</td>
</tr>
<tr>
<td>1.4</td>
<td>Fences and Walls</td>
<td>Install fencing</td>
</tr>
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<td>1.5</td>
<td>Walkways, Driveways and Off-street Parking</td>
<td>Add new brick walk</td>
</tr>
<tr>
<td>2.5</td>
<td>Roofs</td>
<td>Alter addition roof</td>
</tr>
<tr>
<td>2.8</td>
<td>Entrances, Porches and Balconies</td>
<td>Construct side porch with fireplace</td>
</tr>
<tr>
<td>3.2</td>
<td>Additions to Historic</td>
<td>Remove rear addition; construct rear addition</td>
</tr>
</tbody>
</table>
STAFF REPORT

Based on the information contained in the application and staff’s evaluation:

A. Installation of fencing is not incongruous in concept according to Guidelines section 1.4.8, and the following suggested facts:

1* The current wood fencing along portions of the east and west sides of the lot connects to the house at the rear of the original footprint, as well as running along most of the length of the north property line. Wood picket fencing was approved for installation in 1987 (MWD-87-033).

2* The new 36” tall iron fencing is proposed along the sidewalk on both N. East Street and E. Jones Street, as well as alongside the existing brick drive. There is an existing hedge along N East Street; it is not known on which side of the hedge the fence is proposed.

3* Iron fencing is not uncharacteristic in the Oakwood Historic District, and can be seen across the street at 504 E. Jones Street, the Cameron-Maynard-Gatling House, where it also borders the sidewalk on two sides of the property.

4* No gates are proposed for the new fencing.

B. Adding a new brick walkway is not incongruous in concept according to Guidelines sections 1.3.8, 1.5.5, 1.5.6, and the following suggested facts:

1* The property currently has brick walkways, patio and driveway.

2* The proposed walkway arcs from the northeast corner of the new screened porch to the northwest corner of the master bedroom.

3* No detailed photographs were provided of the existing walkways. No sample brick material was provided.

4* Along with its neighboring Heck houses, this lot is one of the larger parcels in the historic district.

5* Built area to open space analysis: According to the plot plan, the lot is 23,606 SF. The applicant states that the built area (labeled “impervious” on the plot plan), including the house, newly approved garage, walkways, patio and driveway is 4,712 SF. The proportion
of built area to open space is approximately 20%. After the proposed project the built area will be 5,395 SF, an increase of 683 SF. The proportion of built area to open space will be approximately 23%.

C. Alteration of an addition roof is not incongruous in concept according to Guidelines sections 2.5.1, 2.5.7, 2.5.10, and the following suggested facts:

1* From the National Register of Historic Places nomination for the Heck Houses: “The Heck Houses, 218 North East Street and 503 and 511 East Jones Street are a Second Empire-style trio located on spacious contiguous city lots in northeast Raleigh. The houses are not identical, but are close variations on one charmingly eclectic formula. Each is a one-and-one-half story L-shaped frame structure set on a common bond brick foundation with a wrap-around porch, a full-height mansard roof and a two-and-half-story corner mansard tower. Each house has a rear free-standing kitchen, now joined to the main block and partially obscured by frame additions.” The house was built between 1872 and 1875, according to the nomination.

2* The house has multiple sections built over the years, with the mansard-roofed historic house to the south, a flat-roofed modern kitchen addition north of that, a flat-roofed enclosed former breezeway north of the modern kitchen, and a rebuilt gable-roofed structure modeled on the historic kitchen and maid’s house at the north end of the assembled sections. See staff evidence for a graphic key that matches this breakdown.

3* From the Inventory of Structures in the Oakwood National Register Historic Districts, by Matthew Brown, former Historian, Society for the Preservation of Historic Oakwood, 2004-2015: “At some point between 1881 and 1909 a porch was built connecting the (historic) kitchen to the main house. This porch was enclosed at some point between 1914 and 1950.”

4* A COA was issued in 1986 for the “renovation of infill area between main house and dependent building”. The infill area was a breezeway prior to this project, according to the application.

5* The former breezeway has a flat roof that is lower than the flat roof on the modern kitchen. The proposal calls for bringing the lower roof up to match the modern kitchen roof to provide for increased ceiling height inside.
6* No specifications were provided for the roof on the former breezeway.

7* A skylight is shown on the roof plan. No specifications were provided for the skylight.

D. Construction of a side porch with a fireplace is not incongruous in concept according to Guidelines sections 1.3.8, 2.8.6, 2.8.7, 2.8.9, and the following suggested facts:

1* The house retains its historic front porch which wraps around to the east side of the house.

2* Built mass to open space analysis: According to the plot plan, the lot is 23,606 SF. The applicant states that the built mass, including the house and newly approved garage is 11% built mass to open space. After the proposed project the built mass will be 3,667 SF, an increase of 1,104 SF. (The applicant shows a built mass increase of 512 SF on the plot plan submitted.) The proportion of built area to open space will be approximately 16%.

3* The new screened side porch is designed to extend east from the rebuilt kitchen/maid’s house. The east wall of the screened porch lines up with the east side of the front porch.

4* The new screened porch will be attached to a portion of the house that is not historic (see E.1 below), and set back approximately 110 feet from East Jones Street.

5* A detailed drawing of the screened porch was provided. The new porch framing elements and posts will be simplified versions of the historic front porch.

6* Screened porches have been approved in recent years at 411 N East St (176-16-CA), 215 N East St (029-15-CA), 600 N Boundary St (103-15-CA) and 511 Oakwood Ave (087-15-CA).

7* The screened porch will be covered with a metal roof that matches what is on the rebuilt kitchen/maid’s house. Specifications were provided.

8* Paint colors which appear to match the existing house were provided, however the details on how the screened porch will be painted were not.

9* A two-sided fireplace is planned to be shared between the screened porch and new brick walkway.

10* Outdoor fireplaces/fire pits have been approved recently in Oakwood at 608 Oakwood Ave (125-13-CA) and 323 Pace St (167-15-CA).

11* The applicant’s bird’s eye view drawing shows the brick used for the walkway will also be the flooring for the screened porch.

12* No sample brick material was provided.
E. Removal of a rear addition and construction of a new rear addition is not incongruous in concept according to Guidelines sections 3.2.1, 3.2.2, 3.2.3, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, and 3.2.12; however, the removal of a mature pecan tree is incongruous according to Guidelines sections 1.3.7, and 3.2.4, and the following suggested facts:

1* An arborist report was provided that advises the removal of a pecan tree “located at the back of 503 E Jones Street”, however there was no indication of its location on a site plan. No photos of the tree were provided. No replacement tree was proposed.

2* No tree protection plan was provided for the remaining trees on the property.

3* The Library of Congress holds a set of 1967 Historic American Buildings Survey (HABS) drawings from a group of students from North Carolina State College, shown as staff evidence with this report. These drawings include a note about the rear accessory building: “Kitchen and maid’s house are reconstructed.”

4* It is unclear if the rebuilt kitchen/maid’s house will be removed and rebuilt, or if the change will be primarily raising the roof height. There are discrepancies between the drawings and previous conversations with the applicants.

5* Page 15 of the application erroneously labels the rear elevation as proposed; it is existing and is the current rear of the rebuilt kitchen/maid’s house.

6* The new rear addition is rectangular in form with a gable roof that is perpendicular to and extends from the rebuilt kitchen/maid’s house.

7* The architectural detailing on the proposed addition is simple, in contrast to the elaborate Heck-Lee House. Detailed drawings were not provided.

8* Paint colors which appear to match the existing house were provided.

9* The scale, proportion and size of the double-hung windows on the east and west sides of the addition are similar to others on the house.

10* New windows will be wood double-hung windows. Specifications and details were not provided.

11* The north addition for the master bedroom will have a door with a transom on the north wall that appears similar to the existing door on the east side of the former breezeway (without a transom). Door specifications were not provided.
12* The north addition for the master bedroom will also have a grouping of three doors on the north wall with a series of transoms above. Groupings of doors on the rear of new additions are commonly approved in the Oakwood historic district. Door specifications were not provided.

13* The proposed north addition will be covered with a metal roof that matches what is on the rebuilt kitchen/maid’s house. Specifications were provided.

14* Skylights are proposed on the north addition. Specifications were not provided.

15* Siding specifications were not provided.

16* The proposed north addition will take the place of an existing brick patio.

17* A light fixture spec was provided, but there was no indication on the elevation drawings where they would be installed.

Staff suggests that the committee approve the application, with the following conditions:

1. That the there be a 365-day demolition delay for the removal of the Pecan tree.
2. That tree protection plans be implemented and remain in place for the duration of construction.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. A tree protection plan prepared by an arborist certified by the ISA or by a licensed landscape architect; the plan should also include protection of perimeter trees from construction activity and material storage.
   b. Location and species of replacement tree;
   c. New windows;
   d. Eave construction for the addition;
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Siding;
   b. Details on screened porch painting;
c. Roof specs for the former breezeway;
d. Skylights;
e. New doors;
f. Lighting location;
g. Brick sample for fireplace;
h. Fence material description;
i. Fence gates (if any);
j. A detailed drawing of the new walkway, including brick pattern;
k. Brick sample for walkway and screened porch floor;
Staff Evidence -
Key to additions referred to in staff report

mansard-roofed historic house

flat-roofed enclosed former breezeway

flat-roofed modern kitchen addition

rebuilt kitchen/maid's house

SIDE ELEVATION/EAST-EXISTING
Scale: 3/32" = 1'-0"
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

DEVELOPMENT SERVICES DEPARTMENT

☐ Minor Work (staff review) – 1 copy

☐ Major Work (COA Committee review) – 10 copies
  ☐ Additions Greater than 25% of Building Square Footage
  ☐ New Buildings
  ☐ Demo of Contributing Historic Resource
  ☐ All Other

☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 529309
File # 15317-CA
Fee 147
Amount Paid 147
Received Date 9-14-17
Received By

Property Street Address 803 EAST JONES ST
Historic District OAKWOOD

Historic Property/Landmark name (if applicable) Heck Lee House
Owner's Name ROBERT AND JENNIFER REDLINGER

Lot size 0.54 ACRES (width in feet) 113' (depth in feet) 210'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
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</thead>
<tbody>
<tr>
<td>511 E JONES ST</td>
<td>214 N. EAST ST</td>
</tr>
<tr>
<td>212 N BLOODWORTH ST</td>
<td>510 E. JONES ST.</td>
</tr>
<tr>
<td>514 E. JONES ST.</td>
<td>504 E. JONES ST.</td>
</tr>
<tr>
<td>219 W. EAST STREET</td>
<td>424 E. JONES ST.</td>
</tr>
<tr>
<td>426 E. JONES ST.</td>
<td>422 E. JONES ST.</td>
</tr>
<tr>
<td>P.O. BOX 287-9</td>
<td>218 N. EAST ST.</td>
</tr>
<tr>
<td>407 E. JONES ST.</td>
<td>215 N. EAST ST.</td>
</tr>
<tr>
<td>221 N. EAST ST.</td>
<td>214 N. BLOODWORTH ST.</td>
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<tr>
<td></td>
<td>405 E. JONES ST.</td>
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</tbody>
</table>
I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant: John Sibert - Architect

Mailing Address: 3230 Glen Royal Dr

City: Raleigh

State: NC

Zip Code: 27617

Date: 9.14.17

Daytime Phone: 919.291.7353

Email Address: johnse@25ldesignbuild.com

Applicant Signature: 

Will you be applying for rehabilitation tax credits for this project? □ Yes □ No

Did you consult with staff prior to filing the application? □ Yes □ No

Office Use Only

Type of Work: __________________________________________

58.12.36

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org):

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/ p. 27</td>
<td>Walkways</td>
<td>Addition to master bedroom 14' x 23-4&quot; @ back of house / metal rood (standing seam / siding) to match wood siding @ existing house</td>
</tr>
<tr>
<td>2.1/p.39</td>
<td>Wood</td>
<td>Raise top plate to make consistent ceiling height on interior</td>
</tr>
<tr>
<td>2.4/p.45</td>
<td>Paint 2 Paint colors</td>
<td>Addition of screened-in porch @ east side of house w/ 2 back to back brick fireplaces</td>
</tr>
<tr>
<td>2.5/p.51</td>
<td>Roofs</td>
<td></td>
</tr>
<tr>
<td>2.7/p.50</td>
<td>Windows &amp; doors</td>
<td></td>
</tr>
<tr>
<td>3.2/p.67</td>
<td>Additions</td>
<td></td>
</tr>
</tbody>
</table>
Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _______________. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) ___________________________  Date ___________________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Minor Work (staff review) – 1 copy</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Major Work (COA Committee review) – 10 copies</strong></td>
<td></td>
</tr>
<tr>
<td>1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)</td>
<td>✓</td>
</tr>
<tr>
<td>2. Description of materials (Provide samples, if appropriate)</td>
<td></td>
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<tr>
<td>3. Photographs of existing conditions are required. Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page.</td>
<td>✓</td>
</tr>
<tr>
<td>4. Paint Schedule (if applicable)</td>
<td></td>
</tr>
<tr>
<td>5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.</td>
<td></td>
</tr>
<tr>
<td>6. Drawings showing existing and proposed work</td>
<td>✓</td>
</tr>
<tr>
<td>a. Plan drawings</td>
<td></td>
</tr>
<tr>
<td>b. Elevation drawings showing the façade(s)</td>
<td></td>
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<tr>
<td>c. Dimensions shown on drawings and/or graphic scale (required)</td>
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<tr>
<td>d. 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; snap shots of individual drawings from the big sheet.</td>
<td></td>
</tr>
<tr>
<td>7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.</td>
<td>✓</td>
</tr>
<tr>
<td>8. Fee (See Development Fee Schedule)</td>
<td></td>
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</tbody>
</table>
PHOTOS OF SIDE (EAST) OF HOUSE
PHOTOS OF SIDE(EAST) OF HOUSE
PHOTOS OF WOOD SIDING ON MAIN HOUSE-ADDITION TO MATCH
JELDWEN WOOD WINDOW W/ "PUTTY" PROFILE MUNTINS

Riedlinger Addition/Renovation 503 East Jones Street, Raleigh, NC 27601
Our most popular standing seam roofing system, Image II Standing Seam is a hidden interlocking fastener system, hiding screws on both the panels and slats. The screws are fastened into a saddle which is then hidden by the rib of the next panel. No clips are required, which saves time and money. We custom cut these panels to the inch up to 40' long.

**Specifications**
- 16" wide coverage
- 1" high ribs spaced 16" apart
- Concealed fastened architectural panel
- Can be installed over decking/plywood
- Gauges: 20ga and 24ga
- Finishes: Based on enamal Paint or bare Galvalume®
- Warranty: Painted - 40 years, Galvalume® - 25 years
- Minimum Recommended roof slope: 3:12
- Energy Star® rated

**Testing & Certifications**
- Dade County NOA #06-1002.10 compliant Click here to see NOA.
- Florida Building Code Approval view files
- Texas Department of Insurance Approval #118
- UL 790 Fire Resistance Class A
- UL 2218 Impact Resistance Class 4
- UL 586 Lullift UL Class 90 Construction #629

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**STANDING SEAM METAL ROOF**

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**10 Paint Color Schedule**

<table>
<thead>
<tr>
<th>Siding</th>
<th>Color: SW 7565 OYSTER BAR</th>
<th>Manufacturer:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trim</td>
<td>Color: SW 7748 GREEN EARTH</td>
<td>Manufacturer:</td>
</tr>
<tr>
<td>Doors</td>
<td>Color: SW 7579 ALAEA</td>
<td>Manufacturer:</td>
</tr>
<tr>
<td>Windows</td>
<td>Color: SW 7748 GREEN EARTH</td>
<td>Manufacturer:</td>
</tr>
<tr>
<td>HUNTING</td>
<td>Color: SW 7579 ALAEA</td>
<td>Manufacturer:</td>
</tr>
</tbody>
</table>

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**"BURNISHED SLATE" ROOFING COLOR**

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Riedlinger Addition/Renovation 503 East Jones Street, Raleigh, NC 27601
Screened porch precedents in Oakwood:
- 411 N East St – 176-16-CA
- 215 N East St – 029-15-CA
- 600 N Boundary St – 103-15-CA
- 511 Oakwood Ave – 087-15-CA

Fireplaces/fire pits precedents approved in Oakwood:
- 1014 W Cabarrus St – COA 032-17-MW
- 608 Oakwood Ave – 125-13-CA
- 323 Pace St – 167-15-CA

FRIEZE DETAIL
SIMPLIFIED AND SIMILAR TO EXISTING PORCH FRIEZE

SCREENED PANEL

CHAMFER
COLUMN-SIMILAR TO FRONT PORCH

COLUMN AT SCREENED PORCH
Scale: 1/4" = 1'-0"

Riedlinger Addition/Renovation 503 East Jones Street, Raleigh, NC 27601
PROPOSED: IMPERVIOUS (W/ GARAGE)=5394.74=22.8%
PROPOSED BUILT MASS(INCLUDED EXIST)=3667.10 SF
BUILT MASS INCREASE=512.16 SF

LOT 503 E. JONES STREET
RECORDED IN BOOK OF MAPS VOL PAGE WAKE COUNTY, N.C.

PROPERTY OF
ETHAN BARGER &
ERIN BARGER
503 E. JONES STREET
RALEIGH, NC

3 2 3 0 Glen Royal Road
Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

John Y. Phelps, Jr.
Professional Land Surveyor

Plot Plan W/ Proposed Fence
Scale: 1" = 40 ft

Riedlinger Addition/Renovation 503 East Jones Street, Raleigh, NC 27601
**FENCE ELEVATION**

Scale: 1" = 1'-0"

**FENCE AXONOMETRIC**

Scale: 1" = 1'-0"

Dull to a rounded point to avoid injury.

1/4" x 1" Flat Iron.
Arborist Tree Assessment

Arborist Tree Assessment
For the Pecan at 503 East Jones Street

Prepared For:
John Sibert
503 East Jones Street
Raleigh, NC

Prepared By:
Leaf & Limb
511 Nowell Road
Raleigh, NC 27607

Consulting Arborist:
Katie Rose Levin
Certified Arborist SO-6477A

October 6, 2017
Pecan Tree Assessment

Certified arborist Katie Rose Levin assessed the 16” diameter pecan tree located at the back of 503 East Jones Street. It is currently in good health, and contains good structure for its age and species.

The home addition will remove a significant portion of the critical root zone of this pecan tree. While pecans are generally tolerant to construction, the chances of survival decrease significantly with increasing loss of roots. Additionally, due to the proximity of the house, there are concerns that the structural root plate would be effected, leading to decay and stability concerns.

We recommend removing this tree prior to construction of the home addition.
Disclaimer

As trees and other plant life are living (changing organisms affected by factors beyond our control) no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this report unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. Site inspections do not include internal or structural considerations unless so noted.
The Captain Lee House is one of three houses built by Captain Lee for himself and his family. Two additional houses were built by his daughters. When almost identical to this first house, believed to have been built in 1791, the entire house was constructed out of pine from a nearby forest bought by Captain Lee in Johnson County, Virginia.