

ISSUE: Revisions to previously approved permit to partially Demolish and Certificate of Appropriateness for additions and alterations

APPLICANT: Kathy B. Hirsch & Jay Lawrence Hirsch

LOCATION: Old and Historic Alexandria District
430 North Union Street

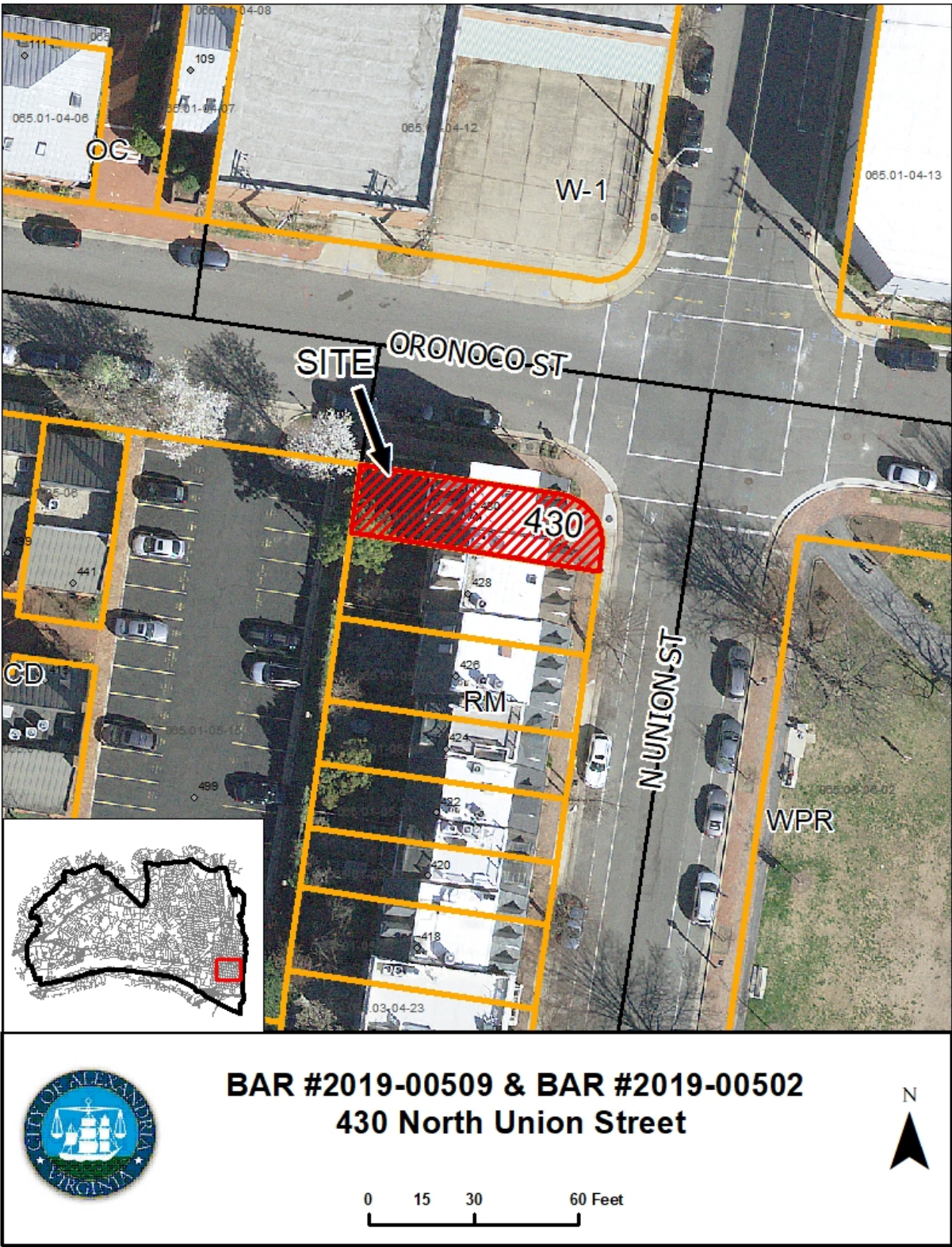
ZONE: RM/Townhouse zone

STAFF RECOMMENDATION January 8, 2020

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, as submitted

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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, 703-746-4200 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.



BOARD ACTION June 19, 2019: Approved as Amended, 6-1

On a motion by Mr. Conkey and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00209 & BAR #2019-00210, as amended. The motion carried on a vote of 6-1 with Chair Roberts in opposition.

CONDITIONS June 19, 2019

The Board approved the application and stipulated the following conditions:

1. The projection at the ground floor level will be only three feet;
2. The window banding material will be texturized fiber cement; and
3. The screening of the rear roof deck (west portion), will also be railing and not solid as first proposed.

REASON

The Board had questions for the applicant about the project and some members expressed concern about the amount of glass, the setback, and materials being proposed. Most of the Board liked the modern approach at this location and found the project, with the improvements submitted by the applicant at the hearing, to be well designed for its context.

SPEAKERS

Mr. Stephen Kulinski, the project architect, presented the project and the modifications that were made prior to the hearing, was available to answer any questions.

Ms. Elizabeth Baldwin, 428 North Union Street, had concerns about the proposed setback that, in her opinion, could cause safety issues to pedestrians and drivers at the corner of North Union and Oronoco streets. Ms. Baldwin said that the existing setback between the front of her house and the subject property is currently six feet and that the applicant was bringing the façade forward so that it would be only nine inches, which is not consistent with the other corner units in the neighborhood. She was also concerned about the height increase.

DISCUSSION

The Board had questions about the setback issue brought up by the neighbor. Mr. Kulinski had a rendering of a revision he had produced to address the setback issue. The new drawing showed the ground level of the façade set back so that the upper floors cantilever over the first floor, which the Board agreed to be a good compromise.

Ms. Neihardt said that she would like to see brick on the building to be consistent with the neighborhood. The Board, in general, liked the materials being proposed and agreed that the textured fiber cement material for the window band (presented at the meeting) was a better option than the proposed aluminum.

Ms. Roberts had concerns about the amount of glass being proposed on the building's façade because the windows seemed more appropriate for a commercial building. Mr. Kulinski explained that the project has human scale and that the materials being used are warmer and more residential than commercial. Ms. Roberts disagreed and found the project too modern and not appropriate for the neighborhood.

Mr. Spencer had concerns about the height and massing of the project. Mr. Kulinski explained that several other homes in that block have rooftop decks and that the subject property will be only thirty inches taller than the average height in that block. Mr. Kulinski showed an option of installing railings on the rooftop deck at the rear which will soften the height. The Board liked the railing better than the solid wall first proposed.

STAFF RECOMMENDATION June 19, 2019

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, as submitted

Note: *Staff coupled the applications for a Permit to Demolish (BAR #2019-00509) and Certificate of Appropriateness (BAR #2019-00502) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

PROJECT UPDATE January 8, 2020

Following additional discussion with neighbors, the applicant has continued to refine the design of the townhouse. Staff finds that all of the proposed revisions are improvements to the original proposal. The majority of the staff report, below, is carried forward from the previous approval with new information provided under the PROPOSED DESIGN REVISIONS January 8, 2020 section at the end of the report.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish and Certificate of Appropriateness for partial demolition and reconstruction of an existing brick townhouse constructed in 1974 at 430 North Union Street.

Permit to Demolish/Capsulate

The exterior brick veneer, roof, fenestration and all of the existing architectural detail is being removed. Portions of the wood framing will remain on each floor of each elevation.

Certificate of Appropriateness

1. The entry is returned from the north side of the dwelling to the original location on the east façade and the entrance door is a TruStile, paint grade poplar rail and stile with four frosted glass panels.
2. The single car garage door will be replaced with a Clopay brand Avante Collection, overhead sectional door with a black anodized frame around frosted glass panels
3. The first floor base and vertical chimney element will be clad with a natural stone veneer of Copper Ledge stone.
4. The second and third floors of the east elevation will be a full height, full width aluminum storefront system by Galaxy Glass with spandrels and piers clad in textured fiber-cement panels.
5. The walls on the north and west elevations will be clad in #761 Smooth Gray face brick by Belden Brick.
6. The balcony guardrail at the fourth floor on the east side is a 36" tall Stainless Steel Spigot Glass railing system by Inline Design.
7. The guardrail at the roof deck is a 36" tall stainless steel Seattle Bar Fascia railing system by Inline Design.
8. Windows are single-light casement, Anderson E-Series casement windows in SW 6992 Inkwell color.

II. HISTORY

430 North Union Street is a three bay, 3 1/2-story brick veneer residential rowhouse with a false side gable roof in a vernacular Colonial Revival style on a corner lot located at North Union and Oronoco streets. It is located at the far northeast corner of the Old and Historic Alexandria District, with Founders Park across North Union Street on the east and the metal warehouse buildings of Robinson Terminal North across Oronoco Street to the north and northeast. The townhouse was constructed in **1974** as part of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets. This area was not included in the OHAD until June of 1984.

Previous BAR Approvals

- The BAR approved the “Palladian” style dormer on the east elevation on February 7, 2007, BAR CASE # 2007-0011 and 2007-0012.
- A second-floor bay window on the east elevation was approved September 17, 2008, BAR CASE # 2008-0143.
- Administrative approval was granted for the composition shingle roof BAR2010-00265 and rooftop HVAC replacement BAR2010-00285.

III. ANALYSIS

Permit to Demolish/Capsulate

When evaluating a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(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?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(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?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(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?	No
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Staff does not believe that the proposed demolition meets any of the criteria above, as the structure was constructed in the early 1970s and has not achieved historic significance in its own right thru time or as the work of a nationally recognized architect. The townhouse is typical of the multitude of perfectly functional, vernacular garage townhouses constructed in Alexandria in the mid-to-late 20th century when railroad tracks still ran down Union Street, Founder's Park was envisioned to be mid-rise office buildings visually isolating this development from the river and much of the waterfront was still noxious industrial uses. The demolition does not remove any character defining features of uncommon design or historic merit, does not compromise the integrity of historic areas of the district and will not be a detriment to the public interest. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

The proposed structure is, essentially, a new infill townhouse, so the BAR's adopted *Design Guidelines* chapter on New Residential Construction provides the most relevant guidance related to the overall design. It notes that "The guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Boards in the past. New and untried approaches to common design problems should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." (New Residential Construction – Page 2) This does not mean that the a new townhouse may be architecturally incompatible with its environment. The *Guidelines* also say that "Singular buildings in the latest architectural vocabulary are generally discouraged." "This balancing act will clearly be different in different sections of the historic districts. For example, the design approach for residential additions for late-18th and early-19th century buildings on Royal Street will be different than for 20th century urban rowhouses on Oronoco Street." (Residential Additions – Page 2)

This dwelling is part of a larger townhouse development where the BAR has approved substantial alterations and redesigns to most of the townhouses since this development was included in the historic district in 1984, 10 years after it was constructed. These townhouses are an architectural product of their time and geographic location and lack historic significance or architectural distinction. They have a vaguely Colonial Revival architectural character with the street level devoted to multiple curb cuts, large garage doors and randomly placed fenestration above. Bay windows were subsequently added and grossly over-scaled dormer windows have been pasted on

false side-gable and mansard roofs as attics were converted to habitable space. The economic value of these townhouses has risen substantially since they were constructed due to their proximity to the Potomac River and the creation of Founders Park, and piecemeal requests for larger windows and rooftop decks are common. In staff's opinion, a comprehensive redesign of this specific building's architectural style and character is both acceptable and appropriate and wholesale façade alteration in a more modern style has been supported by the BAR in the past decade.

When the Old and Historic Alexandria District was established in 1946, 25 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and insure that infill was compatible with nearby buildings of historic merit. The BAR's Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished.

The BAR's charge in the zoning ordinance is first to identify and "protect historic and cultural resources" and second, to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block, or even another portion of the same block. The immediate context for this project is the other 1970s townhouses and Founders Park. The closest buildings of historic merit are the commercial buildings on the 200 block of North Lee Street. A small amount of the masonry composing the Lee Street Square office condominium at the corner of North Lee and Oronoco Street dates to the mid-19th century when the site was home to the Alexandria Gas Company.

In cases such as this, where there is no historic context to protect, the BAR has given applicants a good deal of latitude to alter the original architectural style and to accommodate personal taste – as long as the proposal itself was well designed and an improvement over the existing. Staff reminds the BAR that on December 2, 2015, related to the reluctant approval of an over-scaled dormer at 119 Queen Street that was based on the precedent set by previous BARs, the BAR adopted an informal policy that it was appropriate for buildings north of Queen and east of North Lee Street to have more contemporary design leeway because they are not historic themselves and there are no buildings of historic architectural merit located nearby and that "...going forward, large front dormers, such as the one approved in this case, would only be permitted in this particular development bounded by North Lee Street, North Union Street, Oronoco Street and Queen Street."



Figure 1: 100 Quay



Figure 2: 106 Quay



Figure 3: 107 Princess



Figure 4: 415 North Washington Street annex, rear



Figure 5: 101 Quay

Staff also notes that the Robinson Terminal North project that was endorsed by the BAR and approved by City Council in 2015, or something very similar to it, may be located directly across the street from the proposed townhouse. (Figures 6 & 7) The Robinson Terminal North project is outside of the Old and Historic Alexandria District but City Council included a condition in the Waterfront Plan that requires the BAR to comment on any proposed designs in this location, similar to a Concept Review.



Figure 6: view looking northeast from 430 North Union Street at the Robinson Terminal North project 500/501 North Union Street, approved 2015



Figure 7: view looking northwest from Founders Park of approved Robinson Terminal North, east pavilions

While other townhouse facades in this development have been either partially or substantially altered in either a contemporary or a traditional idiom, this is the first house to be stripped to its wood frame and completely renovated. The advantage in this case is that the placement of windows and materials is not hampered by existing structure and fenestration, so proportions and materials may be addressed holistically. While the recently renovated Quay Street and Princess Street houses have a different architectural style than most of the other townhouses (Figures 1, 2, 3 & 5), they nonetheless remain compatible in mass, scale, height without disrupting the rhythm of the urban streetscape. This organic variety is, in part, what contributes to the richness of both historic districts, where authentic Georgian and Federal period townhouses are in the same row as later Greek Revival and Italianate Victorian styles, and these often surround a contemporary school building or institutional use. Staff notes that a neighborhood constructed entirely of “contemporary” townhouses would be equally as boring as one composed entirely of Colonial Revival designs and that bad contemporary design can be particularly unattractive. However, in staff’s opinion, the proposed changes will transform this mundane, 1970’s Colonial Revival townhouse into a refreshing modern design that successfully blends a traditional townhouse form with contemporary details.

PROPOSED DESIGN REVISIONS January 8, 2020

Comparison with the previously approved design is shown most clearly on the applicant’s illustrations on A13 and A14. As with the previous design, the applicant proposes to maximize the amount of glass area on the east elevation, facing the Potomac River and Founder’s Park. The first floor, garage level has been pulled forward and the second and third floor bay window above is no longer cantilevered but are visually supported by the stone base. The entry door has been returned to the east side, adjacent to the garage door, and is recessed into the stone base. The aluminum overhead sectional garage door and the wood entrance door facing North Union Street have frosted glass panels in a charcoal color frame.

All window glass will be clear, Low-E 272, in compliance with the BAR’s window policy. The wall panels surrounding the windows is a textured fiber-cement, as previously conditioned by the BAR. There is an open terrace looking east on the fourth floor with a visually transparent, glass guardrail. The former exposed stairway leading to a roof deck above the fourth floor is now internalized. There is a visually open metal guardrail surrounding the roof deck. The previous spa pool on the roof has been deleted. HVAC units are located on the rooftop behind the metal guardrail. The guardrail is more transparent, also as conditioned by the BAR for the previous design.

A Copper Ledge stone natural stone veneer, laid in a random ashlar pattern recalling the color and texture Potomac River Gneiss used for the foundation material for all 18th and early 19th century buildings in Alexandria, clads the first floor on the east elevation and now extends as a plinth across the entire north side, extending vertically as a veneer for the elevator shaft in a rectangular “chimney” form. The remainder of the north and west elevations are clad with a warm “Gray” (light brown) face brick in a running bond. A primary change to the north and west elevations is that the fourth floor is now primarily glass instead of brick. This has the effect of visually lowering the mass of the building to the cornice line of the adjacent townhouses and, combined with the stone first floor, makes this elevation much less imposing. A horizontal slat, cedar fence encloses the elevated rear yard.

Summary

As noted above, the proposed design would not be appropriate in most other locations in the historic districts but 430 North Union Street is located at the northeastern corner of the OHAD and this site will face much larger and more contemporary buildings in Old Town North in the future. During the Robinson Terminal North design review, the BAR stated that they did not want to see buildings that were “of their own time” and would be stylistically dated very quickly but rather preferred designs that were “timeless.” The BAR also noted that they favored buildings that were “classic” rather than “classical” for sites such as these. The proposed townhouse is, clearly, modern but does not reflect any particular trend now on the cover of architecture magazines. The stone and brick are materials found throughout the historic districts. The design does not obviously copy anything nearby but is similar in character to recent successful townhouse renovations in this development and will ultimately be a good transition to adjacent development in Old Town North. Staff believes that the proposed redesign of this particular townhouse is well organized, uses a variety of high-quality materials that are carefully arranged and is a substantial improvement in design, proportion and materials over the original design and recommends its approval, as submitted.

It is not unusual for the larger, 20th century developments to have organized Home Owners Associations (HOA) with complete purview over exterior changes. If a property in the historic district is also located in a development covered by an HOA, applicants to the BAR are encouraged to seek HOA approval prior to submitting an application to the BAR. Staff has found that the HOAs are often more restrictive than the BAR and, therefore, HOA approval prior to BAR approval simplifies the process. Developments like Ford’s Landing, Pitt Street Mews and Queens Row are just a few developments that have far more stringent standards than the BAR. Because this development does not have a HOA, the BAR has become the de facto HOA for the neighborhood and some relatively minor applications in the past became extremely controversial. The BAR received a number of letters and petitions with almost 80 signatures of neighbors in support of the previous project and staff believes the present proposal is an improved design in a number of ways.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Project complies with zoning.

Code Administration

A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00209 & 00210: 430 North Union Street

3 – Letters and petitions from neighbors

ADDRESS OF PROJECT: 430 N. Union Street

TAX MAP AND PARCEL: 065.01-05-17

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)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Kathy B. Hirsch and Jay Lawrence Hirsch

Address: 430 N. Union Street

City: Alexandria

State: VA

Zip: 22314

Phone: (703) 628-9005

E-mail:

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Kathy B. Hirsch and Jay Lawrence Hirsch

Address: 430 N. Union Street

City: Alexandria

State: VA

Zip: 22314

Phone: (703) 628-9005

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).*

ORIGINAL REQUEST

Partial demolition and reconstruction of existing 1974 brick residence. New brick and stone cladding with aluminum frame windows.

NEW REQUEST

Consideration of revisions to previously approved design. Refinements to all elevations, to reduce the perceived visual scale. Addition of stone base at north façade. Relocation of front door to face North Union Street.

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.

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 12 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 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.

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.

BAR Case # _____

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 12 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:  _____

Printed Name: STEPHEN W. KULINSKI, AIA

Date: 11/18/19

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. Kathy B. Hirsch and Jay Lawrence Hirsch	430 N. Union Street Alexandria, VA 22314	100%
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 430 N. Union Street (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. Kathy B. Hirsch and Jay Lawrence Hirsch	430 N. Union Street Alexandria, VA 22314	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. N/A		
2.		
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.

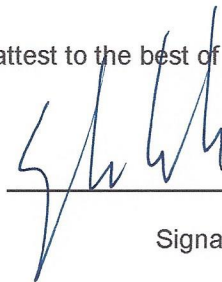
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/18/19

Date

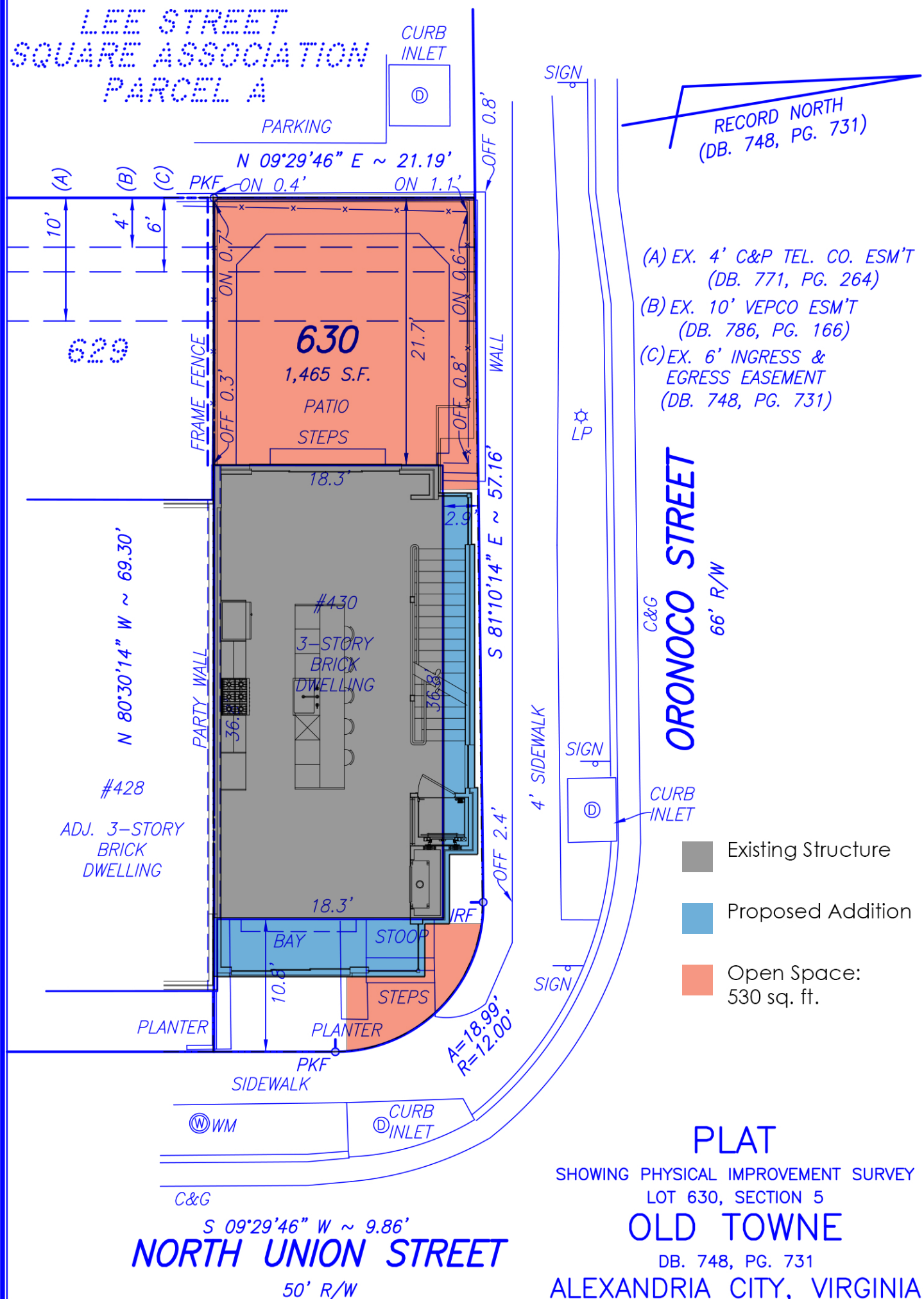
STEPHEN W. KULINSKI, AIA

Printed Name



Signature


LEE STREET
SQUARE ASSOCIATION
PARCEL A



RCF **IELDS**
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422





Department of Planning & Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 430 N. Union Street
Street Address

RM
Zone



A2. 1,390.00 x 1.74 = 2,418.60
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor 688.00
Second Floor 688.00
Third Floor 688.00
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 268.00
Stairways**
Mechanical** 25.50
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory*** 70.50
Other**
Other**

B1. 2,064.00 Sq. Ft.
Existing Gross Floor Area*

B2. 364.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,700.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 2,064.00 B2. **Total Exclusions** 364.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 160.00
Second Floor 158.50
Third Floor 150.00
Attic 716.00
Porches
Balcony/Deck 122.50
Lavatory***
Other

Allowable Exclusions**

Basement** 21.00
Stairways** 569.50
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory*** 50.00
Other**
Other**

C1. 1,307.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 590.50 Sq. Ft.
Allowable Floor Exclusions**

C3. 716.50 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 1,307.00 C2. **Total Exclusions** 590.50

D. Total Floor Area

D1. 2,416.50 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,418.60 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 530.00 Sq. Ft.
Existing Open Space

E2. 512.75 Sq. Ft.
Required Open Space

E3. 524.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

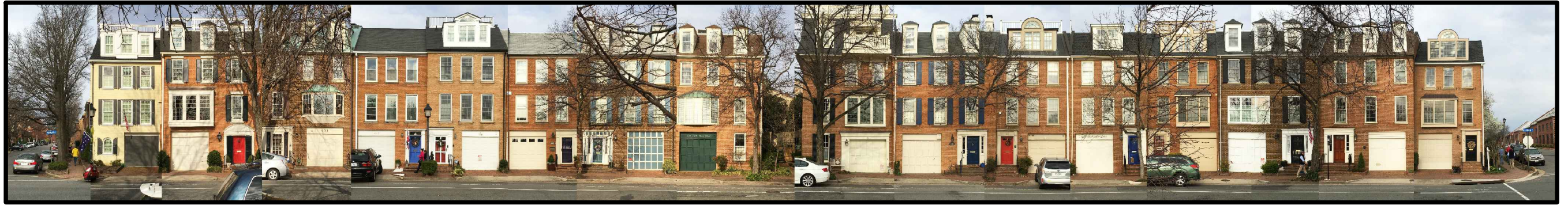
Signature:

[Handwritten Signature]

21

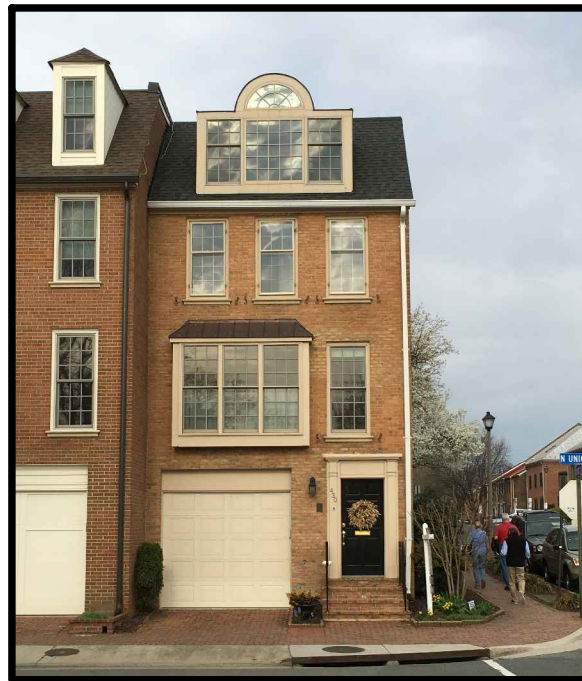
Date:

11/15/19



430 N. UNION STREET
(SUBJECT PROPERTY)

1 EXISTING STREETScape
A1.1 SCALE: N/A



2 EXISTING IMAGES
A1.1 SCALE: N/A

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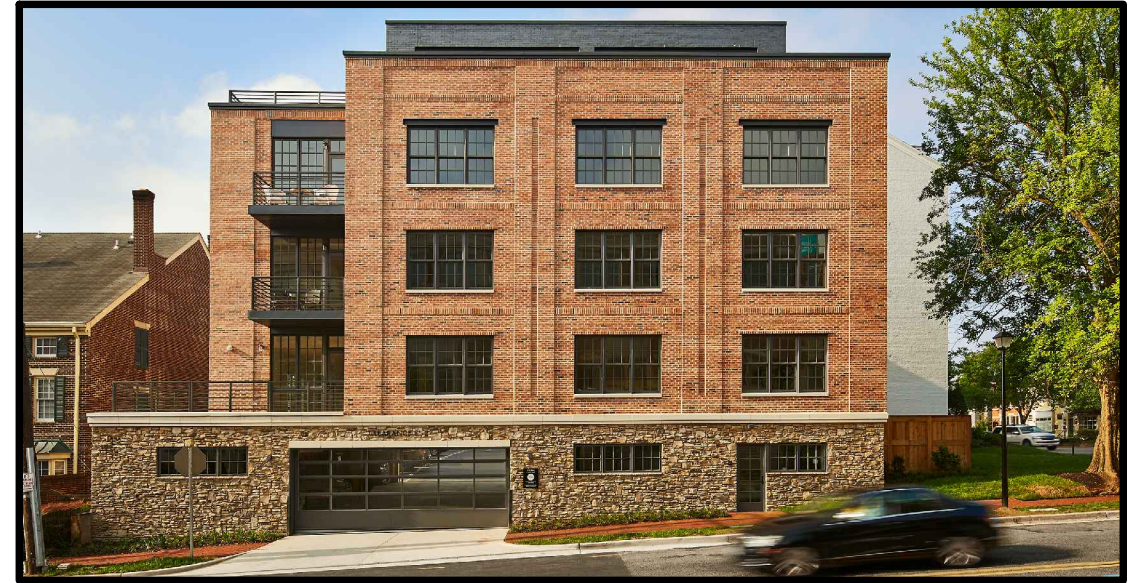


1 EXISTING IMAGE OF EAST ELEVATION
A1.2 SCALE: N/A

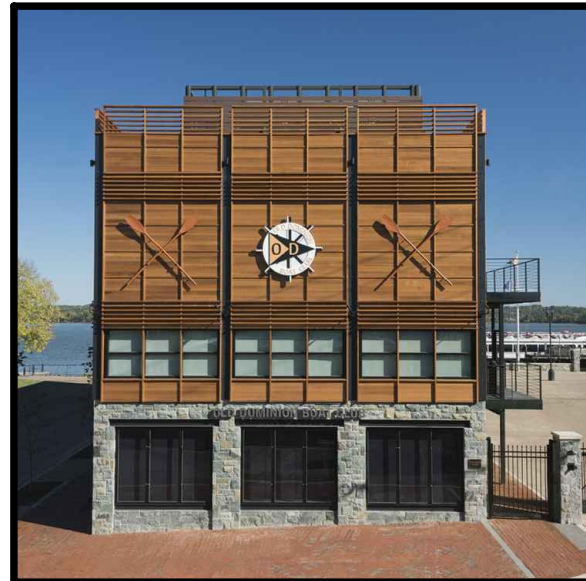
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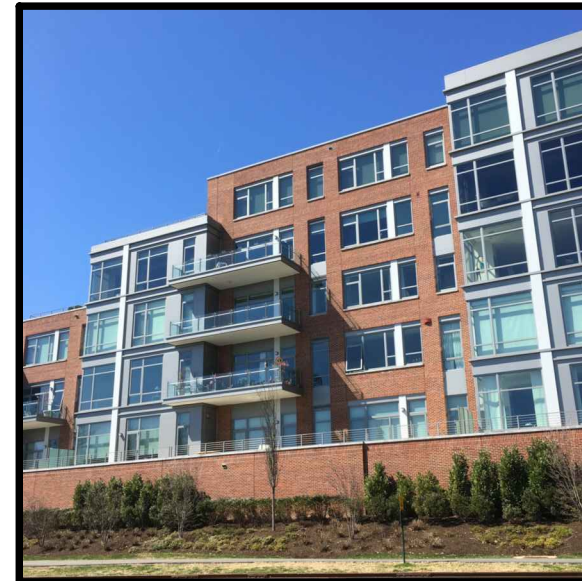
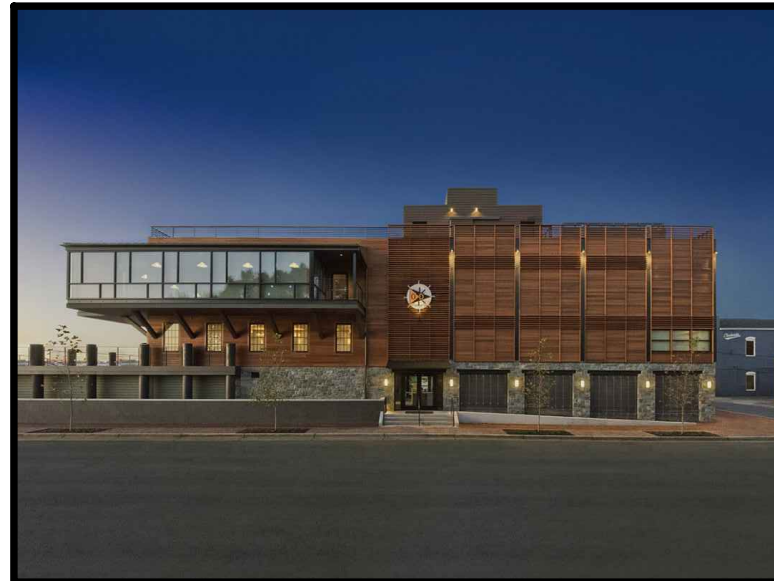
1 **ROBINSON TERMINAL @ 500 | 501 N. UNION**
A2 SCALE: N/A



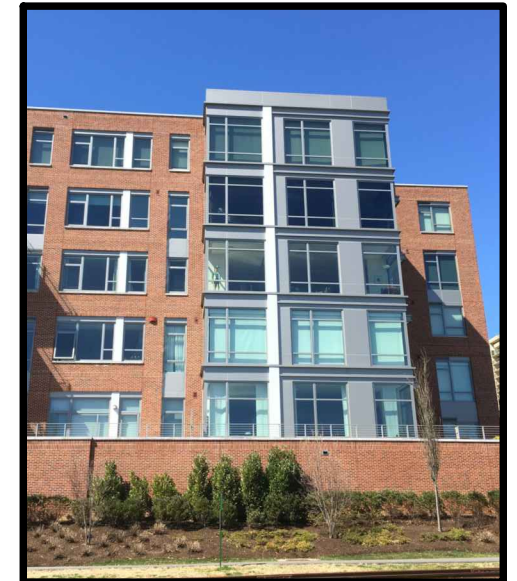
2 **THE MILL**
A2 SCALE: N/A



3 **OLD DOMINION BOAT CLUB**
A2 SCALE: N/A



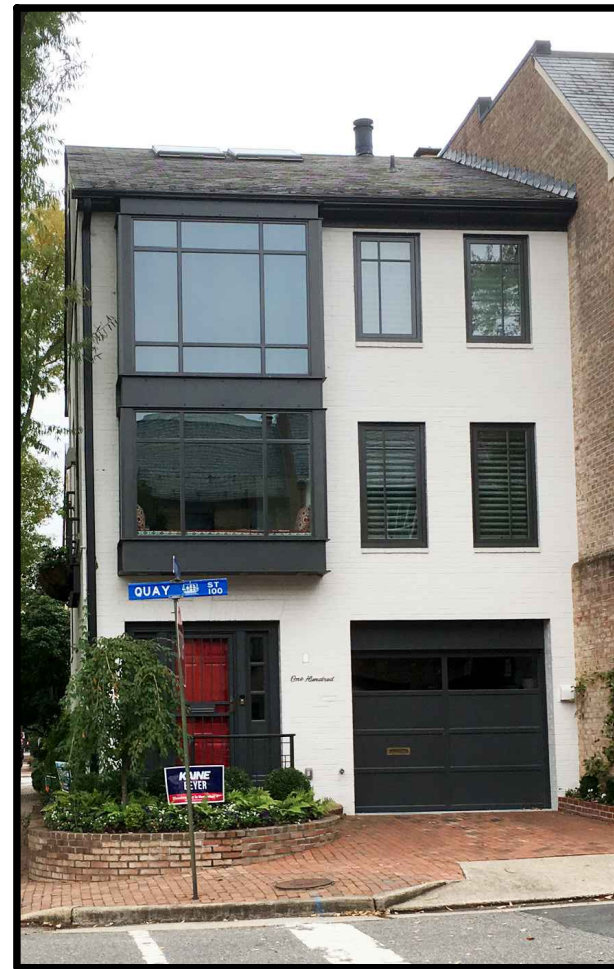
4 **THE ORONOCO**
A2 SCALE: N/A



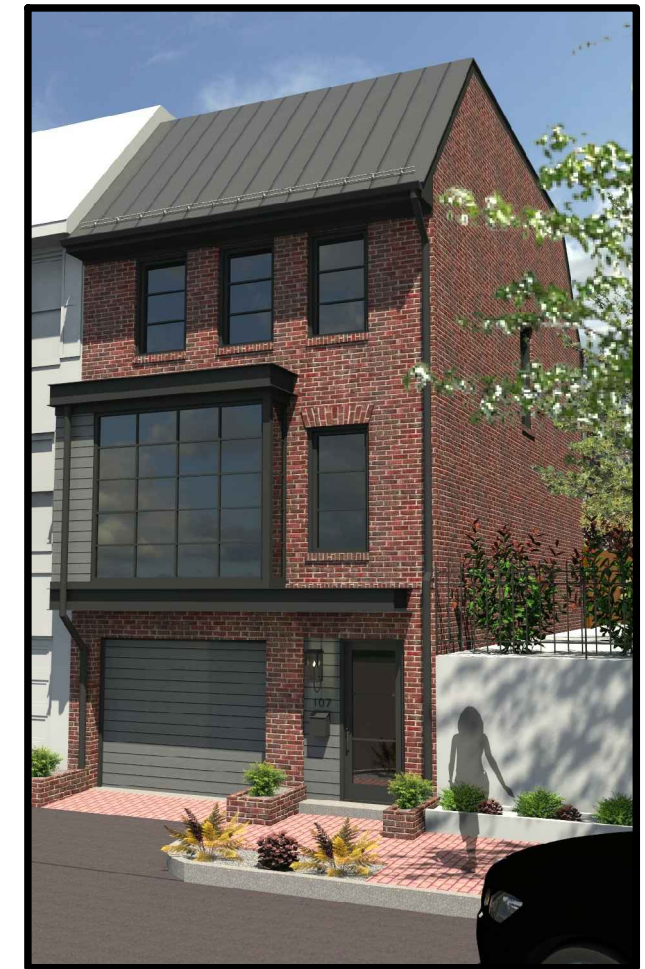
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1 106 QUAY STREET
A2.1 SCALE: N/A

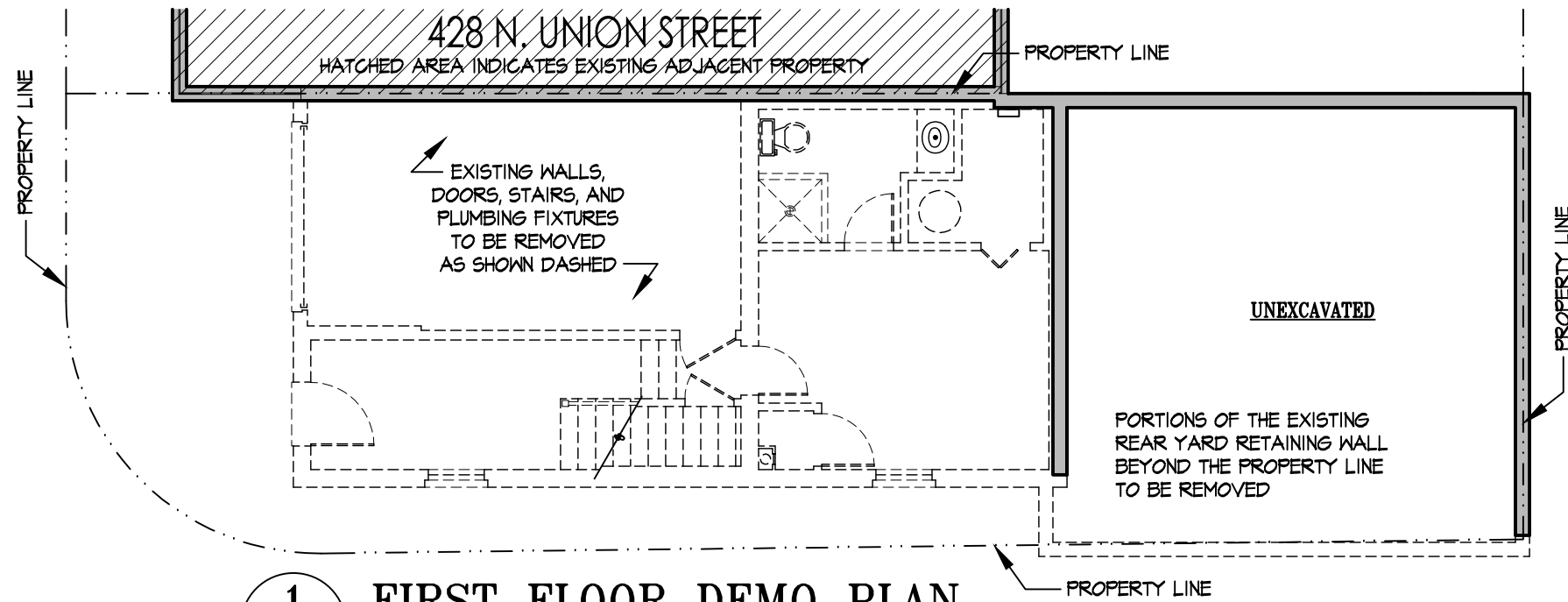


2 100 QUAY STREET
A2.1 SCALE: N/A

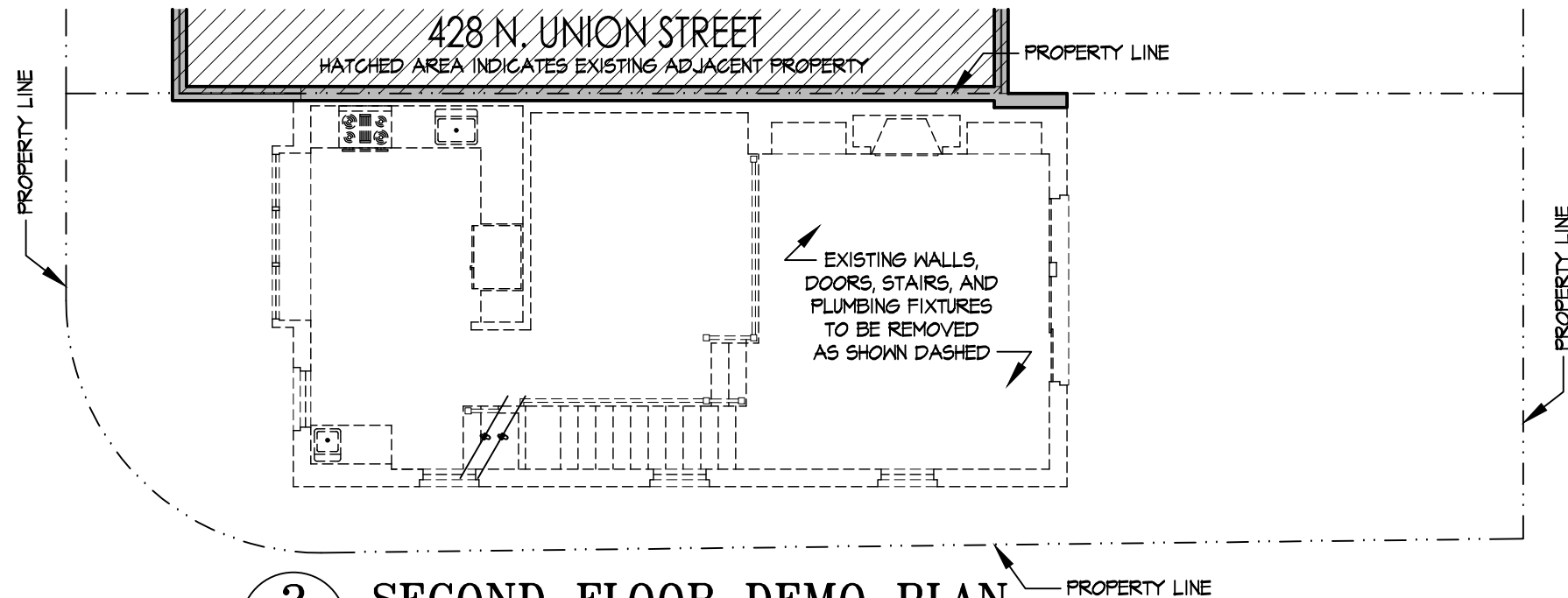


3 107 PRINCESS STREET
A2.1 SCALE: N/A

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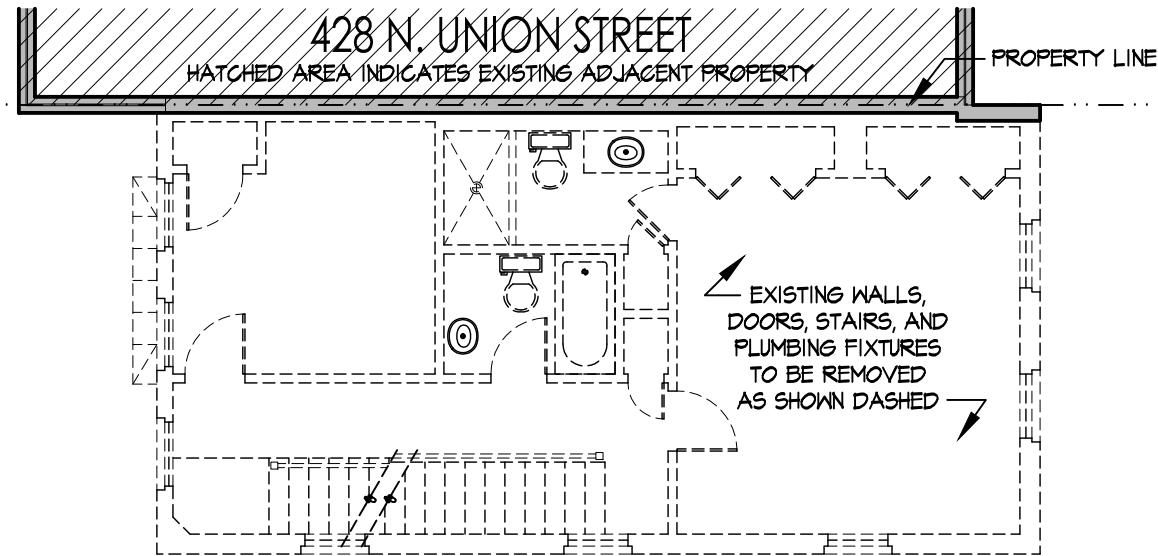
1 FIRST FLOOR DEMO PLAN
A3 SCALE: 1/8" = 1'-0"



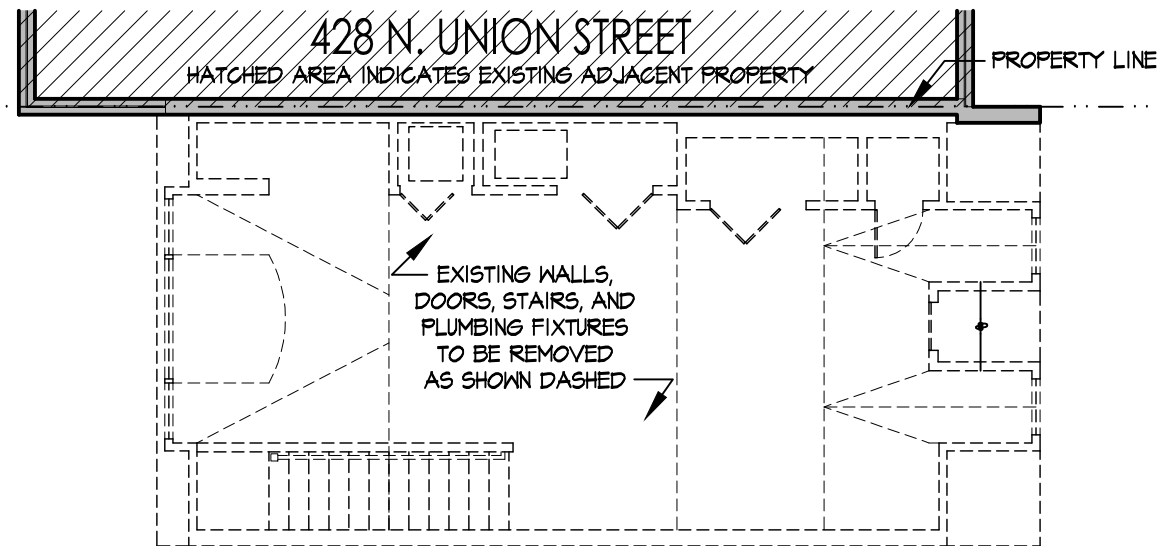
2 SECOND FLOOR DEMO PLAN
A3 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
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	EXISTING FULL HEIGHT WALL TO REMAIN

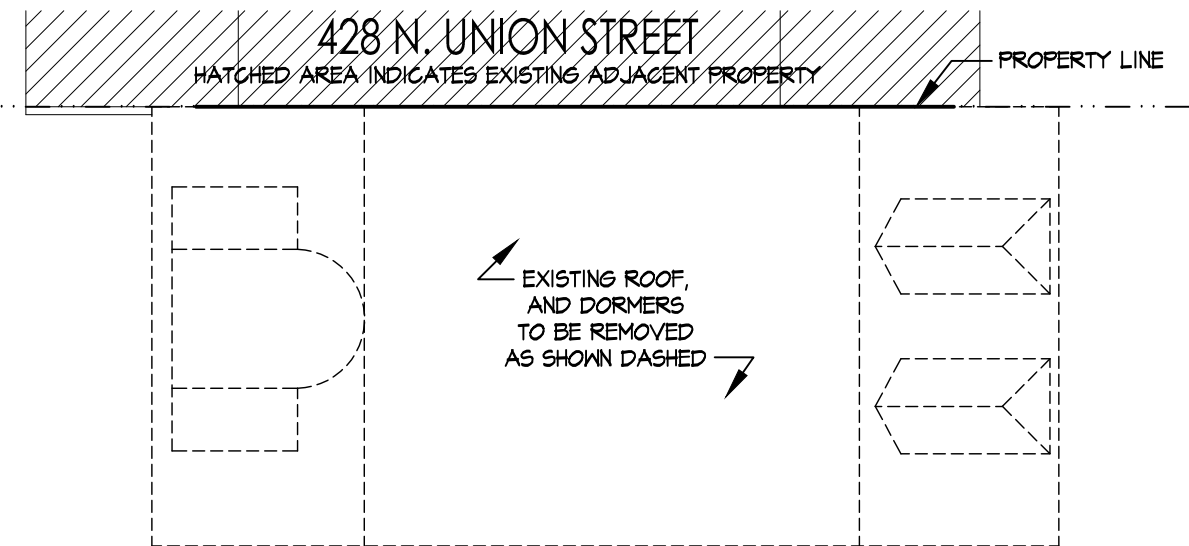
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1 THIRD FLOOR DEMO PLAN
A4 SCALE: 1/8" = 1'-0"



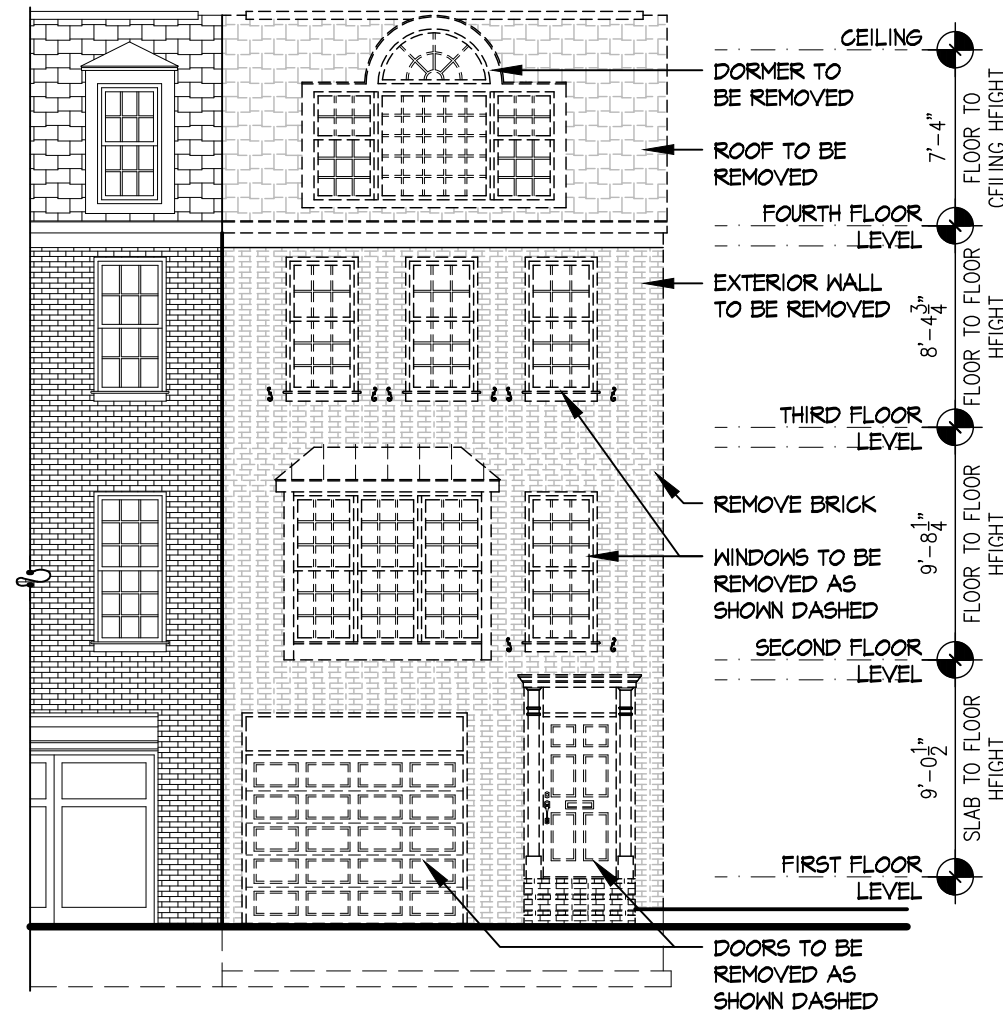
2 ATTIC DEMO PLAN
A4 SCALE: 1/8" = 1'-0"



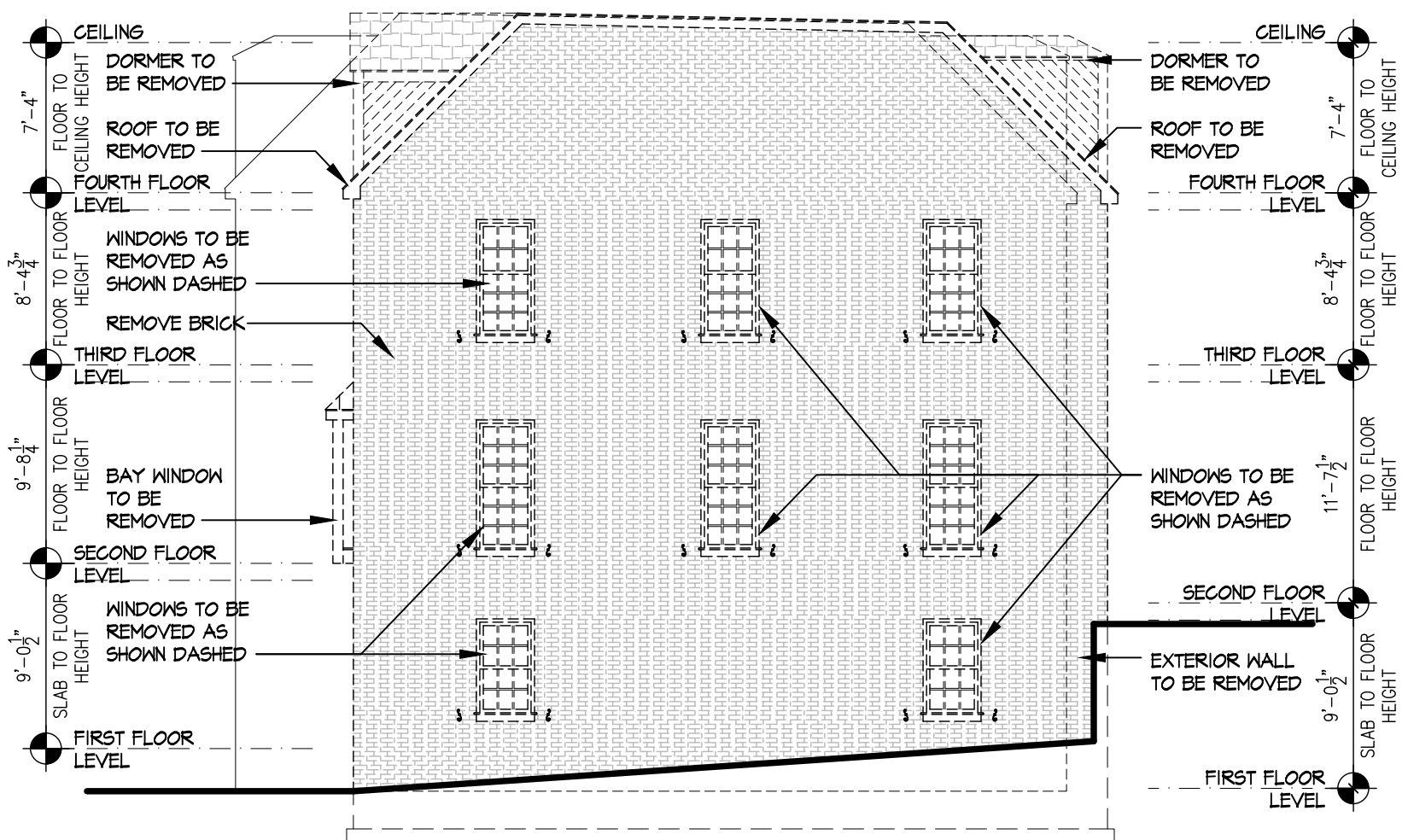
3 ROOF DEMO PLAN
A4 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN

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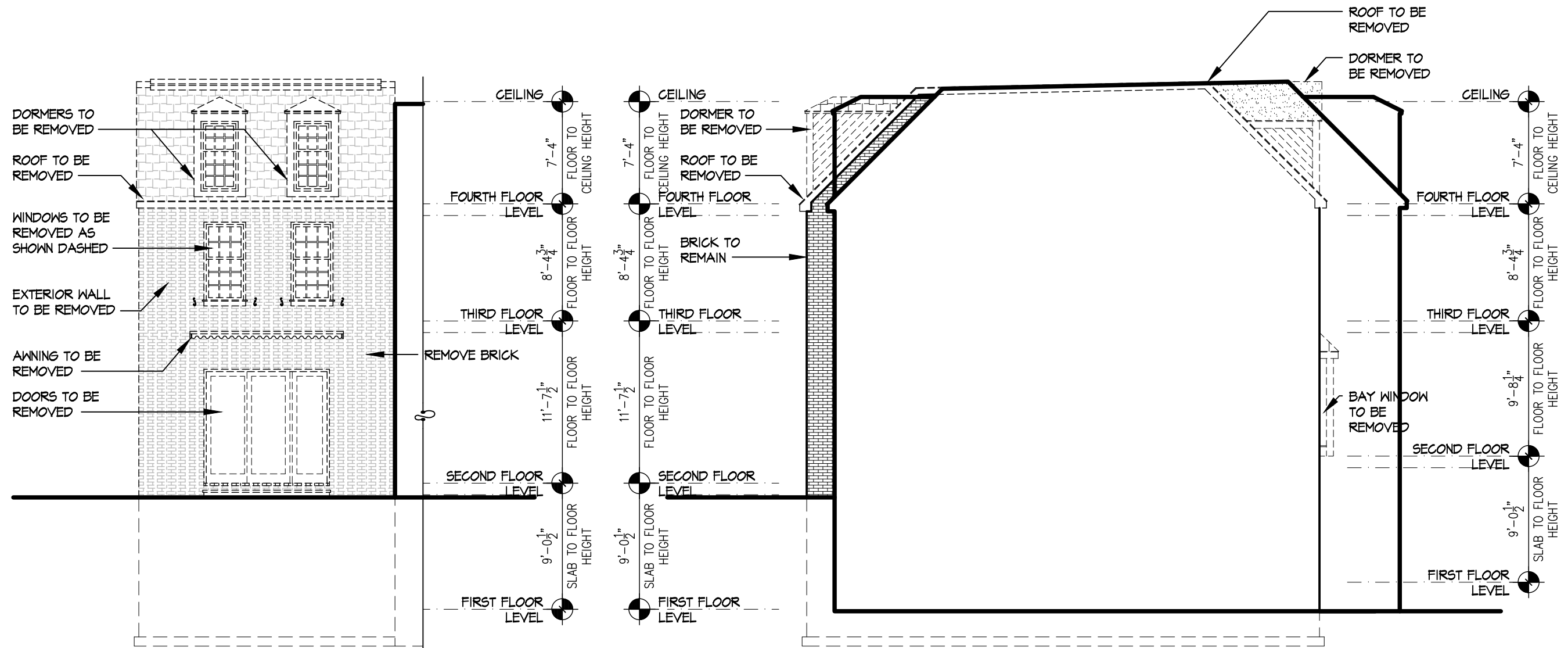


1 EAST DEMO ELEVATION
A5 SCALE: 1/8" = 1'-0"



2 NORTH DEMO ELEVATION
A5 SCALE: 1/8" = 1'-0"

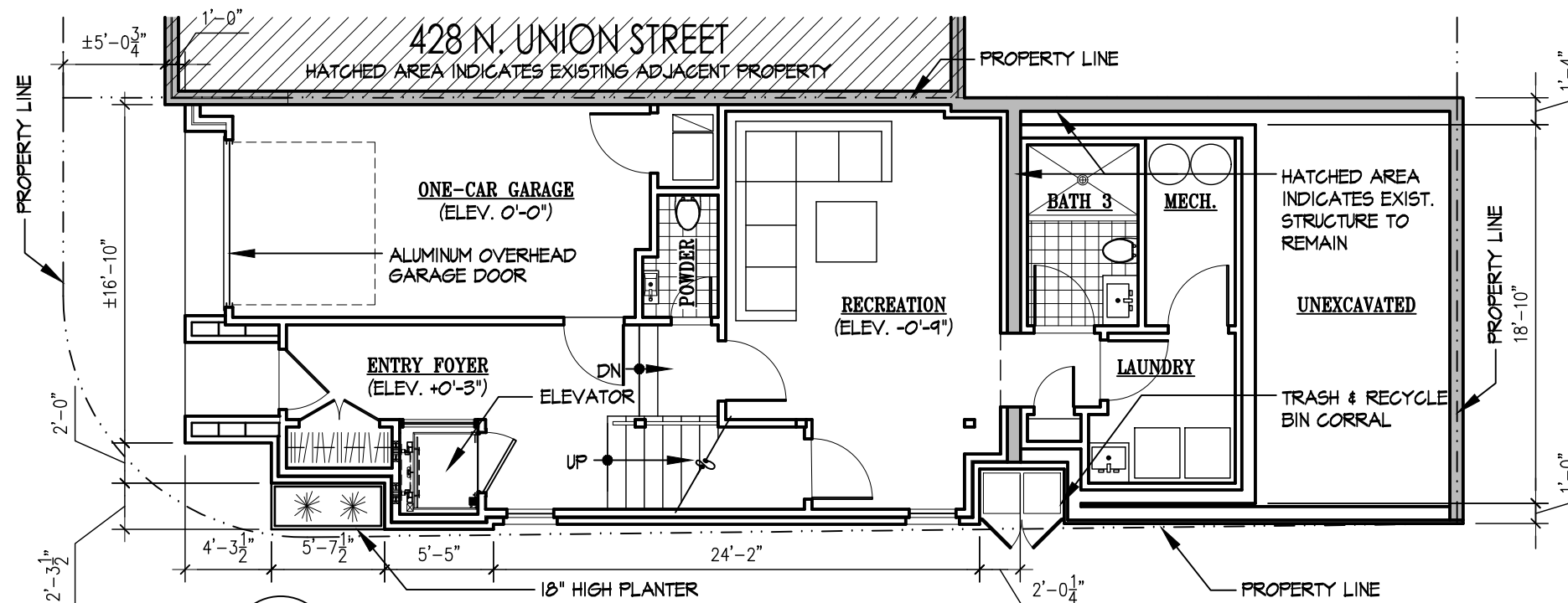
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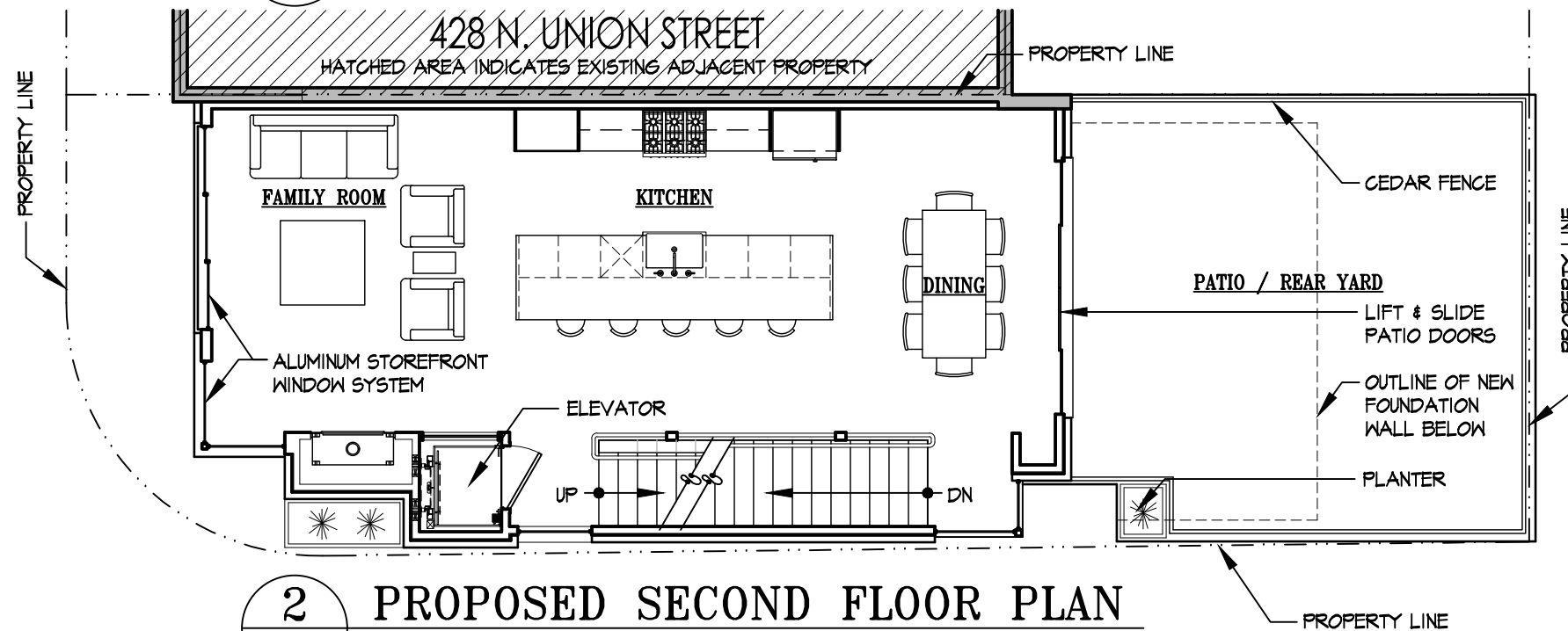
1 WEST DEMO ELEVATION
A6 SCALE: 1/8" = 1'-0"

2 SOUTH DEMO ELEVATION
A6 SCALE: 1/8" = 1'-0"


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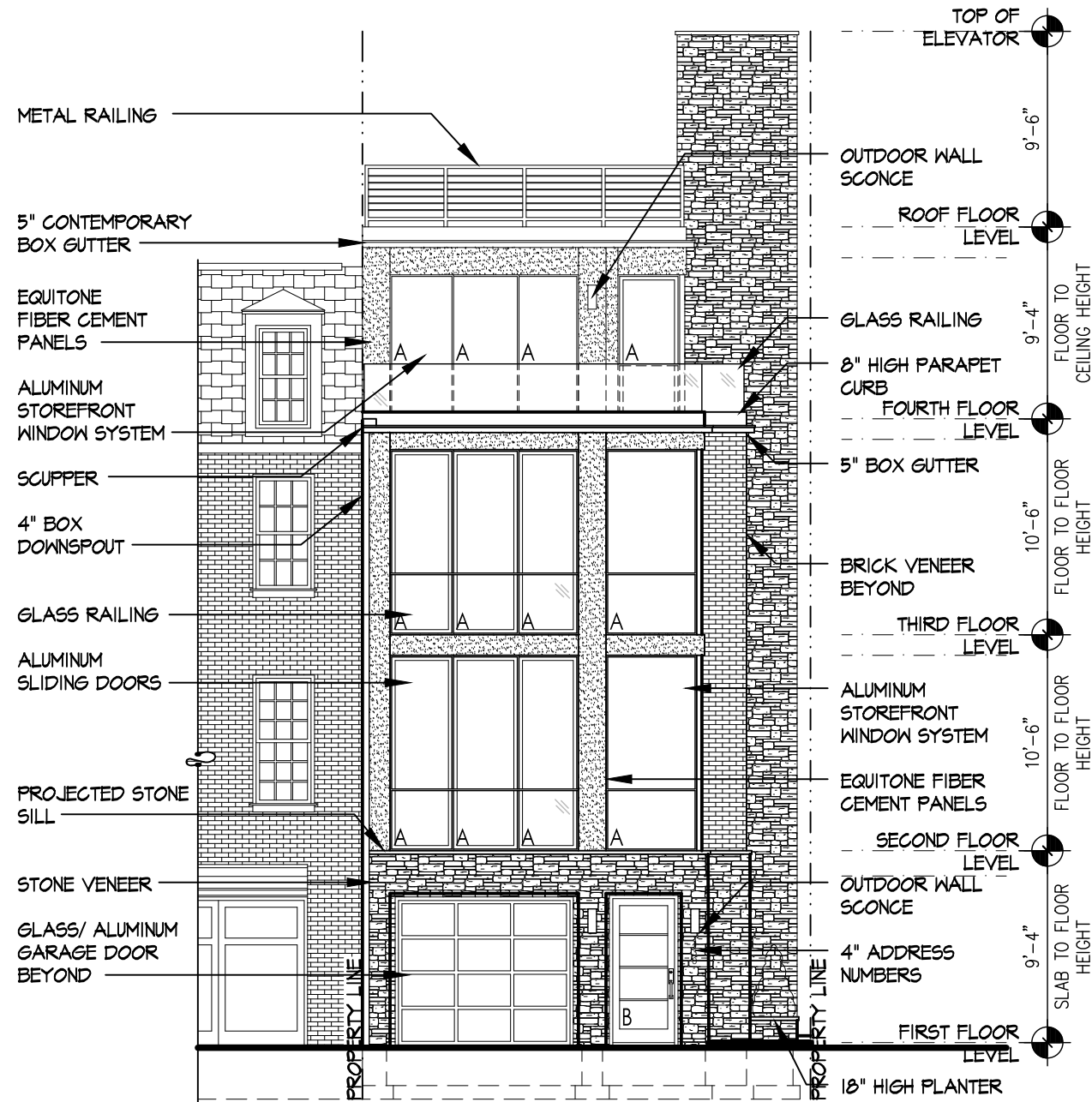
1 PROPOSED FIRST FLOOR PLAN
A7 SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A7 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN

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GLAZING SCHEDULE

A - ANDERSEN SMARTSUN 366 GLAZING

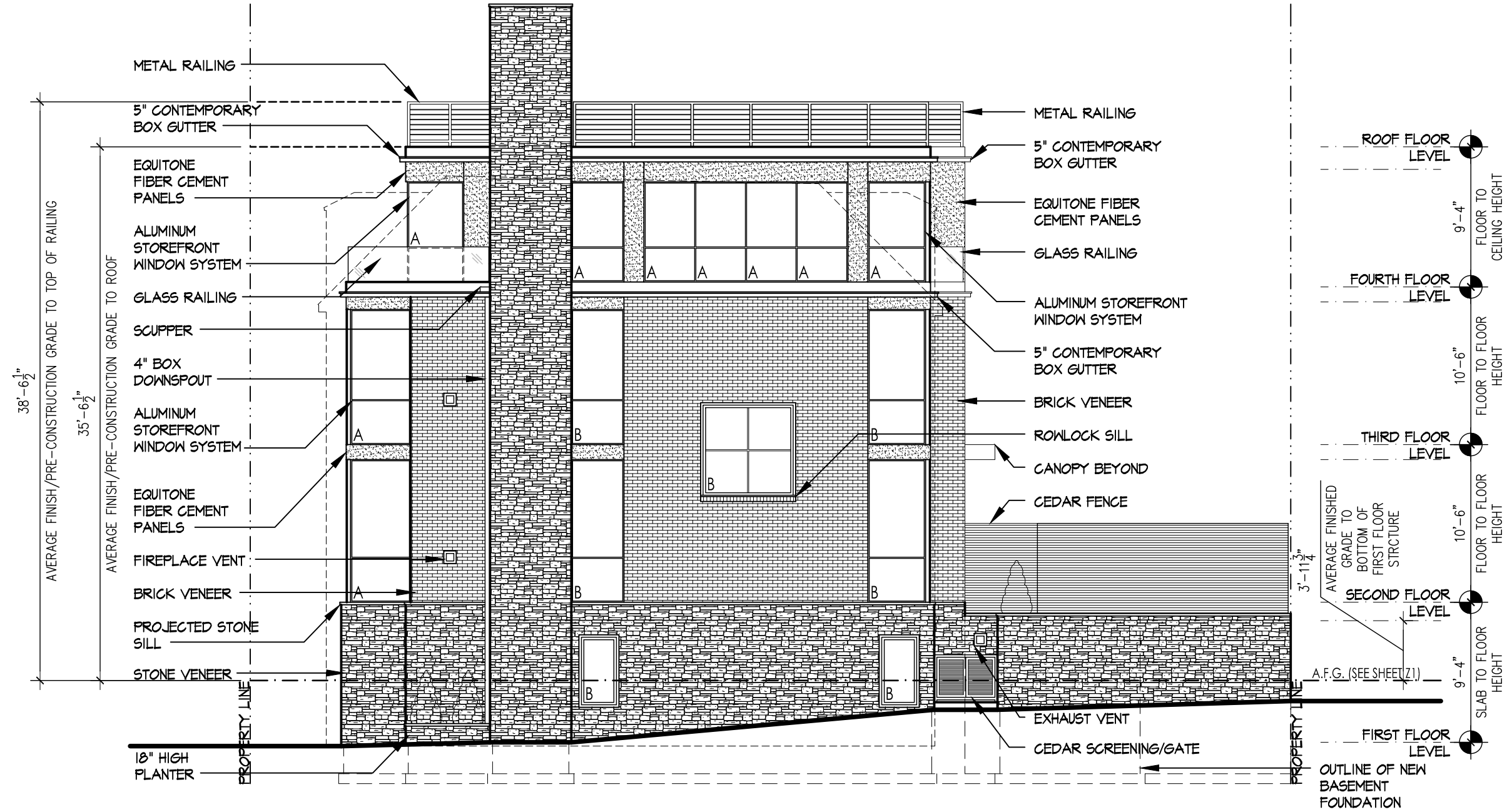
B - ANDERSEN LOW E 272 GLAZING

1

PROPOSED EAST ELEVATION

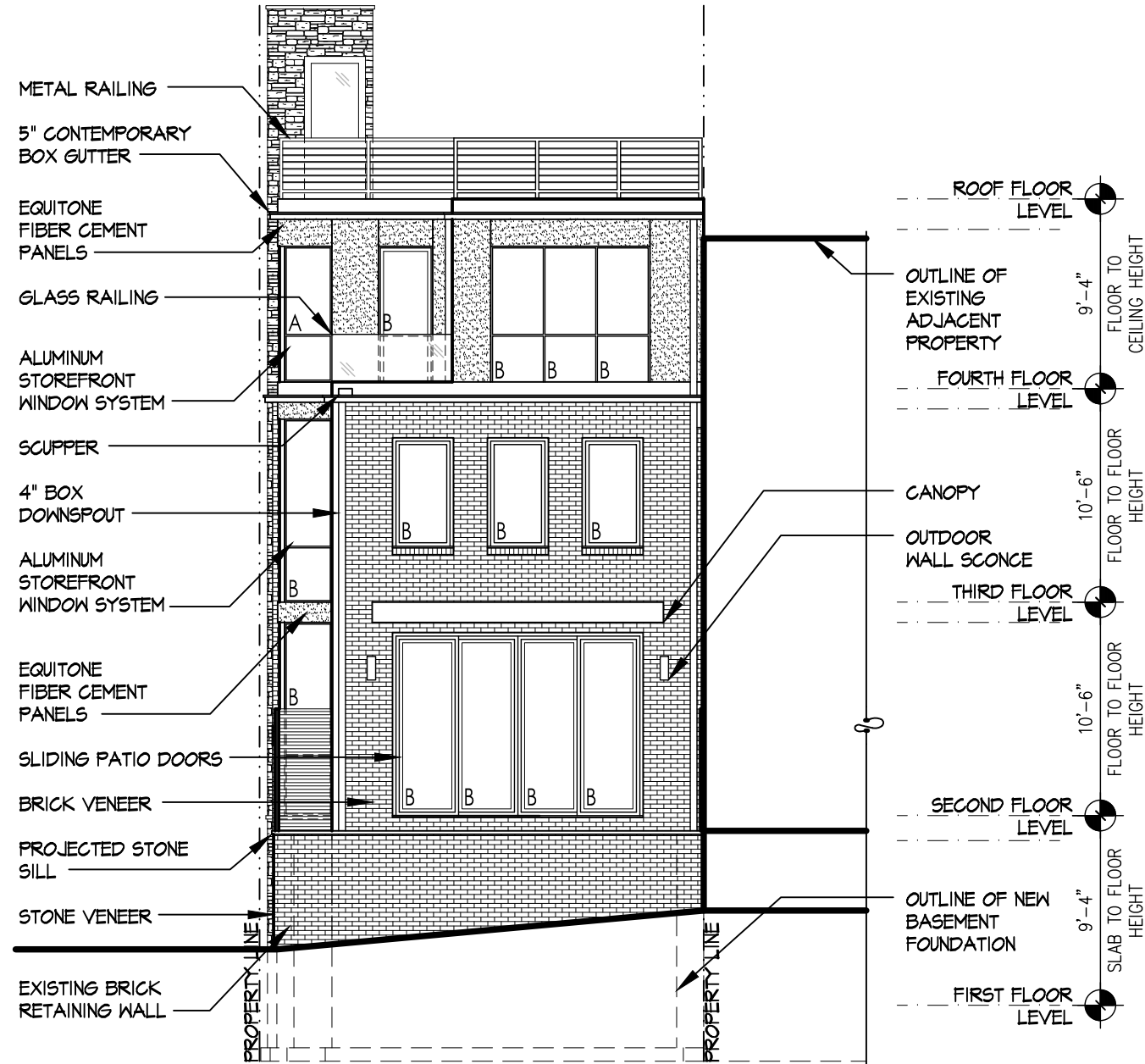
A9

SCALE: 1/8" = 1'-0"



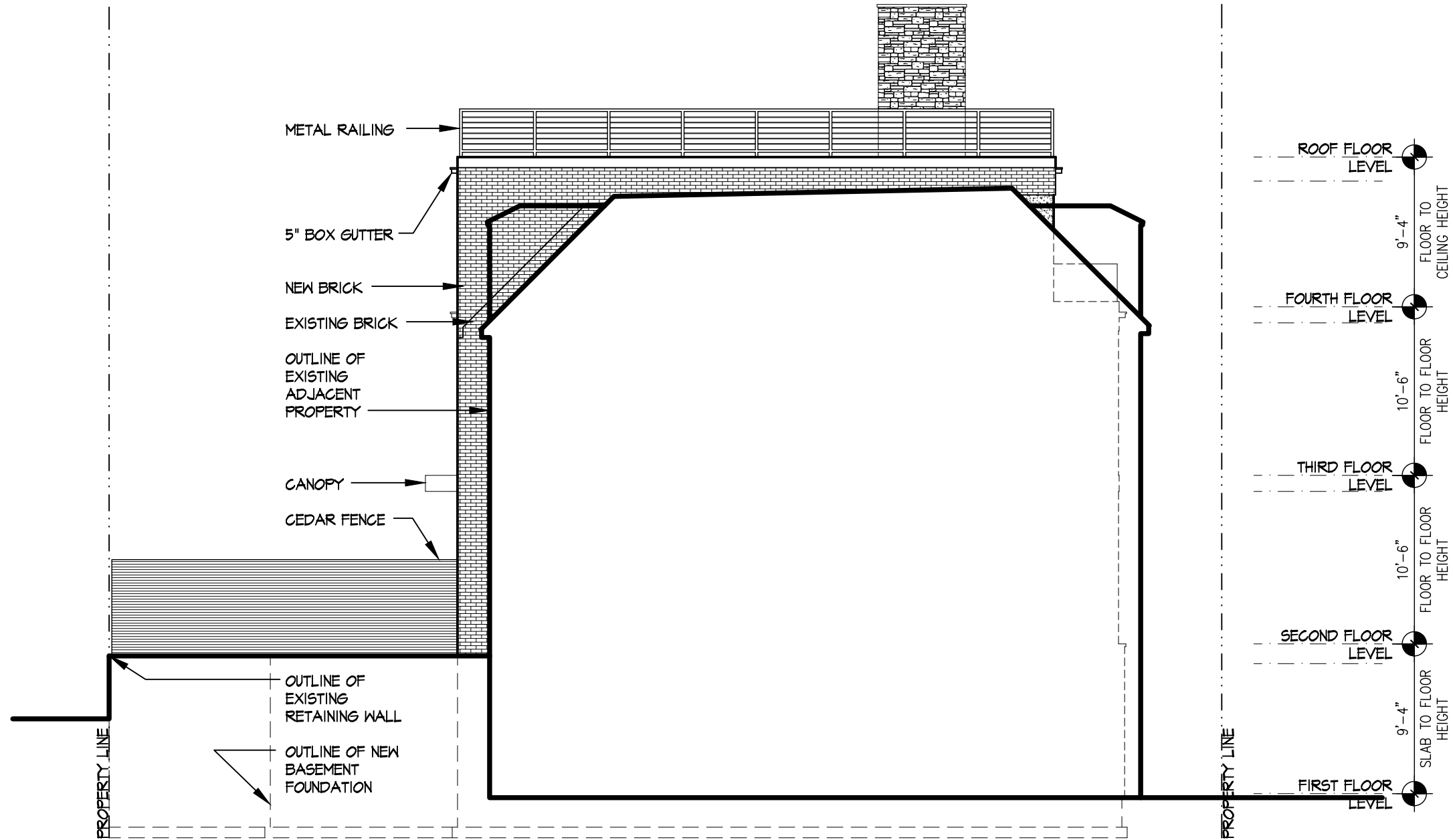
1 PROPOSED NORTH ELEVATION
A10 SCALE: 1/8" = 1'-0"

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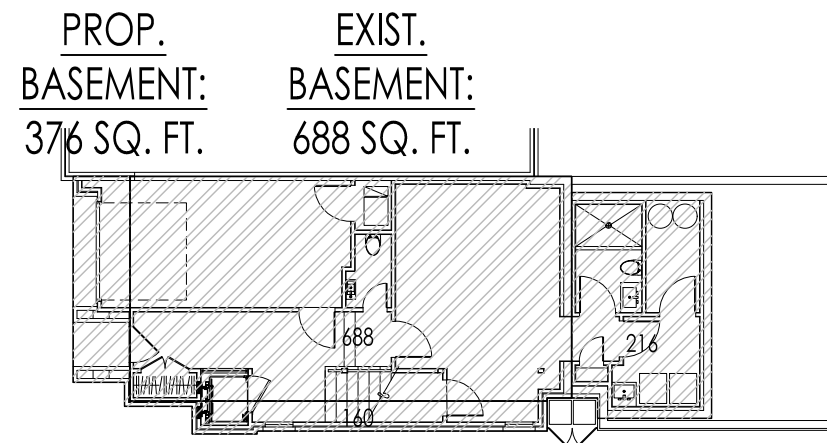
1 PROPOSED WEST ELEVATION
A11 SCALE: 1/8" = 1'-0"

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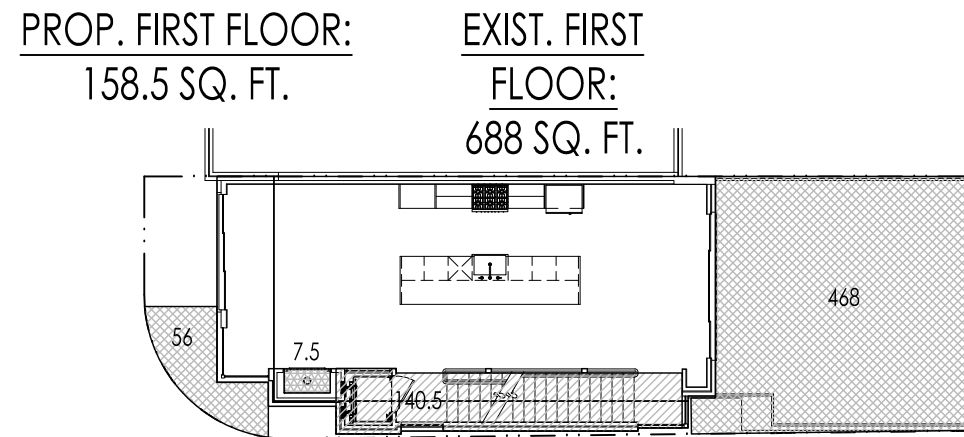


1 PROPOSED SOUTH ELEVATION
A12 SCALE: 1/8" = 1'-0"

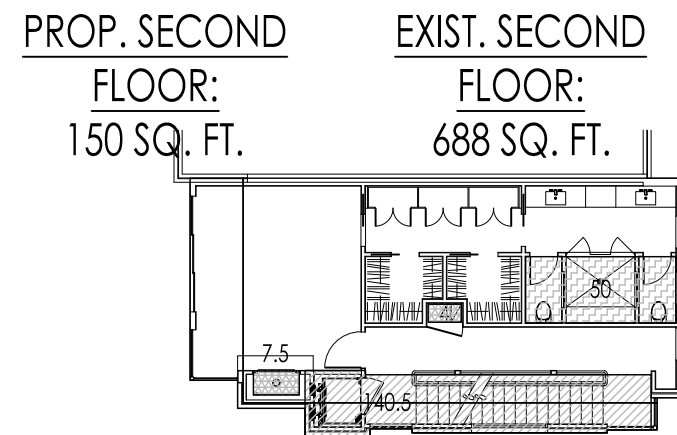
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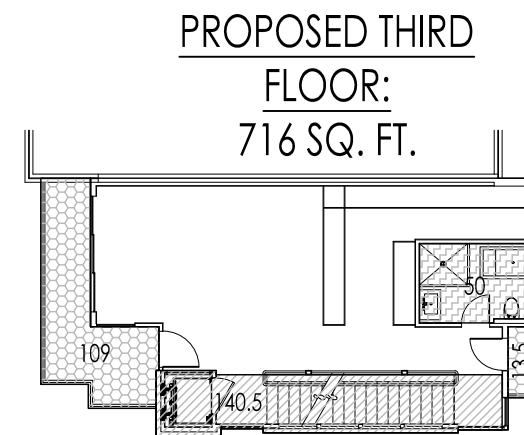
1 BASEMENT DIAGRAM
A15 SCALE: 1/16" = 1'-0"



2 FIRST FLOOR DIAGRAM
A15 SCALE: 1/16" = 1'-0"



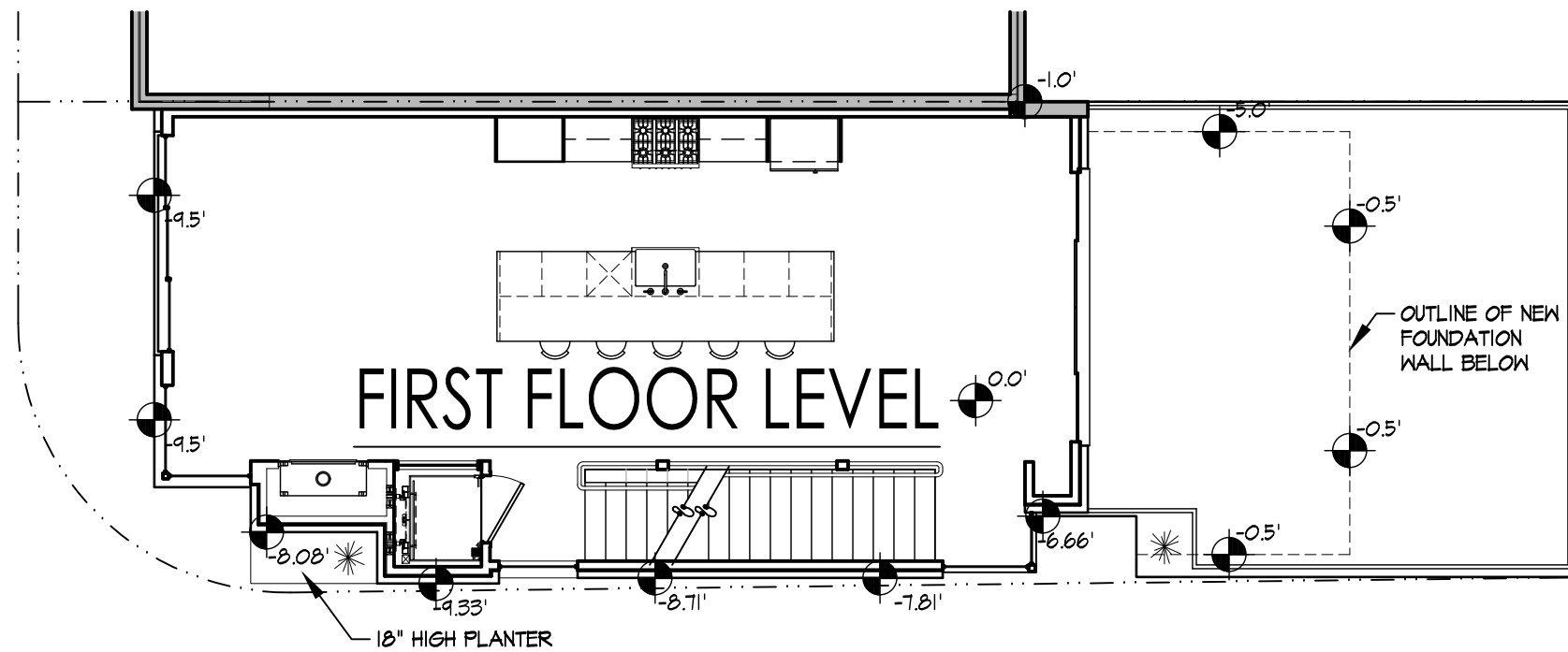
3 SECOND FLOOR DIAGRAM
A15 SCALE: 1/16" = 1'-0"



4 THIRD FLOOR DIAGRAM
A15 SCALE: 1/16" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	
BASEMENT	
LAVATORY	
BALCONIES AND DECKS	

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1
Z1 **AVERAGE FINISHED GRADE DIAGRAM**
SCALE: 1/8" = 1'-0"

-1.0'
-0.5'
-0.5'
-0.5'
-0.5'
-6.66'
-7.81'
-8.71'
-9.33'
-8.08'
-9.5'
-9.5'
-62.62'
/ 12
-5.21'
+ 1.23' (NEW FLOOR TRUSS + SHEATHING)
3.98'
FROM BOTTOM OF
FIRST FLOOR STRUCTURE
TO AVERAGE FINISHED GRADE

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B.A.R. ORIGINAL APPROVED IMAGE



REVISED IMAGE



B.A.R. ORIGINAL APPROVED IMAGE



REVISED IMAGE

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B.A.R. ORIGINAL APPROVED IMAGE



REVISED IMAGE

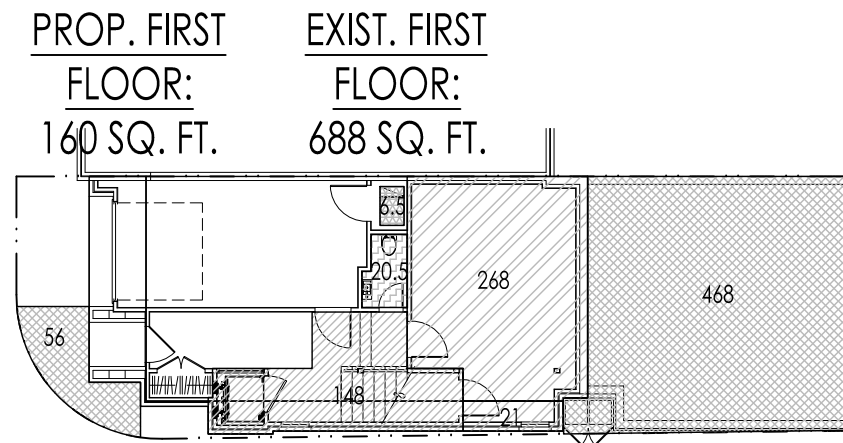


B.A.R. ORIGINAL APPROVED IMAGE

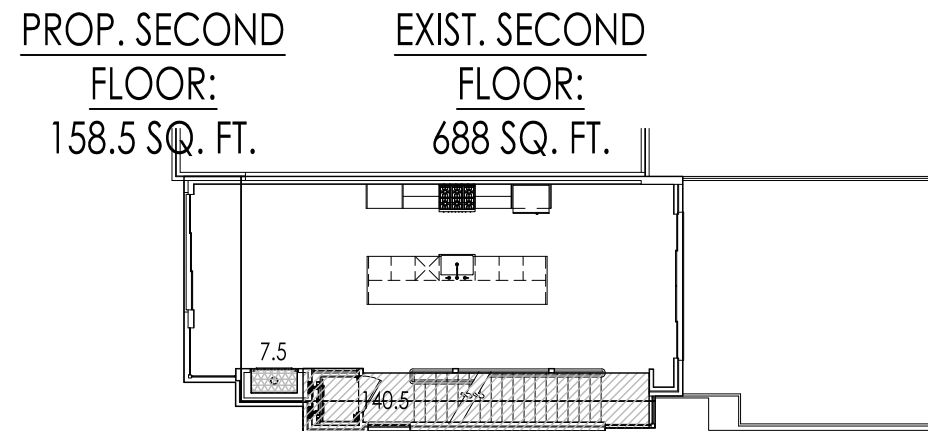


REVISED IMAGE

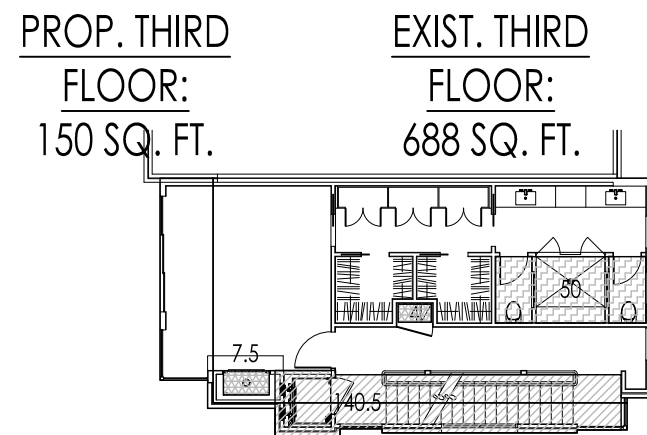
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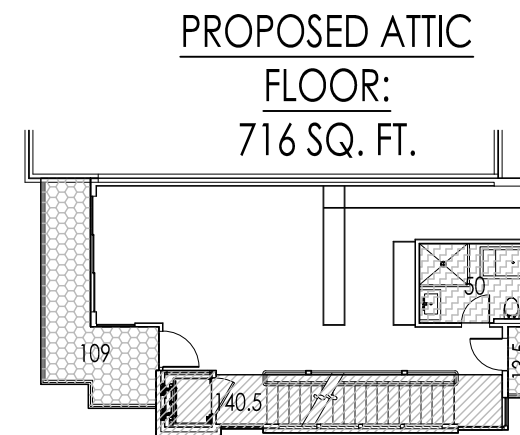
1 FIRST FLOOR DIAGRAM
A15 SCALE: 1/16" = 1'-0"



2 SECOND FLOOR DIAGRAM
A15 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR DIAGRAM
A15 SCALE: 1/16" = 1'-0"



4 ATTIC DIAGRAM
A15 SCALE: 1/16" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	
BASEMENT	
LAVATORY	
BALCONIES AND DECKS	

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430 N. Union Street - Old and Historic District

Exterior Lights:

Supplier: Thorburn Narrow Wall Sconce

Finish: Dark Aluminum

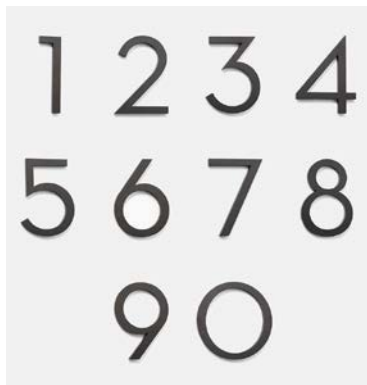


Address Numbers:

Supplier: Rejuvenation Rock Creek Modern House Numbers

Size: 4 inches

Finish: Flat Black



Mailbox:

Supplier: Rejuvenation Chelsea Wall Mailbox

Color: Black

Function: Locking

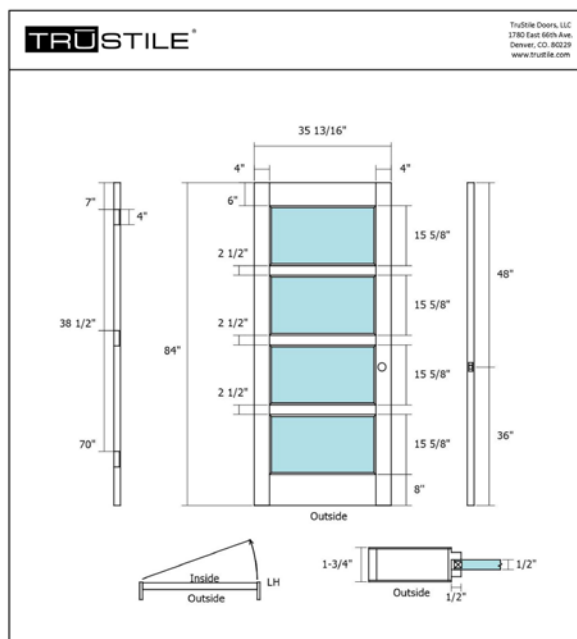
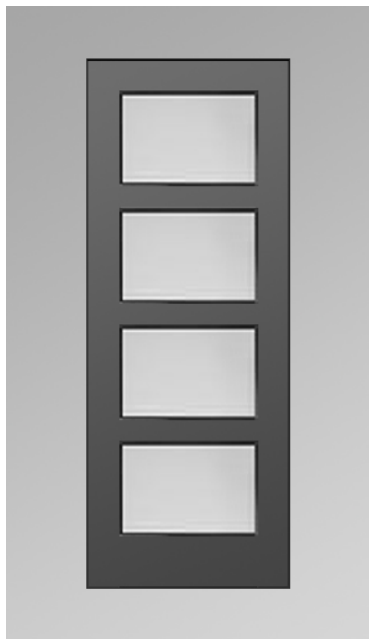


Front Entry Door:

Supplier: TruStile

Color: Charcoal / Frosted Glass

Model: Modified 4000 Series – Paint Grade Poplar



Garage Door:

Supplier: Clopay – Avante Collection
Door Design: Aluminum & Glass Garage Door
Color: Charcoal / Frosted Glass



Rear Patio Door:

Supplier: Anderson
Color: SW 6992 Inkwell
Hardware Finish: Flat Black
Model: Weiland Lift Slide Doors



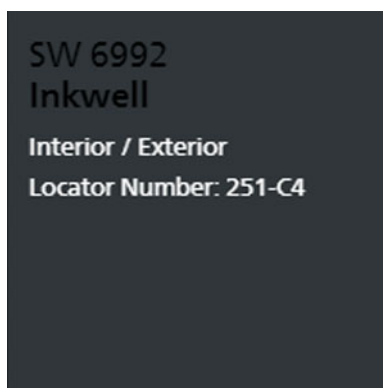
Windows:

Supplier: Anderson E-Series

Type: Casement

Color: SW 6992 Inkwell

Lite Pattern: None



Supplier: Galaxy Glass

Type: Aluminum Storefront System



Cladding of Vertical / Horizontal Elements:

Supplier: Equitone fiber cement panels

Color: MA200



Stone:

Supplier: Natural Stone Veneers

Product: Copper LedgeStone



Brick:

Supplier: Belden Brick
Series: Gray Face Brick
Color: 671 Smooth



Roofing/Decking:

Supplier: TileTech Paver System
Series: Standard Deck Pedestals



Railing:

Supplier: Inline Design
Model: Seattle Bar Fascia Railing System
Size: 36" high



Supplier: Inline Design
Model: Stainless Steel Spigot Glass Railing System
Size: 36" high above hot tub



Canopy over Rear Entry:

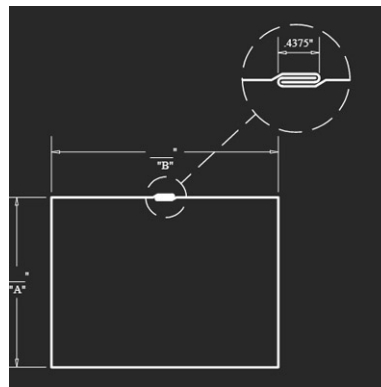
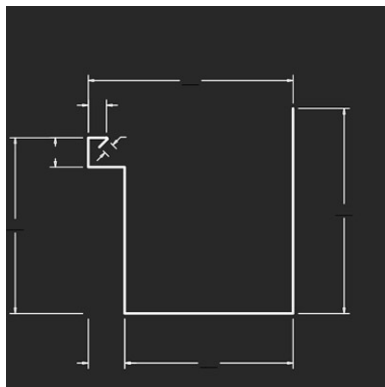
Supplier: Mapes
Series: Cantilever
Deck: Flat Soffit
Fascia: 12" Smooth Face



12" SMOOTH FACE

Gutter / downspout:

Supplier: Roof Drainage Components & Accessories, Inc.
5" Contemporary Box Gutter
4" Box Downspout
Material: Aluminum



Fencing:

6'-0" high privacy fence

Posts – Pressure treated 4x4 (clear sealer)

Horizontal Slats – Cedar 1x2 w/ (clear sealer)



Skylight:

Supplier: Glazing Vision

Type: Freestanding Box Skylight



Lia Niebauer

From: Preservation
Sent: Thursday, May 23, 2019 12:02 PM
To: Lia Niebauer
Subject: Fw: 430 N. Union Street

Follow Up Flag: Follow up
Flag Status: Completed

fyi

From: David Hudgins <dhudgins@hudginslawfirm.com>
Sent: Thursday, May 23, 2019 11:09 AM
To: Preservation
Cc: J Lawrence Hirsch
Subject: 430 N. Union Street

HUDGINS
LAW FIRM

VIRGINIA
MARYLAND
WASHINGTON, D.C.

GENERAL CIVIL TRIAL, INSURANCE & BUSINESS COUNSEL

To the City of Alexandria Board of Architectural Review –

I am writing as a resident and business neighbor in support of the B.A.R. application for proposed changes to the Hirsch Residence at 430 North Union Street.

I have reviewed application materials including renderings of design and elevation, and I wholeheartedly give my support to this project. The proposed changes will provide some tasteful diversity in the existing architectural detail along Union Street consistent with the interesting new construction south of King Street.

Please give this project your favorable consideration.

Regards,

David D. Hudgins
HUDGINS LAW FIRM, P.C.
515 King Street, Suite 400, Alexandria, Virginia 22314
Main: (703) 739-3300 | Direct: (703) 837-3206 | Fax: (703) 739-3700
dhudgins@hudginslawfirm.com | www.hudginslawfirm.com

Lia Niebauer

From: Preservation
Sent: Friday, May 24, 2019 9:22 AM
To: Lia Niebauer
Subject: Fw: Hirsch home remodel at 430 North Union Street, Alexandria

fyi

From: rhea killinger <rgkmsbell@hotmail.com>
Sent: Thursday, May 23, 2019 6:21 PM
To: Preservation
Subject: Hirsch home remodel at 430 North Union Street, Alexandria

Dear Committee, I understand this particular remodel does not involve a historical home and surrounding buildings are also not historical. That said, the design plan for this particular project, while clearly modern, incorporates great style and blends well with it's surroundings. I am a purist when it comes to historical buildings and my preference in general is traditional/European so I am probably more critical than most but I would live across the street from this residence and not mind the view.

Thank you for your time.

Sincerely,

Rhea Killinger

510 Tennessee Ave.

Alexandria, Va. 22305

Sent from my iPad

Lia Niebauer

From: Preservation
Sent: Friday, May 24, 2019 1:26 PM
To: Lia Niebauer
Subject: Fw: 430 N Union St - Renovation Application Approval - Hirsch

fyi

From: Diane Field <Diane.Field@Inf.com>
Sent: Friday, May 24, 2019 10:47 AM
To: Preservation
Subject: 430 N Union St - Renovation Application Approval - Hirsch

To Whom It May Concern:

I am writing in full support of the proposed renovation at 430 N Union St., submitted by Larry and Kathy Hirsch.

In light of the fact that the existing structure is not historical, I think it would be an enhancement to the neighborhood to approve the proposed modifications.

Many of the newer buildings recently built in Historic Old Town are more modern than previous designs; I feel they add to the vibrancy and unique character that makes Old Town so desirable.

As a real estate agent who works in Old Town, Bethesda and DC, I represent buyers who often express a desire for more modern homes, with an emphasis on fresh designs with more light and openness. I think it's important to recognize changing tastes and needs in our community—within the framework of good taste and quality workmanship. Having seen Larry's workmanship over the last ten years, I am confident that his changes would be of the highest quality and exquisitely done.

Alexandria has done a wonderful job of incorporating newer, fresher and exciting architectural styles—without conflicting with the tradition and charm for which our lovely city is known. I hope that as architectural styles, tastes and materials evolve, our city will continue to be open minded about proposed renovations such as the Hirsch's.

I appreciate your taking the time to read my comment.

Respectfully submitted,

Diane Field

DIANE FIELD | REALTOR®
Licensed in VA | MD | DC
President's Club - Multi-Million Dollar Producer

MICHELE S. CUMBERLAND
213 NORTH COLUMBUS STREET
ALEXANDRIA, VIRGINIA 22314
703-348-0099

May 28, 2019

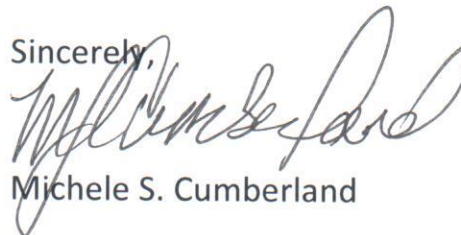
City of Alexandria
Board of Architectural Review
Via Electronic Transmission

Re: 430 North Union Street
Hirsch Residence Project

Dear Board:

I am an Old Town resident and write to support the Hirsch project at 430 North Union Street. The proposed new residence would add an attractive new feature to the waterfront area, replacing a property that was built in the 1970s and therefore not historic in nature. I think a modern residence would add considerable interest to that area, and fully support the Hirsch project as it has been presented. My cell phone number is 703-402-0996 if you have any questions. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michele S. Cumberland', written over the word 'Sincerely,'.

Michele S. Cumberland

Lia Niebauer

From: Preservation
Sent: Tuesday, May 28, 2019 8:19 AM
To: Lia Niebauer
Subject: Fw: SUPPORT FOR: 403 North Union Street

fyi

From: Coopersmith, Colleen <ccoopersmith@mcenearney.com>
Sent: Monday, May 27, 2019 12:01 AM
To: Preservation; jlhfcg@mac.com
Subject: SUPPORT FOR: 403 North Union Street

The City of Alexandria Board of Architectural Review

I am writing to you in support of the Hirsch's proposed architectural plan for 430 N Union Street. As a resident and Old Town realtor, I think the modern design will blend beautifully with all of the new construction in Old Town, including directly across the street at Robinson North.

Colleen Coopersmith
207 Cameron Street
Alexandria, VA 22314
703-338-2930



Colleen Coopersmith

Top Producer, Licensed in Virginia

McEneaney Associates, Inc. REALTORS

109 S. Pitt St. Alexandria, VA 22314

Cell [703-338-2930](tel:703-338-2930) | Office [703-286-1295](tel:703-286-1295) | Fax [703-839-8194](tel:703-839-8194)

www.colleencoopersmith.com

Equal Housing Opportunity

Lia Niebauer

From: Preservation
Sent: Tuesday, May 28, 2019 3:11 PM
To: Lia Niebauer
Subject: Fw: 430 N Union St, Alexandria project

fyi

From: mijaromer@gmail.com <mijaromer@gmail.com>
Sent: Tuesday, May 28, 2019 7:53 AM
To: Preservation
Cc: Larry Hirsch
Subject: 430 N Union St, Alexandria project

I am writing to support the proposed renovation of the above referenced property. I am a home owner who renovated and live in 1215 Duke, a historic home. The proposed contemporary plan seems to blend in beautifully with the existing block of older, dated 70's colonials. I believe this refreshing proposal will contribute great value with fresh modern look to Old & Historic District and hope the board will approve.

best,

Mi-Ja Romer, Owner
(Potomac Relocation Services, LLC)
1215 Duke St, Alexandria
Tel: 703-608-3900
Efax: 703-842-8667

Lia Niebauer

From: Preservation
Sent: Tuesday, May 28, 2019 3:12 PM
To: Lia Niebauer
Subject: Fw: Architectural Review

fyi

From: PK <srjpkj@aol.com>
Sent: Monday, May 27, 2019 10:18 AM
To: Preservation
Cc: kbhsmile@mac.com
Subject: Architectural Review

The City of Alexandria Board of Architectural Review,

I have reviewed the exterior renderings of the property at 430 N. Union Street, owned by Larry and Kathy Hirsch, and support the design in their B.A.R. application packet. The modern exterior will complement the approved development across the street (Robinson Terminal warehouses). The property blends well with the surrounding townhomes.

PK Johnson

Paulette "PK" Johnson
308 Skyhill Road Alexandria, VA 22314
703-798-2304 (Cell)

Lia Niebauer

From: Al Cox
Sent: Thursday, May 30, 2019 6:30 PM
To: Kim Kitchen
Cc: Lia Niebauer
Subject: RE: Larry and Kathy Hirsch residence

Thank you very much. We will be sure to forward your comments to the BAR with the staff report.

Al Cox, FAIA
Historic Preservation Manager
Department of Planning & Zoning
703 746-3830 direct
<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Falexandriava.gov%2FPreservation&data=02%7C01%7Clia.niebauer%40alexandriava.gov%7C3b1e1035d13c4c485c3d08d6e54e6a7a%7Cfeaa9b3143754aeeadccc76ad32a890b%7C0%7C0%7C636948522292737152&data=7%2BpT0un074rFyU%2FIleTpyaB9DxB8HiLiU2g5zl4JL1o%3D&reserved=0>

-----Original Message-----

From: Kim Kitchen <kimiernakitchen@hotmail.com>
Sent: Thursday, May 30, 2019 6:28 PM
To: Preservation <Preservation@alexandriava.gov>
Subject: Larry and Kathy Hirsch residence

To whom it may concern,

As a former owner at Harborside and a business owner at 500 Montgomery St. (owner of Old Town Smiles), I find it refreshing to have different architectural styles develop in Old Town, thus Robinson Landings and The Gables North. The Hirsch's design of their new home blends with the new approved architecture that is developing in Old Town at this time. It is very refreshing.

Dr. Kim Kitchen

Sent from my iPad

Lia Niebauer

From: Amirah Lane
Sent: Tuesday, June 4, 2019 8:53 AM
To: Lia Niebauer
Subject: FW: 430 North Union Street Renovation

-----Original Message-----

From: Janet Hawkins <janethawkins@comcast.net>
Sent: Tuesday, June 04, 2019 7:50 AM
To: Preservation <Preservation@alexandriava.gov>
Cc: Kathy Hirsch <kbhsmile@mac.com>
Subject: 430 North Union Street Renovation

Members of the Board of Architectural Review,

I am writing to support the Hirsch's plans to renovate a townhouse located at 430 North Union Street. The contemporary design will complement the plans for the Robinson terminal site located across the street.

The existing townhouse was built in the 1970s and it is not designated as a historic building.

Thank you for your consideration.

Janet Hawkins
4208 Peachtree Place
Alexandria, Va 22304

Sent from my iPad

Lia Niebauer

From: Amirah Lane
Sent: Tuesday, June 4, 2019 8:53 AM
To: Lia Niebauer
Subject: FW: 430 N Union

-----Original Message-----

From: Suzanne Backus <SUZANNE.BACKUS@Longandfoster.com>
Sent: Tuesday, June 04, 2019 8:47 AM
To: Preservation <Preservation@alexandriava.gov>
Cc: kbhsmile@mac.com
Subject: 430 N Union

To Architectural Review Board

I reside at 400 Madison Street, #910. As a lifelong Alexandrian, I am concerned about keeping the character of Old Town, preserving open space and the exterior unalteration of historic properties.

The Hirsch home is a poor example of what the builder considered to be "colonial ". The property has no historical significance, and the proposed renovation will actually echo the other modern structures such as Robinson Landing. I fully support The Hirsch project.

Best,
Suzanne Backus

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**Statement of support for Kathy and Larry Hirsch for their project
at 430 N. Union Street.**

I am a resident of the City of Alexandria and would like to express support for the renovation project at 430 N. Union Street, to be discussed by the Board of Architectural Review on June 19, 2019. The proposed project will add an element of newness in this 1970's neighborhood.

PRINTED NAME	SIGNATURE	ADDRESS
<u>Michael McQuay</u>	<u>[Signature]</u>	<u>109 Quay St.</u>
<u>Kristina Hagman</u>	<u>[Signature]</u>	<u>118 Princess St</u>
<u>Erica Delman</u>	<u>[Signature]</u>	<u>520 Tobacco Quay</u>
<u>Nancy Carlton</u>	<u>[Signature]</u>	<u>416 Queen St</u>
<u>Meredith Patel</u>	<u>[Signature]</u>	<u>114 Quay Street</u>
<u>Ken Patterson</u>	<u>[Signature]</u>	<u>107 Princess St</u>
<u>Matt Moscoso</u>	<u>[Signature]</u>	<u>416 Queen Street</u>
<u>Maria Mitziakou</u>	<u>[Signature]</u>	<u>4 Alexander St.</u>
<u>Maggie Fitzgibbon</u>	<u>[Signature]</u>	<u>4 Alexander St.</u>
<u>CHARLES HOLT</u>	<u>[Signature]</u>	<u>1200 N QUAKER Lane</u>
<u>Sophie Holt</u>	<u>[Signature]</u>	<u>1200 N Quaker Lane</u>

**Statement of support for Kathy and Larry Hirsch for their project
at 430 N. Union Street.**

I am a resident of the City of Alexandria and would like to express support for the renovation project at 430 N. Union Street, to be discussed by the Board of Architectural Review on June 19, 2019. The proposed project will add an element of newness in this 1970's neighborhood.

PRINTED NAME	SIGNATURE	ADDRESS
<u>Joseph Edwards</u>	<u>[Signature]</u>	<u>313 S. Royal St</u>
<u>Leslie Edwards</u>	<u>[Signature]</u>	<u>313 S. Royal St</u>
<u>John Rancie</u>	<u>[Signature]</u>	<u>917 Hume</u>
<u>Cathy Davis</u>	<u>[Signature]</u>	<u>312 Hume Ave</u>
<u>Martina Jones</u>	<u>[Signature]</u>	<u>200 S Fairfax St #11</u>
<u>Donnan C Winter</u>	<u>[Signature]</u>	<u>915 Vical Lane</u>
<u>Dave Phillips</u>	<u>[Signature]</u>	<u>523 N. St. Asaph</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
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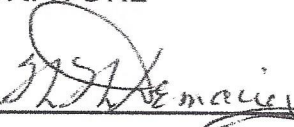


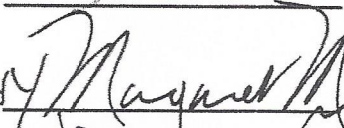
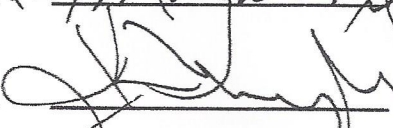
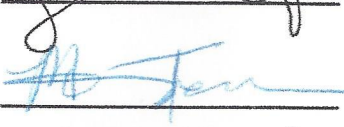
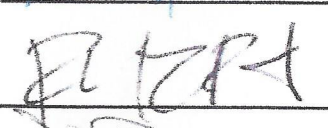
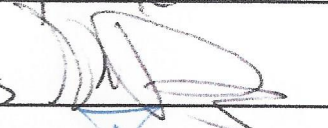
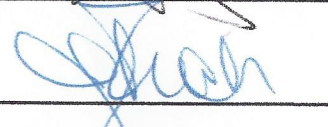
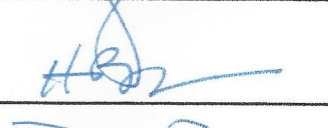
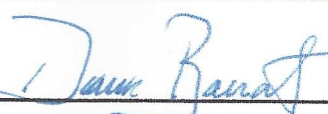
**Statement of support for Kathy and Larry Hirsch for their project
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I am a resident of the City of Alexandria and would like to express support for the renovation project at 430 N. Union Street, to be discussed by the Board of Architectural Review on June 19, 2019. The proposed project will add an element of newness in this 1970's neighborhood.

PRINTED NAME	SIGNATURE	ADDRESS
<u>Claudio Giral</u>	<u>[Signature]</u>	<u>307 Wolfe St 22314</u>
<u>Christi Ewert Hart</u>	<u>[Signature]</u>	<u>309 Hume Ave</u>
<u>Lisa Martin</u>	<u>LISA MARTIN</u>	<u>310 N. FAIRFAX ST. 22314</u>
<u>Hugh Sutherland</u>	<u>[Signature]</u>	<u>16 E. Howell Ave 22301</u>
<u>Murray Bonitt</u>	<u>[Signature]</u>	<u>712 W. Braddock Rd 22302</u>
<u>Meg Bonitt</u>	<u>M. Bonitt</u>	<u>712 W Braddock Rd 22302</u>
<u>GEORGE BERGERE</u>	<u>[Signature]</u>	<u>105 QUEEN ST 22314</u>
<u>Robyn S. Bonner</u>	<u>[Signature]</u>	<u>2504 Leslie Ave 22301</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
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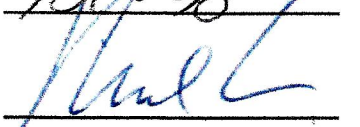
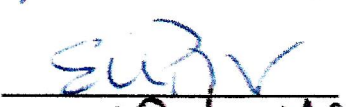
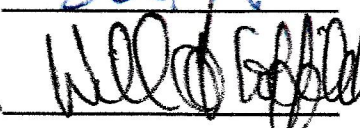

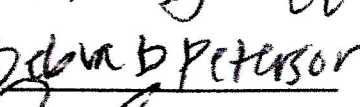
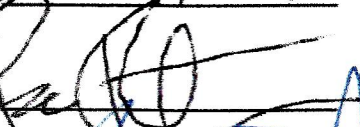


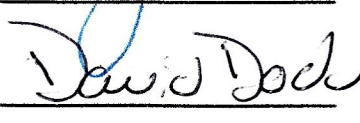
**Statement of support for Kathy and Larry Hirsch for their project
at 430 N. Union Street.**

I am a resident of the City of Alexandria and would like to express support for the renovation project at 430 N. Union Street, to be discussed by the Board of Architectural Review on June 19, 2019. The proposed project will add an element of newness in this 1970's neighborhood.

PRINTED NAME	SIGNATURE	ADDRESS
Windsor Demaine		8 Wdfe St. 22314
Maryann Demaine		8 Wdfe St. 22314
Stacy Carlson		410 N. Union 22314
MARGARET M. MURPHY		426 N UNION 22314
JAMES K MURPHY		426 N UNION ST 22314
Michael T. Fennie		816 S. Pat St 22314
Roshan R Patel		114 Quay Street
Hayden Eric Davis		407 W. Fairfax
Jamie French		209 Princess
Howard Bergman		101 Quay Street 22314
Diana Barakat		134 N Union St.

**Statement of support for Kathy and Larry Hirsch for their project
at 430 N. Union Street.**

I am a resident of the City of Alexandria and would like to express support for the renovation project at 430 N. Union Street, to be discussed by the Board of Architectural Review on June 19, 2019. The proposed project will add an element of newness in this 1970's neighborhood.

PRINTED NAME	SIGNATURE	ADDRESS
<u>Eric Delwan</u>		<u>701 N Henry St. Alex VA. 22314</u>
<u>Grant Schneider</u>		<u>750 Thurston Way Alex VA 22317</u>
<u>Michael MacNair</u>		<u>14 Alexander St. Alex VA 22314</u>
<u>Ellen Michai</u>		<u>14 Alexander St Alexandria VA 22314</u>
<u>Bill Coffey</u>		<u>22 ALEXANDER ST, ALEXANDRIA, VA 22314</u>
<u>KRISTEN COFFEY</u>		<u>"</u>
<u>Donna Peterson</u>		<u>729 Fords Landing way Alexandria 22314</u>
<u>Rob Peterson</u>		<u>729 Fords Landing way Alex 22314</u>
<u>Brett Rice</u>		<u>409 E ALEXANDER AVE ALEX VA 22314</u>
<u>Alex MacGillivray</u>		<u>403 Princess Alexandria 22314</u>
<u>David Dod</u>		<u>116 Stewart Ave 22301</u>

*City of Alexandria
Board of Architectural Review
B.A.R. @ preservation@alexandriava.gov*

*Windsor & Maryam Demaine
8 Wolfe Street,
Alexandria, VA 22314*

June 5th, 2019

Re: In favor of the Hirsch re-design of 430 N. Union Street

As residents of the same zip code for over 14 years, both my wife and I support the ground-up, the conversion of the faux, 1970 townhouse to a clean contemporary design.

You may find my roots in the City on the unique side. I'm not just passing through, with shallow interest.

- My great-great grandfather, as a young cabinetmaker, was called upon to build George Washington's casket, plus furniture for the Lees.*
- The past owner/operator of one of the City's oldest businesses, Demaine Funeral Home (1841) And Demaine, Vickers Advertising/Marketing for 15 years.*
- The youngest member of the Christ Church Vestry, since George Washington. Starting to sound like my obit, so I'll stop here.*

My point is, that I have a life-long, deep interest, and dedication to my home-town. And while my wife is not a native, she has been part of the City, since graduating from TC Williams.

We value, and would go to any length to protect the integrity of the Historic District. And while the subject of your review is technically on the fringe, the fact that it is poorly executed, with sloppy miss-alignment of windows and doors, and built in the 1970's, does not deserve to be preserved, even for even another month.

Also, we are not of the same mind, as those who believe that imitation serves to honor and extend the perception of our heritage, But agree, hopefully

with design professionals like yourselves, that it does more to dilute, confuse and distract... analogous to surrounding a collection of precious diamonds with a bunch of rhinestones.

To limit the City to being perceived as primarily a museum is to deny the presence of a highly educated, energetic, forward thinking more youthful changing demographic, protective of our valued past, while directing their energy to writing a new, indelible history, reflecting the present.

We are encouraged, and applaud your Board's approval of the new Old Dominion Boat Club, and what is proposed for the Robinson North site, directly across the street from the Hirsch purchase. Obviously, you are willing to accept the challenge of more expansive responsibility involving, bold fresh thought.

Respectfully,


Windsor Demaine & Maryam Demaine

From: Patterson Ken kenpatterson22@gmail.com
Subject: 430 N Union Street Architectural Review
Date: June 6, 2019 at 12:46 PM
To:
Cc: Hirsch J Lawrence jlhfeg@mac.com



Members of the Board of Architectural Review

Phyllis and I live at 107 Princess St. We have reviewed Kathy & Larry Hirsch's plans for 430 N Union St. and are in full support.

We live on the same block, we are not in the historic district and have no HOA. Many townhomes in the neighborhood have made wonderful architectural changes and several townhomes are under construction today. All have added charm and character to the neighborhood and City.

We enjoy and respect the different architecture styles throughout the city and believe it is a reflection of the diversity of our community.

If you have any questions please feel free to call us.

Ken and Phyllis Patterson
107 Princess St
Alexandria VA
703 517-3580

Dear Members of the BAR,

We write in support of the proposed renovation of 430 North Union Street, a project we understand the BAR will consider June 19.

Based on our review of the renderings, we believe the design to be elegant and restrained. We also are impressed with the quality of the materials intended for this project. Finally, the proposed design melds beautifully with the development approved for the nearby Robinson Terminal area.

In all, this is a fresh, sleek, uncluttered approach to waterfront development. We urge the BAR to approve this project.

Ted and Elaine Mannen
831 S Lee St.

From: David D. Elsberg, Esq. ddeesquire@aol.com
Subject: 430 North Union Street BAR application.
Date: May 21, 2019 at 12:28 PM
To: preservation@alexandriava.gov, jlhfeg@mac.com



Attached please find my letter in support of the BAR application schedule for hearing this coming June. David D. Elsberg

David D. Elsberg, Esq.
Attorney at Law
514 Gibbon Street
Alexandria, VA 22314

David D. Elsberg, Esq. (VA & D.C.)

Writer's direct email address: ddeesquire@aol.com

City of Alexandria Board of Architectural Review
301 King Street
Alexandria, VA 22314

Re: 430 North Union Street BAR application

Dear Sir or Madame:

I am writing this letter to support the proposed renovation of 430 North Union Street and hope that you will consider the application favorably for several reasons:

- The current residence was built as a faux colonial in the 1970s and has no historical significance to the character or history of the Old and Historic District.
- The transformation of this end unit to modern design will improve the architectural transition from the unfortunate architectural style of the current block of homes to the future development of the property immediately north. The north side structures will not be faux colonial and will most likely resemble the Robinson Terminal and nearby hotel buildings, which are of modern design.
- The proposed materials will create a high end desirable façade which, again, will help unify the 400 block with new development to the north.

I have lived in the City of Alexandria since 1951 and have seen great improvements in the Old Town area. This project is a sterling example of how to improve and modernize some of the outmoded design elements found in 1970 era residences in the Old and Historic District.

Very truly yours,

David D. Elsberg, Esq.

cc: J. Lawrence Hirsch

*Statement of support for Kathy and Larry Hirsch for their project
at 430 N. Union Street.*

I am a resident of the City of Alexandria and would like to express support for the renovation project at 430 N. Union Street, to be discussed by the Board of Architectural Review on June 19, 2019. The proposed project will add an element of newness in this 1970's neighborhood.

PRINTED NAME	SIGNATURE	ADDRESS
<u>EVA HARTORELL</u>	<u>Eva Hartorell</u>	<u>116 Prince St. 22314</u>
<u>MARTIN O. KANN</u>	<u>Martin O. Kann</u>	<u>116 PRINCE ST 22314.</u>
<u>ROB JIGGER</u>	<u>Rob Jigger</u>	<u>10 WOLFE STREET 22314</u>
<u>Joan Hutter</u>	<u>Joan Hutter</u>	<u>10 Wolfe St 22314</u>
<u>Phil Rogers</u>	<u>Phil Rogers</u>	<u>2 Wolfe St 22314</u>
<u>Juan Harbick</u>	<u>Juan Harbick</u>	<u>2 Wolfe St 22314</u>
<u>Louise Roseman</u>	<u>Louise Roseman</u>	<u>12 Wolfe St 22314</u>
<u>JERRY M ANDREWS</u>	<u>Jerry M Andrews</u>	<u>" " "</u>
<u>Nancy Carlson</u>	<u>Nancy Carlson</u>	<u>18 Wolfe St, 22314</u>
<u>Sally Simon</u>	<u>Sally Simon</u>	<u>24 Wolfe 22314</u>
<u>Cal Simmons</u>	<u>Cal Simmons</u>	<u>24 Wolfe 22314</u>

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PRINTED NAME

SIGNATURE

ADDRESS

Pam Sullivan

Pam Sullivan

6 Wolfe St. 22314

F Sullivan

F Sullivan

6 Wolfe St 22314

Cynthia Mercer

Cynth Mercer

208 N. Royal St 22314

James Cottrell

James Cottrell

208 N Royal St 22314

Elizabeth HESS

Elizabeth Hess

207 Jefferson ST 22314

Stephen Bane

Stephen Bane

207 Jefferson ST 22314

~~Maryam Damania~~

~~Maryam Damania~~

~~8 Wolfe St 22314~~

~~Windsor Damania~~

~~Windsor Damania~~

~~8 Wolfe St 22314~~

Andy Engh

Anderson Engh Jr

4 Wolfe St.

Anna Engh

Anna P Engh

4 Wolfe St.

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PRINTED NAME	SIGNATURE	ADDRESS
<u>JIM DEVLIN</u>	<u>[Signature]</u>	<u>20 Wolfe St Alexandria</u>
<u>Rob X Hysper</u>	<u>[Signature]</u>	<u>456 S. Union St</u>
<u>Laura Gerhard</u>	<u>[Signature]</u>	<u>456 S. Union St</u>
<u>Brandon Hinder</u>	<u>[Signature]</u>	<u>107 Prince St</u>
<u>EDWARD WICKER</u>	<u>[Signature]</u>	<u>106 PRINCE ST.</u>
<u>Lee Wachter</u>	<u>[Signature]</u>	<u>106 Prince St</u>
<u>Ana Riu</u>	<u>[Signature]</u>	<u>100 Duke St</u>
<u>Lucas Gomez-Arso</u>	<u>[Signature]</u>	<u>100 Duke St</u>
<u>Felipe Gomez-Arso</u>	<u>[Signature]</u>	<u>100 Duke St</u>
<u>Felipe Gomez-Arso</u>	<u>[Signature]</u>	<u>100 Duke St</u>
<u>Sonia Castano</u>	<u>[Signature]</u>	<u>419 Princess. 22314</u>
<u>[Signature]</u>	<u>Saad Zahrul</u>	<u>419 Princess St 22314</u>

From: [Preservation](#)
To: [Lia Niebauer](#)
Subject: Fw: 430 North Union Street
Date: Tuesday, June 11, 2019 8:00:52 AM

fyi

From: Cynthia Kolbe <cynthiakolbe51@gmail.com>
Sent: Monday, June 10, 2019 5:58 PM
To: Preservation
Subject: 430 North Union Street

BAR,

I am weighing in, as an Alexandria City resident, on behalf of Kathy and Larry Hirsch's proposed design for 430 North Union Street. Having viewed the plans, I find the design to be aesthetically pleasing and feel the house will fit in well into the neighborhood.

Cynthia Kolbe
14 East Monroe Avenue
Alexandria, VA 22301

From: [Preservation](#)
To: [Lia Niebauer](#)
Subject: Fw: 430 North Union Street
Date: Tuesday, June 11, 2019 8:27:18 AM

fyi

From: Laura Livesay <laurawlivesay@gmail.com>
Sent: Monday, June 10, 2019 5:54 PM
To: Kathy Hirsch; Preservation
Subject: 430 North Union Street

Dear B.A.R.

I am pleased to express my full support of Larry & Kathy Hirsch's proposed plan for their new home. I believe the home's design will enhance the neighborhood and be an attractive asset to the Old Town community.

Sincerely,

Laura & Livesay
806 GrandView Drive
Alexandria, Va. 22305
703-727-4628