

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, Waiver of Rooftop Mechanical Screening

APPLICANT: Danny's Painting, LLC

LOCATION: Parker-Gray District
1000 Cameron Street

ZONE: CD/Commercial Downtown Zone

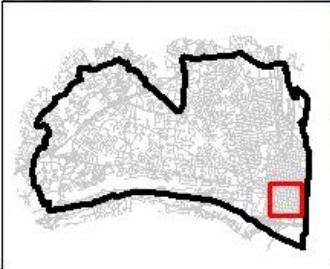
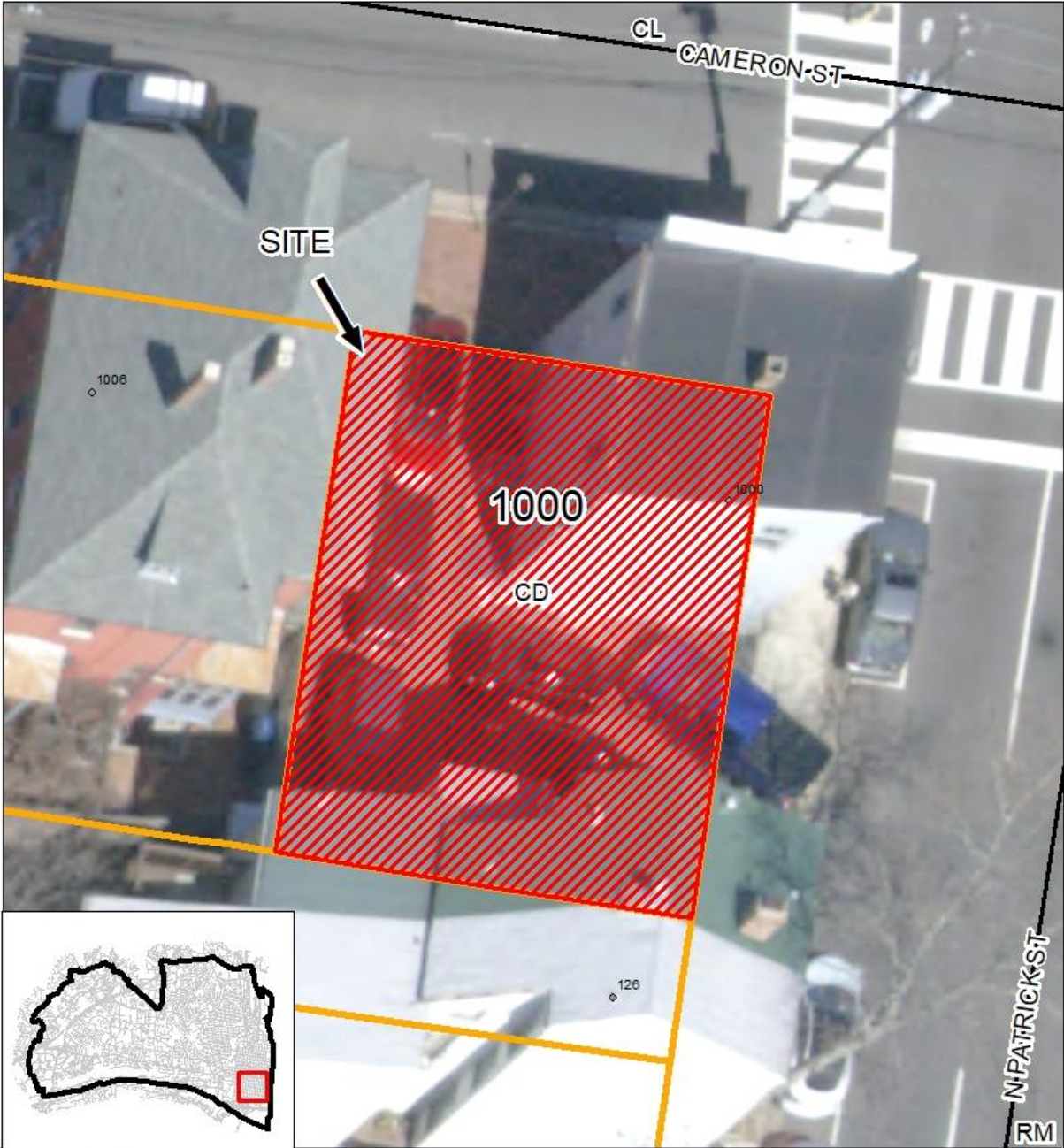
STAFF RECOMMENDATION


Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness, and Waiver of Rooftop Mechanical Screening, with the following conditions:

- The glass in the picture window on the east elevation and the door on the south elevation is neither tinted nor reflective.
- If possible, based on the condition of the brick, use the brick to be removed from the south elevation for a new doorway to infill the existing opening on the east elevation which will be closed.
- The statements in Archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



 **BAR #2022-00360 & BAR #2022-00361**
1000 Cameron Street

0 5 10 20 Feet

N

Note: Staff coupled the applications for a Permit to Demolish (BAR#2022-00361) and Certificate of Appropriateness (BAR#2022-00360) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a picture window and new doorway, as well as other changes to upgrade the building, at 1000 Cameron Street.

Permit to Demolish/Capsulate

- Remove approximately 67 square feet of masonry from the primary/east elevation to add a picture window.
- Infill an existing approximately 26 square foot opening on the east elevation.
- Remove approximately 29 square feet of masonry from the south elevation to add an accessible entrance.
- Remove a bulkhead on the rear/west elevation and infill its location.

Certificate of Appropriateness

- Repaint the painted brick.
- Add a picture window to the primary/east elevation.
- Add new door and door hood to south elevation.
- Replace entry lighting to doors on east, south, and west elevations.
- Replace existing signage on north elevation.
- Add a fresh air intake and coffee roaster exhaust to the west elevation.
- Add fencing to areas of the east, south, and west elevations.
- Add a trash enclosure to the west elevation.
- Remove existing light over door on west elevation.

Waiver of Rooftop Mechanical Screening

- Move one HVAC condenser from the ground to the roof, behind an existing parapet wall and therefore not visible from a public right of way.

Site context

The property occupies the southwest corner of the intersection of Cameron and North Patrick streets. As such, it is in a highly visible and prominent location.

II. HISTORY

According to the Uptown/Parker Gray National Register Historic District nomination, the two-story brick Italianate style corner store building at 1000 Cameron Street is a contributing structure dating to **circa 1890**. It is therefore considered an Early building in the Parker Gray district. Sanborn Fire Insurance maps support this conclusion, as the 1885 Sanborn depicts a one-story frame shed here while the 1891 Sanborn depicts a two-story brick square dwelling. In 1902, the easternmost half of the building is a grocery, and the westernmost half is a dwelling. In 1907 the

grocery half of the building is vacant, and in 1912 this former grocery is an oyster shop. By 1921 the entire building is now a grocery. In 1935, when Permit #1832 was issued to repair the door steps, the building was occupied as a store and dwelling. Later maps indicate a store here.

Previous BAR Approvals

- Door replacement was approved in 2020 (BAR2020-00056 and BAR2020-00176).
- In 2012, the BAR approved window replacement (BAR2012-00351).
- Wall signs and hanging signs were approved in 2010 (BAR2010-00029) and 2016 (BAR2016-00230).
- The BAR approved several alterations in 2008 (BAR2008-00112), including window replacement, a new entry stoop on North Patrick Street, a new basement hatch on the rear/west elevation (to be removed in this application), new door hoods, signage, and door and windowsill repairs.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(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 historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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,	No

	educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

While the some of the areas to be demolished may possibly date to the original construction, the brick laid in seven-course American bond is not of unusual or uncommon design and can easily be replicated today. Physical evidence indicates that several changes have been made to the exterior of the building over time. The east elevation of the building may have had an opening, or possibly two openings, in the area of the proposed picture window at some point in its history. See Figure 1.



Figure 1: East elevation, 2012 Google Street View (Staff could not get a current photo without a car blocking the view of the building; note the brick irregularities in the image.)

According to the 1902 Sanborn Fire Insurance maps, the south elevation of the building had two windows on the first floor and one window on the second. Currently, the building only has one opening on the first floor, a doorway at the western end of the elevation. This door was added at some point between 1902 and 1907, when the Sanborn map shows a one-story frame addition in this location, with a door leading into the addition. The brickwork today shows the approximate area of this addition. See Figure 2. The second-floor window consistently appears on Sanborn maps through 1921 but does not appear on later maps so was possibly reinstated after 1959. Adding another door on this elevation will bring the building more in line with its original look while providing an accessible entrance for customers and staff. The bulkhead to be removed from the west elevation dates to 2008 and detracts from the historic character of the building. See Figure 3.



Figure 2: South elevation



Figure 3: West elevation showing bulkhead and height of parapet

Certificate of Appropriateness

The *Design Guidelines* state that "... the Boards (sic) are sympathetic to the needs of building owners to make contemporary 20th century (sic) use of a property." The applicant intends to utilize this building as a coffee house, which will require appropriate alterations. Some alterations do not require any level of review or approval, but the applicant has included them here for informational purposes. These alterations that do not require BAR or staff approval include repainting the already-painted brick, replacing entry lighting, adding a vent/fan less than 1 square foot in size on the side or rear elevation, removing an exterior light, and moving an HVAC unit to the roof where it will not be visible. Other alterations could be administratively approved by staff, including replacing existing signage on the north elevation, which will be smaller than the 2016-approved sign, adding an air intake unit to the west elevation, adding fencing, and adding a door hood on the south elevation to match the 2008-approved door hoods on the east and north elevations.

As noted above, adding a door on the south elevation will require the removal of approximately 29 square feet of masonry, but will provide a much-needed accessible entrance with a ramp. It will also better balance the elevation. See Figure 4. Staff suggests that, if possible, the masonry removed to create this entrance be used to fill in the door/window opening on the east elevation. The door itself will be wood panel below single-lite glass. Staff notes that the glass must be without tint and non-reflective in order to comply with the *Parker-Gray Residential Reference Guide*.

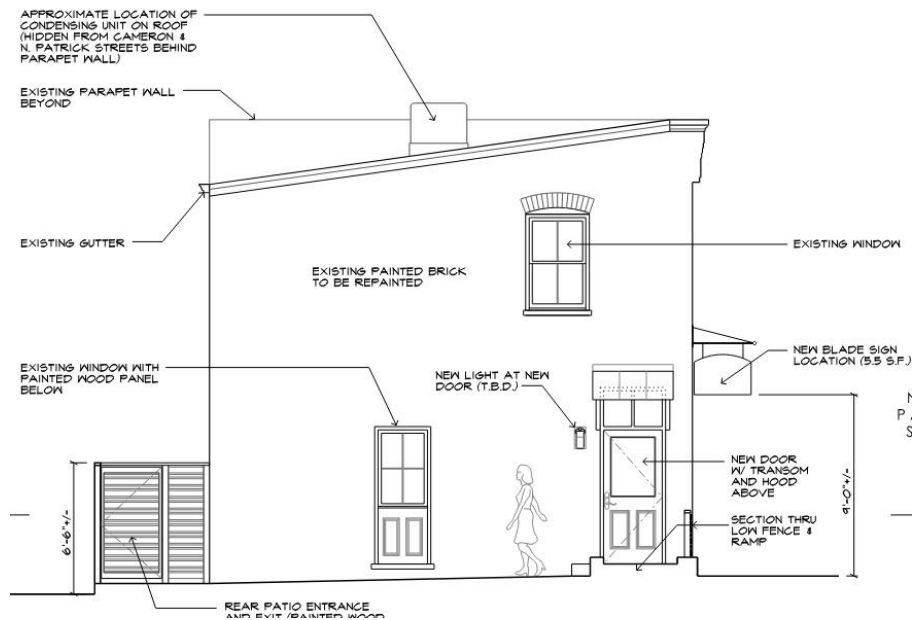


Figure 4: Proposed south elevation

The most substantial alteration proposed in this application is the addition of a picture window on the primary/east elevation. As shown in Figure 1, this elevation currently looks blank and unfinished with a large expanse of empty wall. Adding a picture window here will greatly enhance the elevation, providing a more attractive and welcoming façade. See Figure 5. Staff recognizes that the proposed window is not centered between the two windows above it on the second floor, which would normally be the preferred location. While centering the window would be the ideal

option, doing so is not feasible due to the interior configuration and future usage of the building. City Code requires 60” of open space from the face of the accessible door on the south elevation into the room where the window will be located. The owner would like to provide bar-height seating at this window with a narrow countertop running across the inside of the window which will enable customers to look out onto North Patrick Street while having their coffee. If the window is centered, this counter would have to be almost entirely eliminated as it cannot protrude into the Code-required floor area. Staff notes that glass for this window must be non-reflective and without tint.

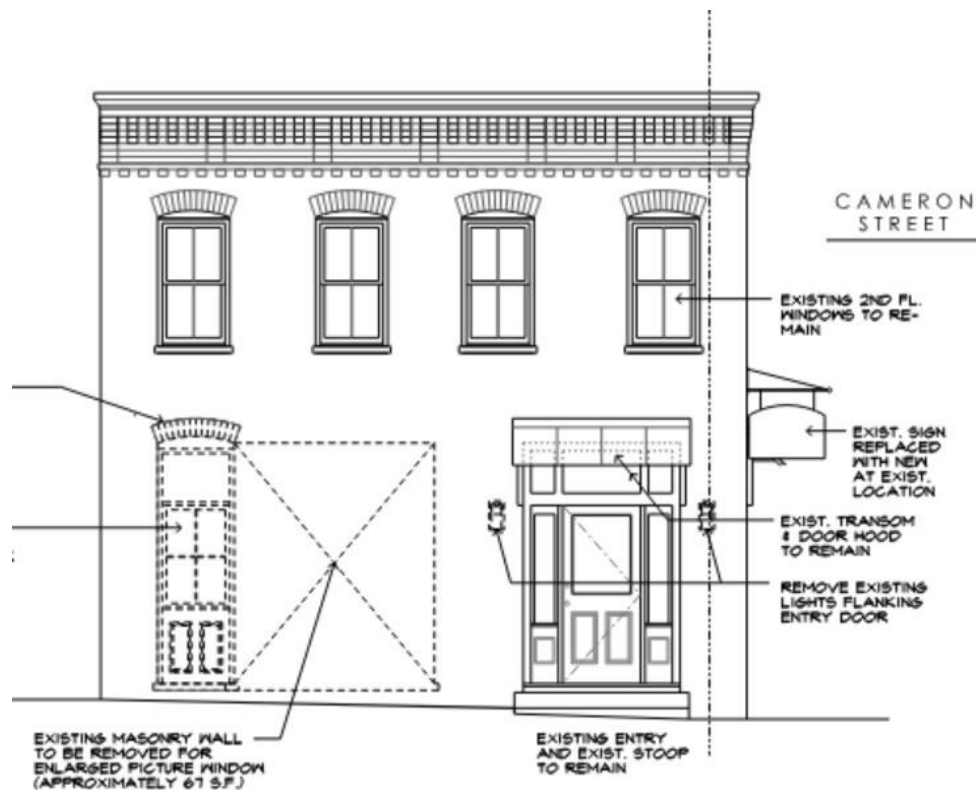


Figure 5: Proposed east elevation

Waiver of Rooftop Mechanical Screening

As noted above, this is something that could be administratively approved by staff. Removing the HVAC unit from its current location improves the property overall. Due to the height of the parapet roof, the proposed HVAC unit will not be visible from a public right of way. See Figure 3 for height of parapet.

Staff recommends approval of the project with the conditions that the glass in the picture window on the east elevation and the door on the south elevation is neither tinted nor reflective and, if possible, use the brick to be removed from the south elevation for a new doorway to infill the existing opening on the east elevation which will be closed. Staff also notes the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 Per section 6-403(B)(2), the required screening for the rooftop AC unit may be waived or modified “if the board finds such requirement to be architecturally inappropriate.”
- F-2 All proposed fences are behind the front building walls and therefore may be up to 6 feet in height and closed.
- F-3 SUP2022-00009 was administratively approved in June for a new coffee shop and wine bar at this location.
- F-4 Proposed rooftop AC unit, fences, trash enclosure, sign, new doors and windows, and awning comply with zoning.

Code Administration

- F-1 Permit may be required to relocate AC unit.

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)
- R-4 The applicant shall remove the curb cut along N Patrick Street if no longer required. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- 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 This property has been actively occupied since at least the mid-nineteenth century, and probably earlier. Although the proposed undertaking will not have much impact on the underlying ground surface, we ask that the applicant adhere to two recommendations below.
- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 1000 Cameron St

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 064.03-07-10 ZONING: CD

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: Dany Lopez, Danny's Painting LLC

Address: 1000 Cameron St

City: Alexandria State: VA Zip: 22314

Phone: 202-437-5967 E-mail: plumacafe1000@gmail.com

Authorized Agent *(if applicable):* Attorney Architect _____

Name: Karen Becker

Phone: 571-236-2732

E-mail: beckerarchitects@comcast.net

Legal Property Owner:

Name: Danny's Painting LLC

Address: 1000 Cameron St

City: Alexandria State: VA Zip: 22314

Phone: 202-437-5967 E-mail: plumacafe1000@gmail.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
 - EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other
 - ADDITION
 - DEMOLITION/ENCAPSULATION
 - SIGNAGE
- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input checked="" type="checkbox"/> shed |
| <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |

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

Enlarged window on East facade first floor facing N. Patrick Street
New door on South facade first floor for wheelchair accessible entry to building; new canopy above door
Relocating condensing unit from grade to roof at rear of building behind existing parapet wall
New fence around outdoor patio: 36" to 42" high on N. Patrick Street and 6 ft. high at south property line and rear of building
New small shed enclosure for trash/recycling cans on rear of building
Replacement of existing sign with new sign in same location

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.

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. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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: 24.2 FT Secondary front (if corner lot): 24 FT
- Square feet of existing signs to remain: 5 SF
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.


- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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: Karen S Becker

Date: 7-25-2022

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 three 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. Danny's Painting LLC	1000 Cameron St. 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 1000 Cameron St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Danny's Painting LLC	1000 Cameron St. 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. <i>Danny's Painting LLC</i>	<i>None</i>	<i>None</i>
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.

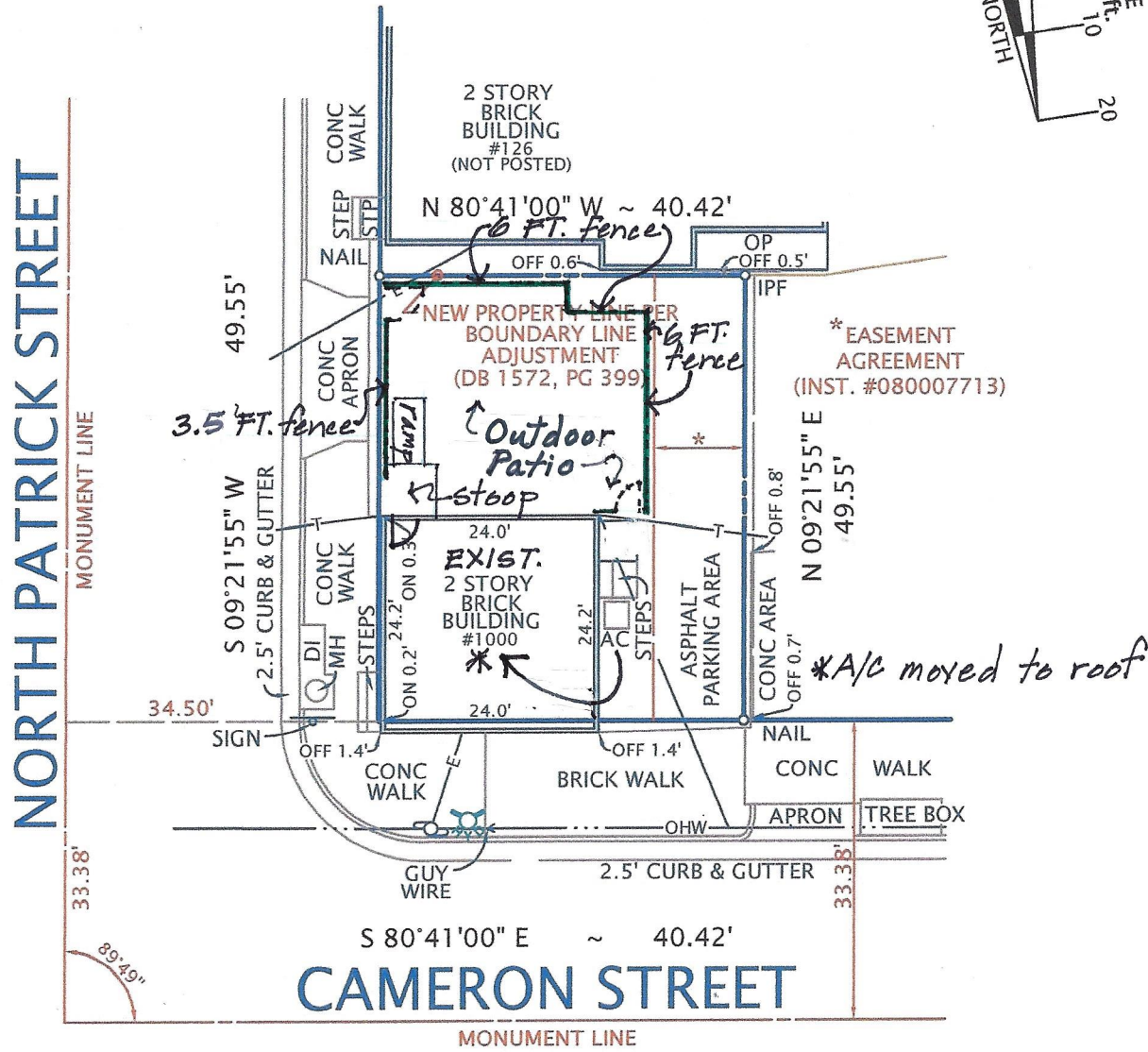
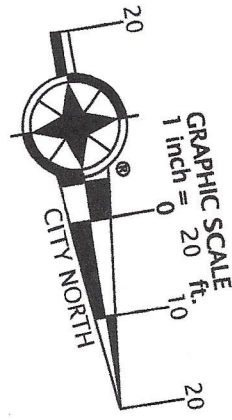
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

7-25-2022
Date

Karen S Becker
Printed Name

Karen S. Becker
Signature

NOTES: 1. TOTAL AREA = 2,003 SF.

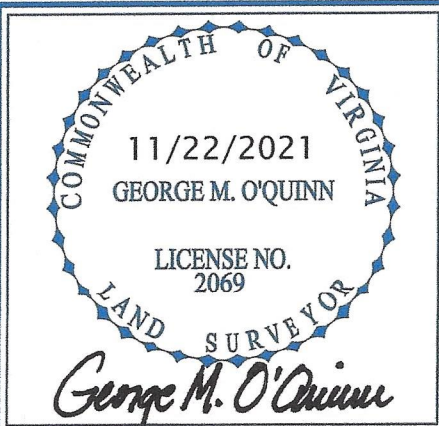


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PLAT
 SHOWING BUILDING LOCATION ON
 THE PROPERTY LOCATED AT
#1000 CAMERON STREET
 (INSTRUMENT #080007712)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' NOVEMBER 22, 2021

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

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



CASE NAME:
 BURGHER ~ DANNY'S PAINTING, LLC
 CONFIDENCE TITLE

DOMINION Surveyors Inc.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

CASE NAME: DANNY'S PAINTING, LLC

CASE NO: 2021-VA-100

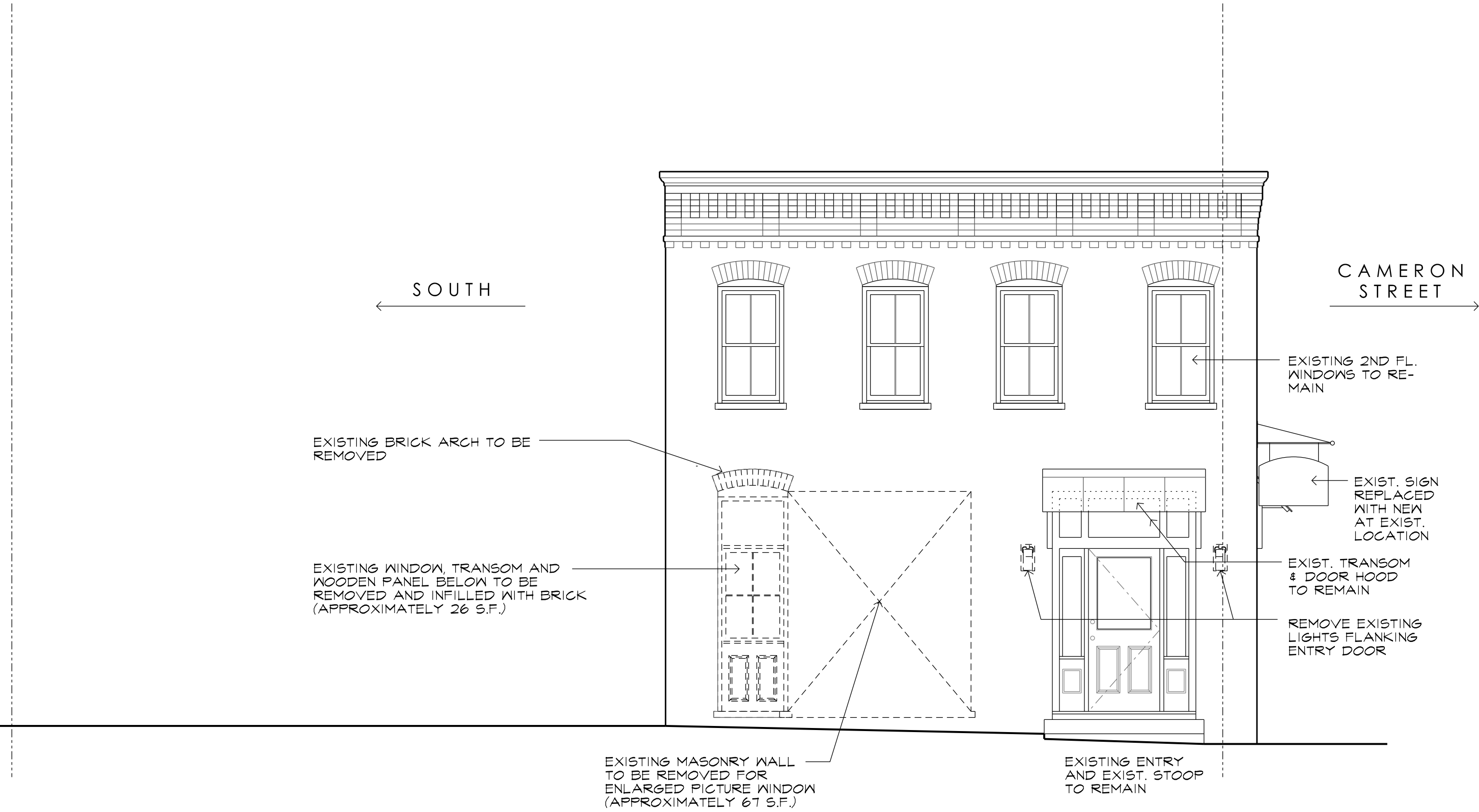
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1000 CAMERON STREET
 NORTH PATRICK STREET ELEVATION
 PROPOSED DEMOLITION

DATE:
 7-25-22

SCALE:
 1/4" = 1'-0"

D 1



← SOUTH

CAMERON STREET →

EXISTING BRICK ARCH TO BE REMOVED

EXISTING 2ND FL. WINDOWS TO REMAIN

EXISTING WINDOW, TRANSOM AND WOODEN PANEL BELOW TO BE REMOVED AND INFILLED WITH BRICK (APPROXIMATELY 26 S.F.)

EXIST. SIGN REPLACED WITH NEW AT EXIST. LOCATION

EXIST. TRANSOM & DOOR HOOD TO REMAIN

REMOVE EXISTING LIGHTS FLANKING ENTRY DOOR

EXISTING MASONRY WALL TO BE REMOVED FOR ENLARGED PICTURE WINDOW (APPROXIMATELY 67 S.F.)

EXISTING ENTRY AND EXIST. STOOP TO REMAIN



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1000 CAMERON STREET
 SOUTH SIDE ELEVATION
 PROPOSED DEMOLITION

DATE:
 7-25-22

SCALE:
 1/4" = 1'-0"

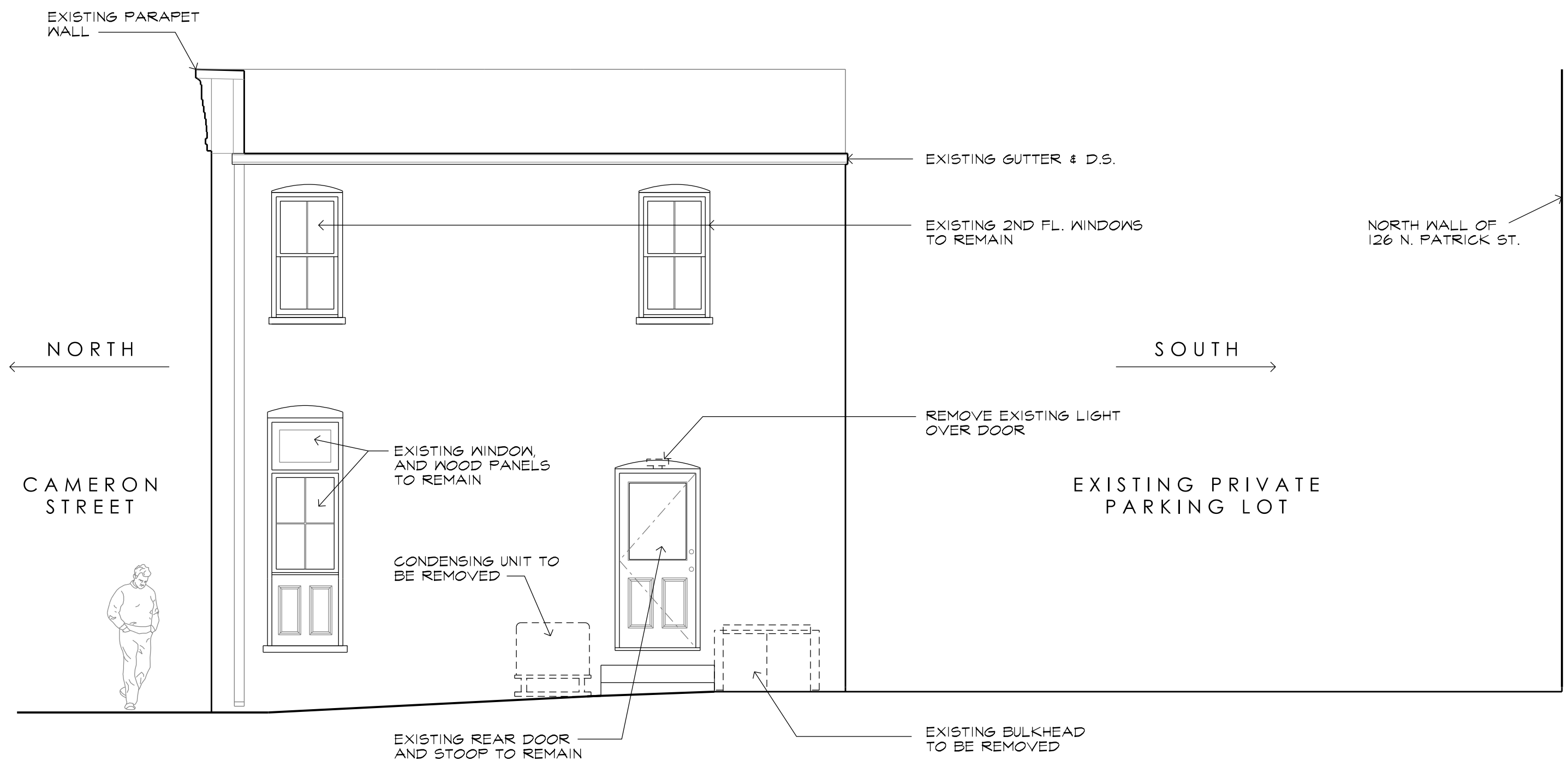
D 2

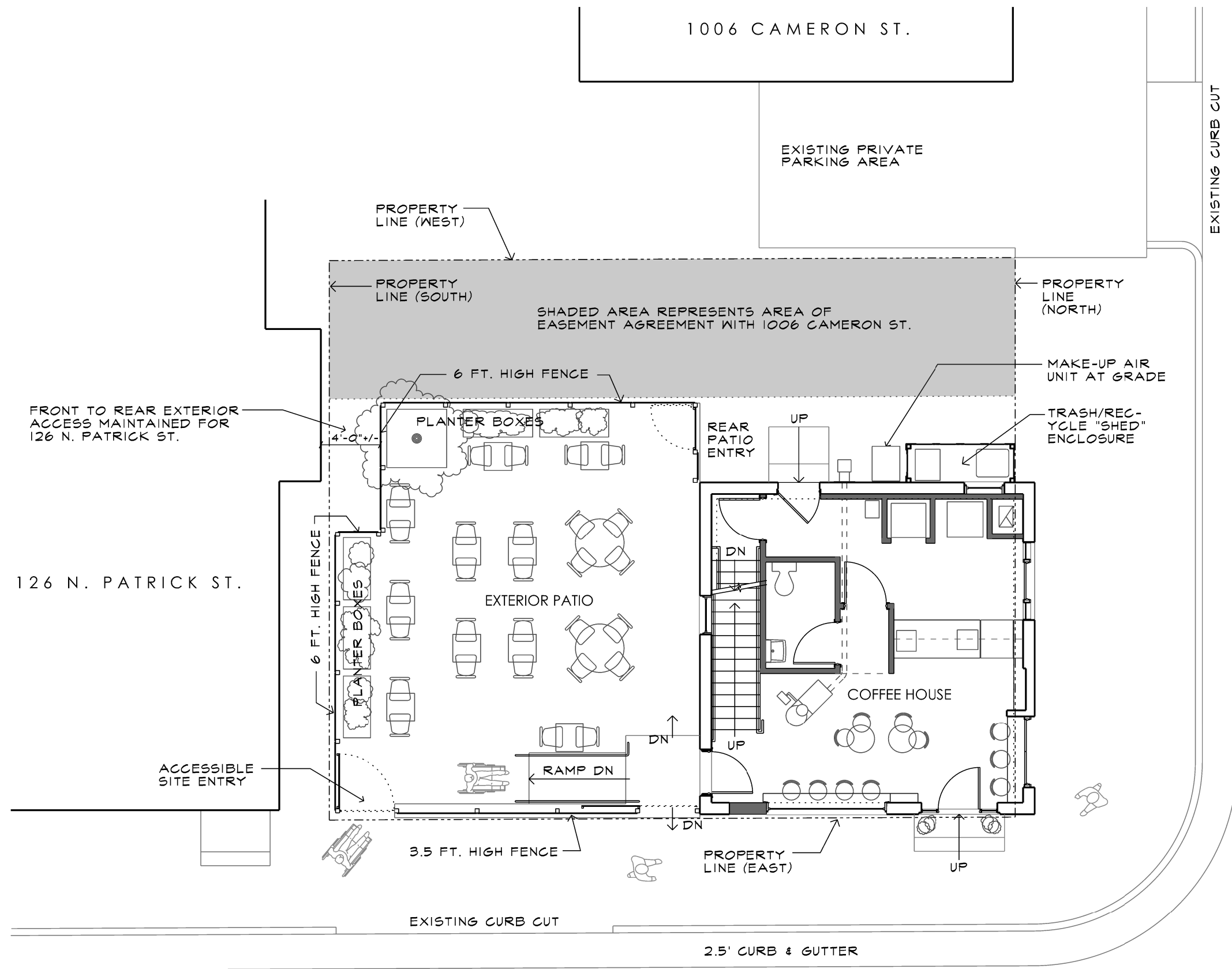
1000 CAMERON STREET
 WEST (REAR) ELEVATION
 PROPOSED DEMOLITION

DATE:
7-25-22

SCALE:
1/4" = 1'-0"

D 3





C A M E R O N S T R E E T

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**1000 CAMERON STREET
SITE PLAN WITH PROPOSED
EXTERIOR SEATING**

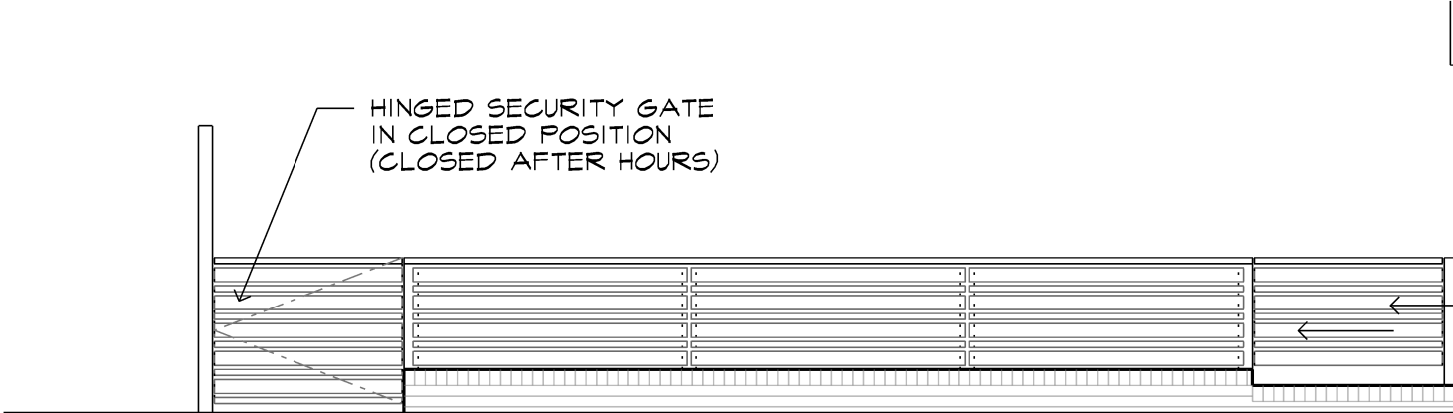
DATE:
7-25-22

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

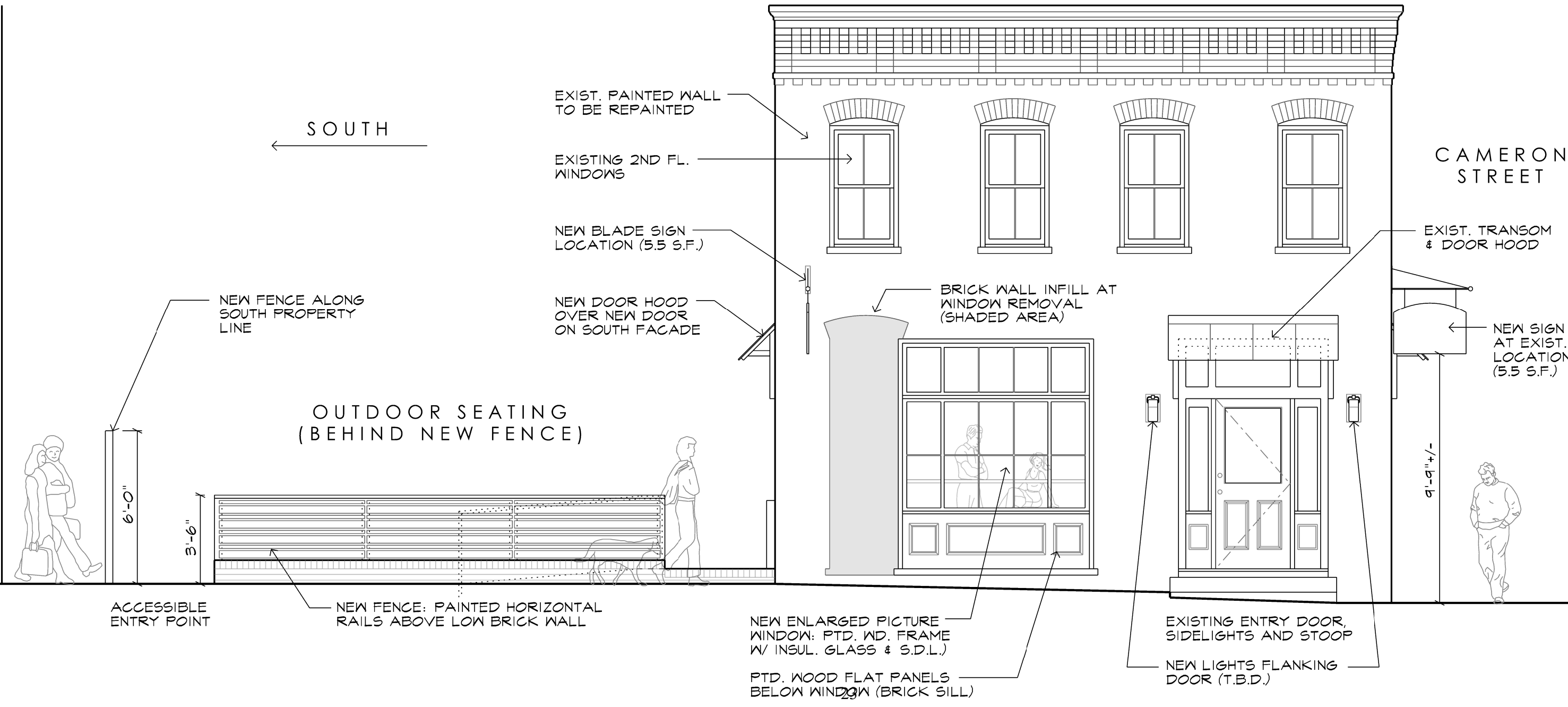
S 1

N O R T H P A T R I C K S T R E E T





PARTIAL ELEVATION OF FENCE
 SHOWN WITH GATES CLOSED

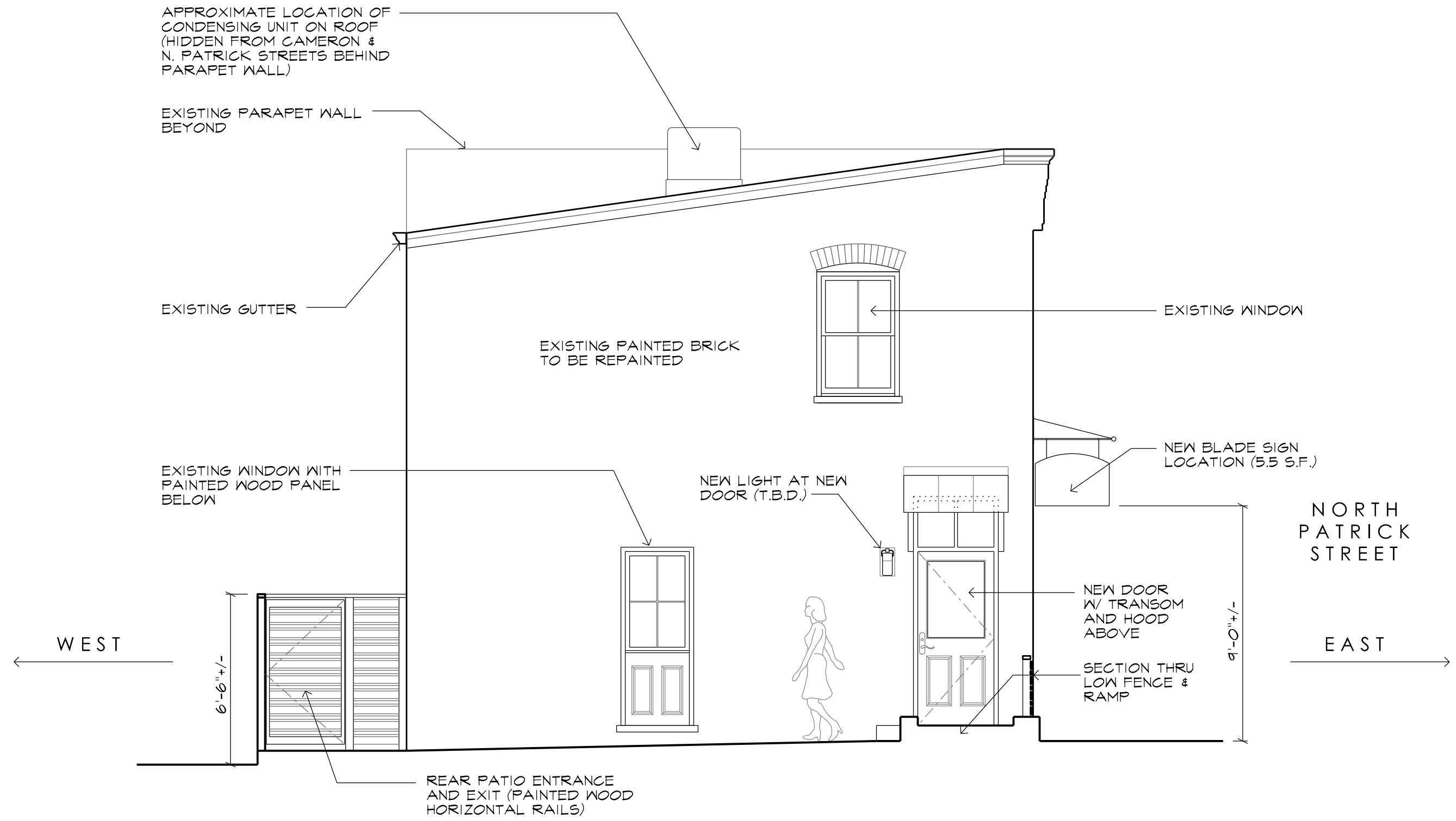


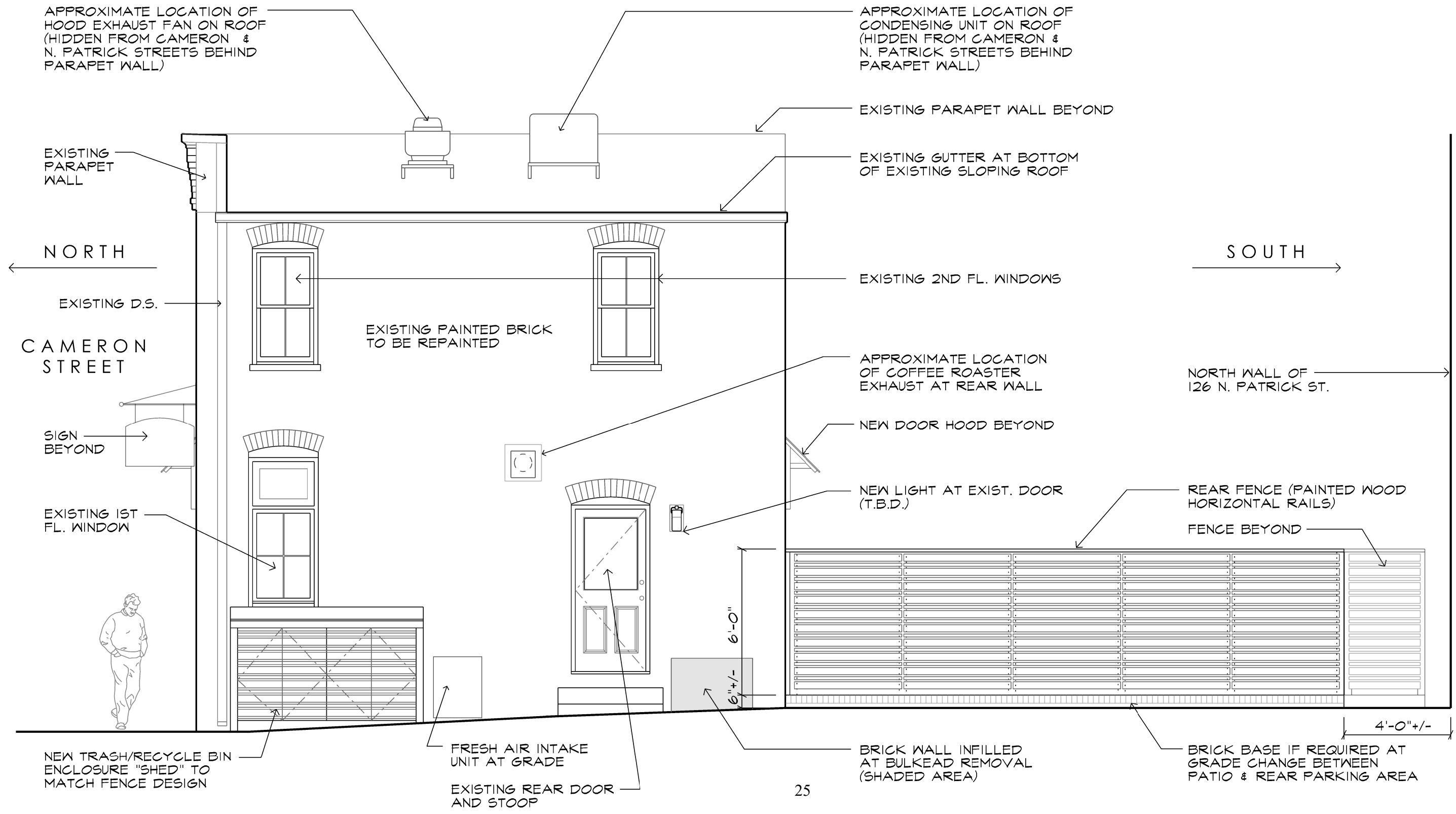
1000 CAMERON STREET
 SOUTH SIDE ELEVATION
 PROPOSED NEW WORK

DATE:
7-25-22

SCALE:
1/4" = 1'-0"

A 2





1000 CAMERON STREET
 WEST (REAR) ELEVATION
 PROPOSED NEW WORK

DATE:
7-25-22

SCALE:
1/4" = 1'-0"

A 3

1000 CAMERON STREET
 CAMERON STREET ELEVATION
 PROPOSED NEW WORK

DATE:
 7-25-22

SCALE:
 1/4" = 1'-0"

A 4



1000 Cameron Street
PHOTOGRAPHS OF EXISTING BUILDING



126 N. Patrick St.

1000 Cameron St.

N. Patrick Street Façade (East Elevation)



Existing Parking Lot

1000 Cameron St.

N. Patrick Street Façade (East Elevation)



1000 Cameron St.

1006 Cameron St.

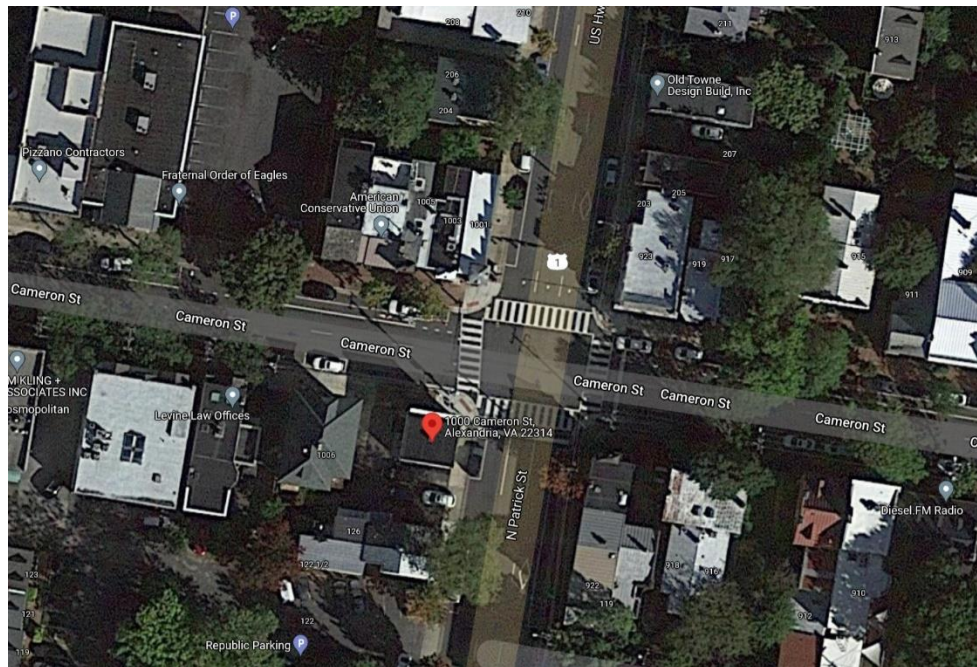
Cameron Street Façade (North Elevation)



Rear (West Elevation)



South Elevation



Contextual Site Image