

ADDRESS OF PROJECT: 908 Cameron StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.04-05-30 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: Mr. & Mrs. Darren GruendelAddress: [REDACTED]City: [REDACTED] State: [REDACTED] Zip: [REDACTED]Phone: [REDACTED] E-mail: [REDACTED]Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Robert Bentley Adams Phone: [REDACTED]E-mail: [REDACTED]

## Legal Property Owner:

Name: Darren J. Gruendel and Yolanda R. GruendelAddress: [REDACTED]City: [REDACTED] State: [REDACTED] Zip: [REDACTED]Phone: [REDACTED] E-mail: [REDACTED]

**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).

- demolition of rear garden wall & gate
- relocation of rear gate
- demolition of south facade 1st floor window & door
- new design for " " " " " "
- construction of new basement access stair
- demolition of rear of south wing 3rd floor ramp
- construction of new driveway " " " "

**SUBMITTAL REQUIREMENTS:**

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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

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

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



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

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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: Robert Bentley Adams

Printed Name: Robert Bentley Adams

Date: Aug 11, 2025

# 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. Darren J. Gruendel	[REDACTED]	50%
2. Yolanda R. Gruendel	"	"
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 908 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. Darren J. Gruendel	[REDACTED]	50%
2. Yolanda R. Gruendel	"	50%
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.

8-11-25  
Date

Robert Bentley Adams  
Printed Name

RB Adams  
Signature





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1. 908 Cameron Street  
Street Address

Zone CD

A2. 3,222 SF x 1.5 = 4,833 SF  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

##### Existing Gross Area

Basement 697  
First Floor 1,743  
Second Floor 1,743  
Third Floor 924  
Attic -  
Porches -  
Balcony/Deck -  
Garage -  
Other\*\*\* -

##### Allowable Exclusions\*\*

Basement\*\* 697  
Stairways\*\* 154  
Mechanical\*\* 12  
Attic less than 7\*\* 654.5  
Porches\*\* -  
Balcony/Deck\*\* -  
Garage\*\* -  
Other\*\*\* Baths 150  
Other\*\*\* -

B1. 5,107 Sq. Ft.  
Existing Gross Floor Area\*

B2. 1,013 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 4,094 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 5,107

B2. Total Exclusions 1,013

#### C. Proposed Gross Floor Area

##### Proposed Gross Area

Basement 697  
First Floor 1,743  
Second Floor 1,743  
Third Floor 901  
Attic -  
Porches -  
Balcony/Deck -  
Garage -  
Other\*\*\* -

##### Allowable Exclusions\*\*

Basement\*\* 697  
Stairways\*\* 154  
Mechanical\*\* 12  
Attic less than 7\*\* 654.5  
Porches\*\* -  
Balcony/Deck\*\* -  
Garage\*\* -  
Other\*\*\* Baths 150  
Other\*\*\* -

C1. 5,107 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 1,013 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 4,094 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

#### D. Total Floor Area

D1. 4,094 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 4,833 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1. 1,479 Sq. Ft.  
Existing Open Space

E2. 1,063.26 Sq. Ft.  
Required Open Space

E3. 1,479 Sq. Ft.  
Proposed Open Space

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-6, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

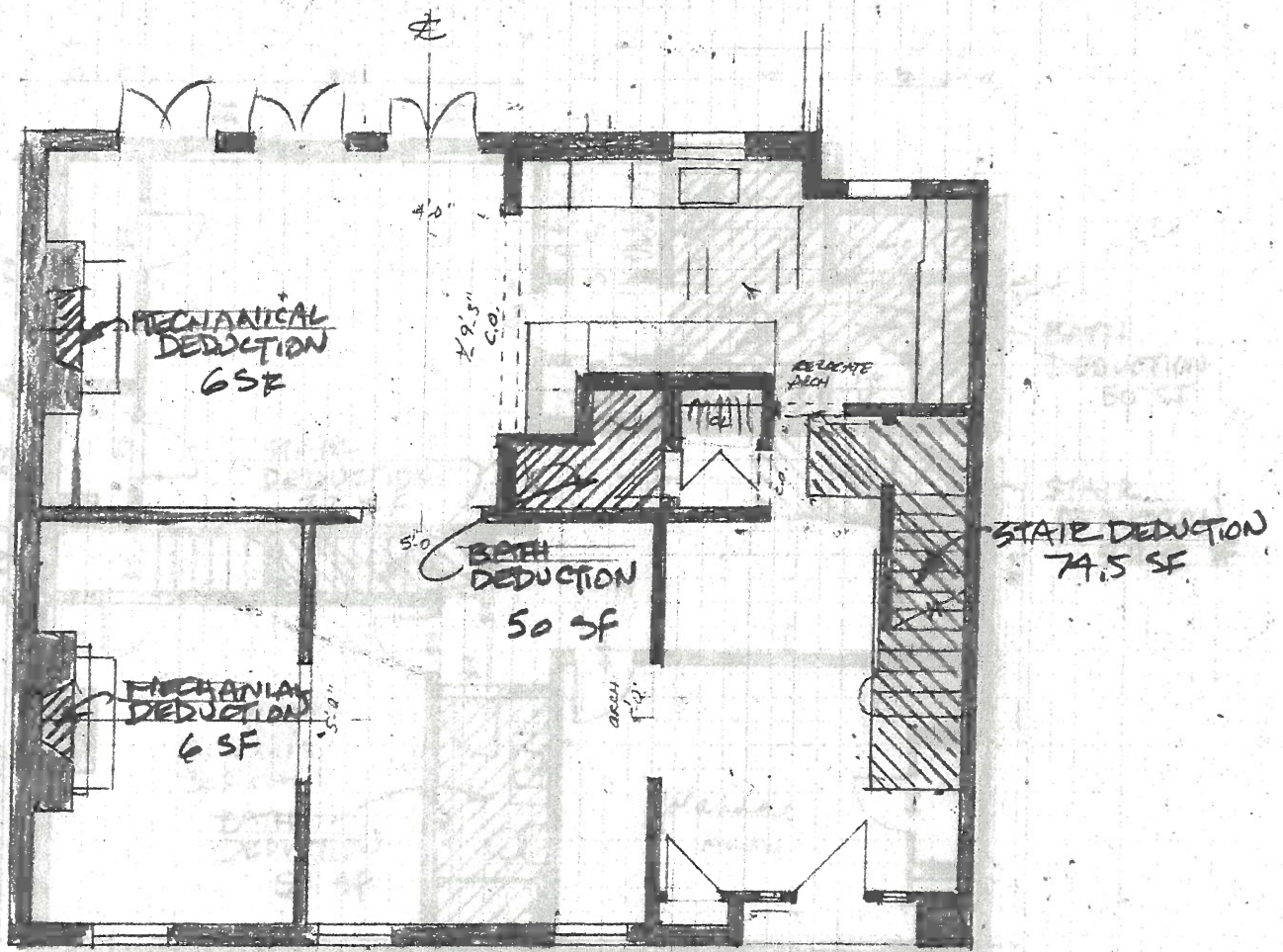
\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: Robert Bentley Adams

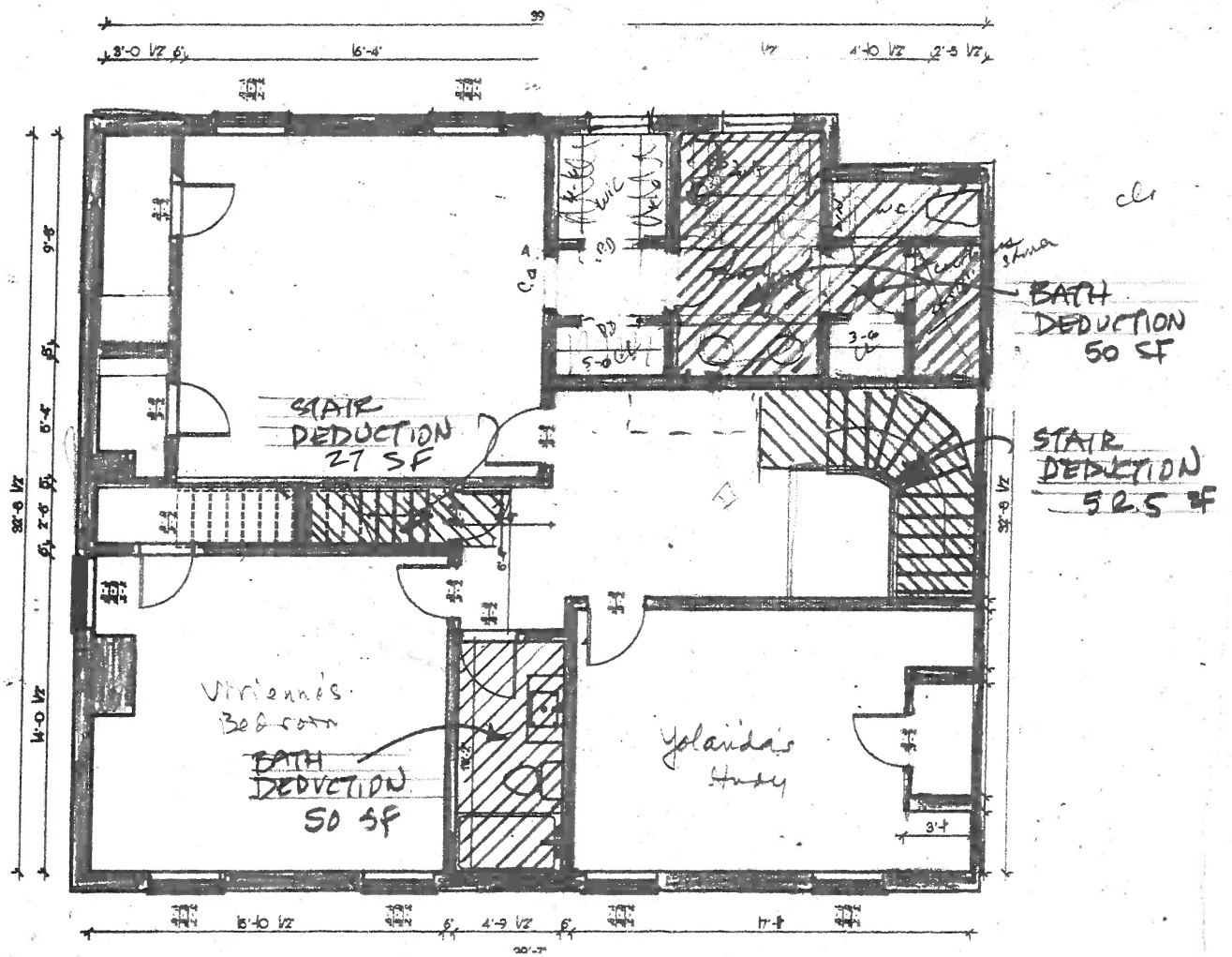
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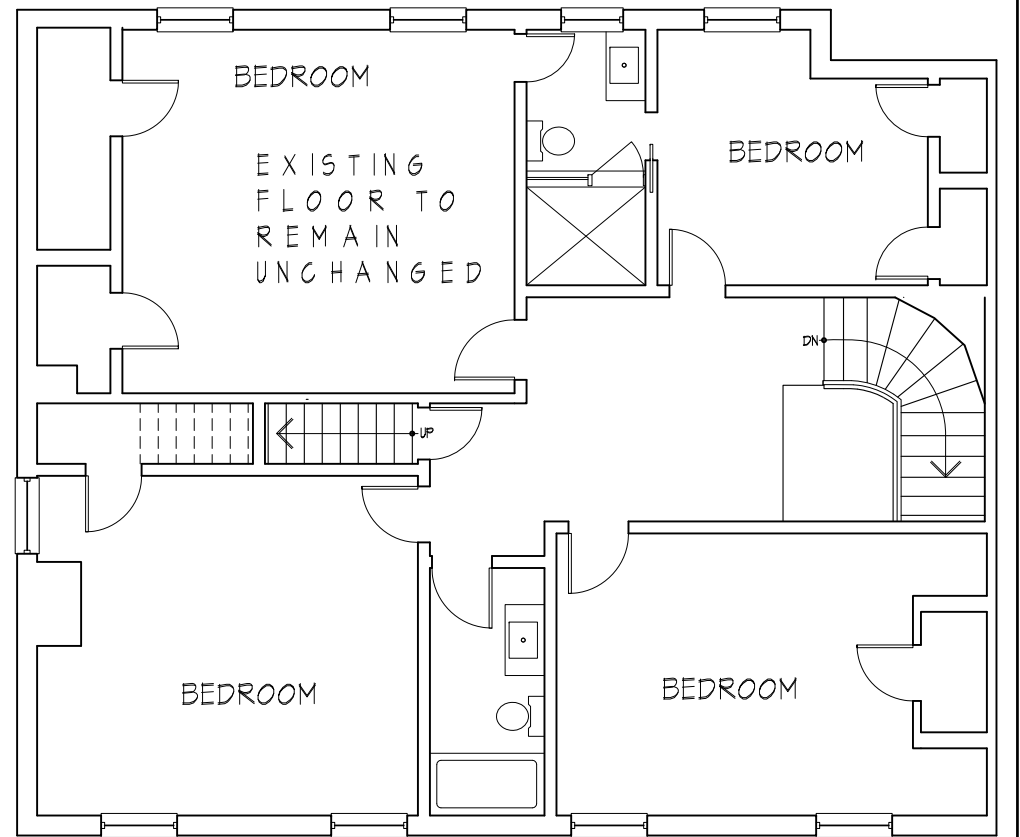
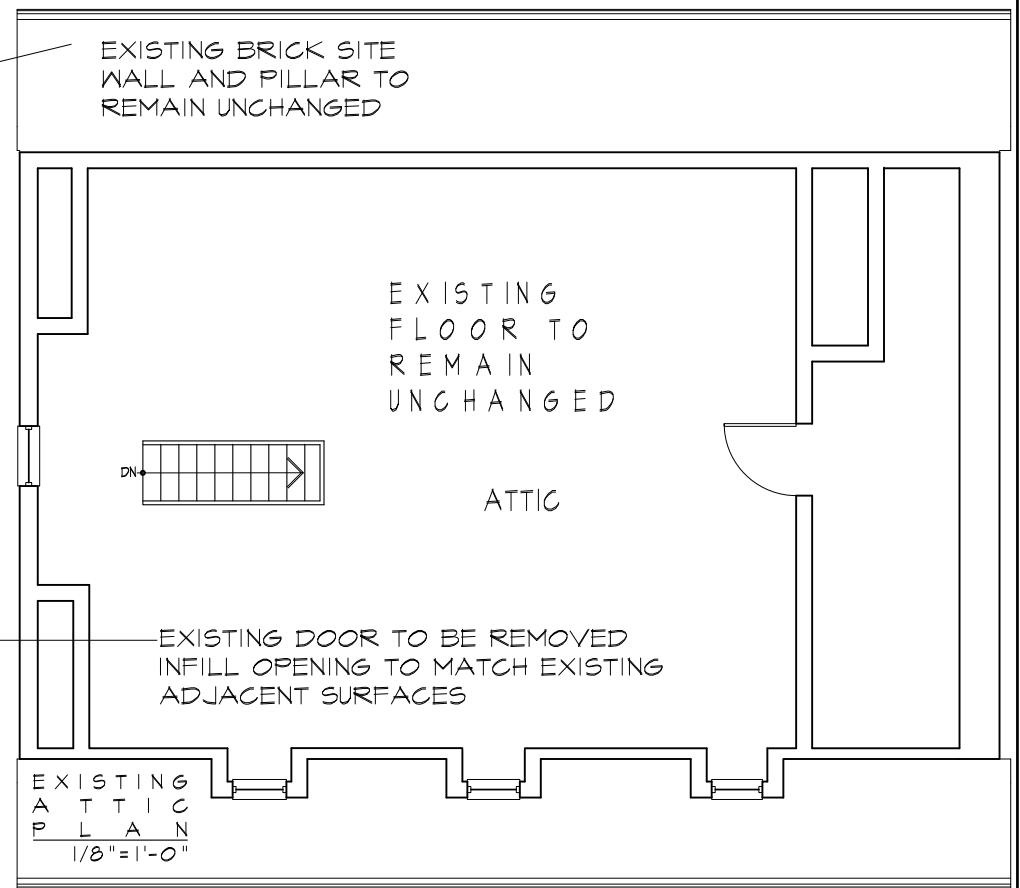
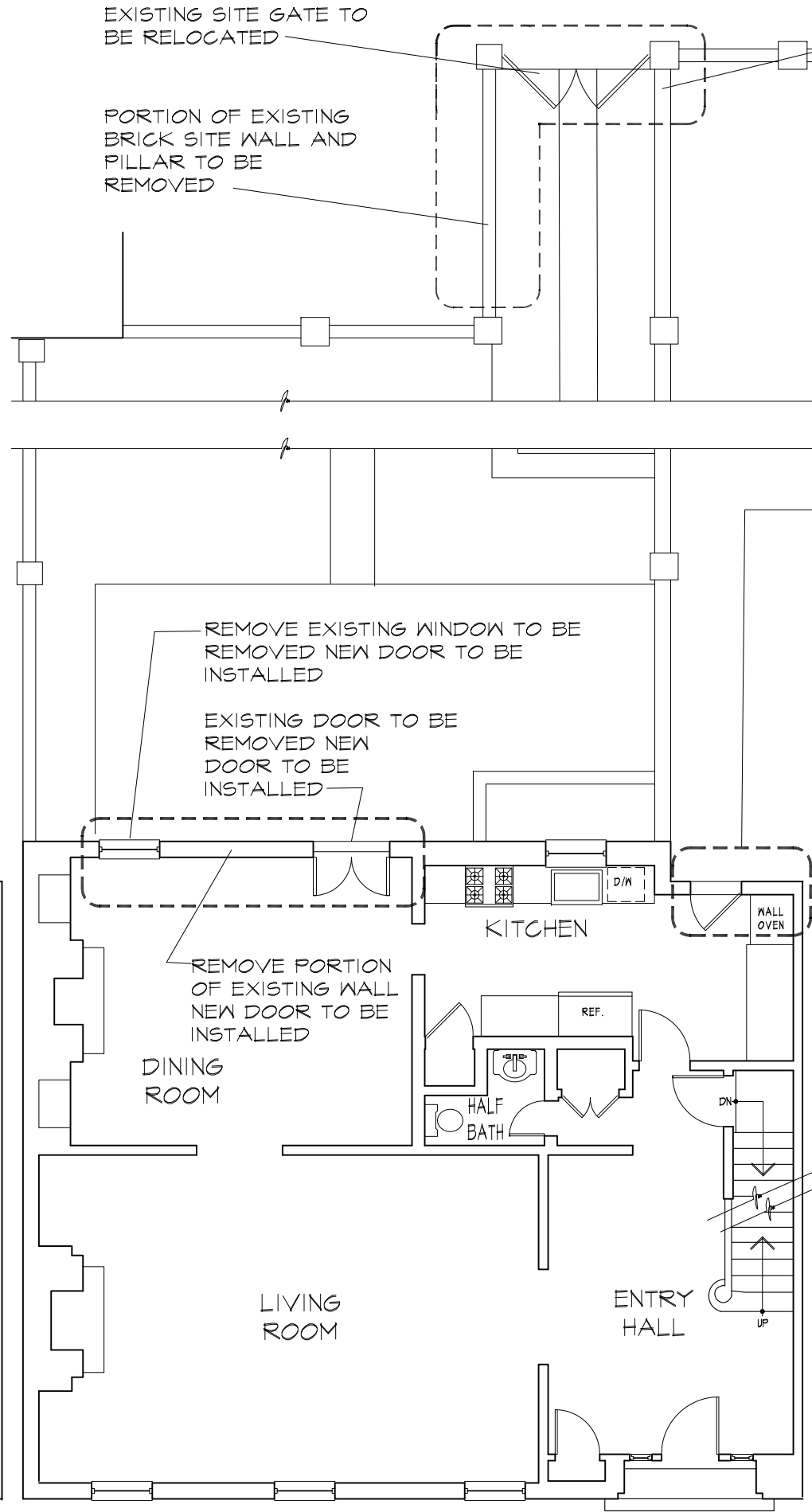
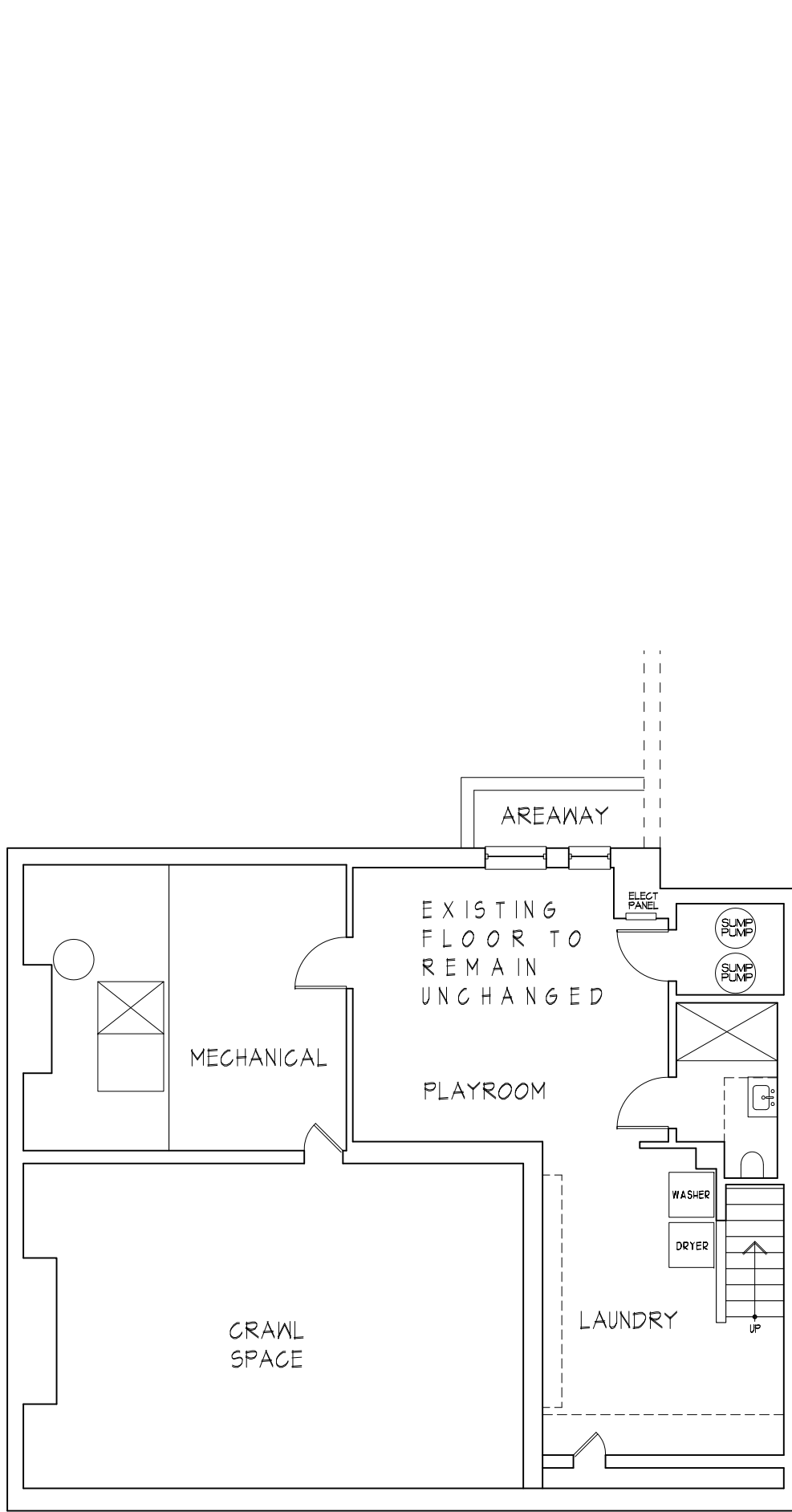
FIRST FLOOR  
PAR DIAGRAM  
 SC 1/8" = 1'-0"

3480 ÷ 2 = 1740  
 1740 + 3 = 1743  
 1743 - 14 = 1729  
 1729 - 14 = 1715



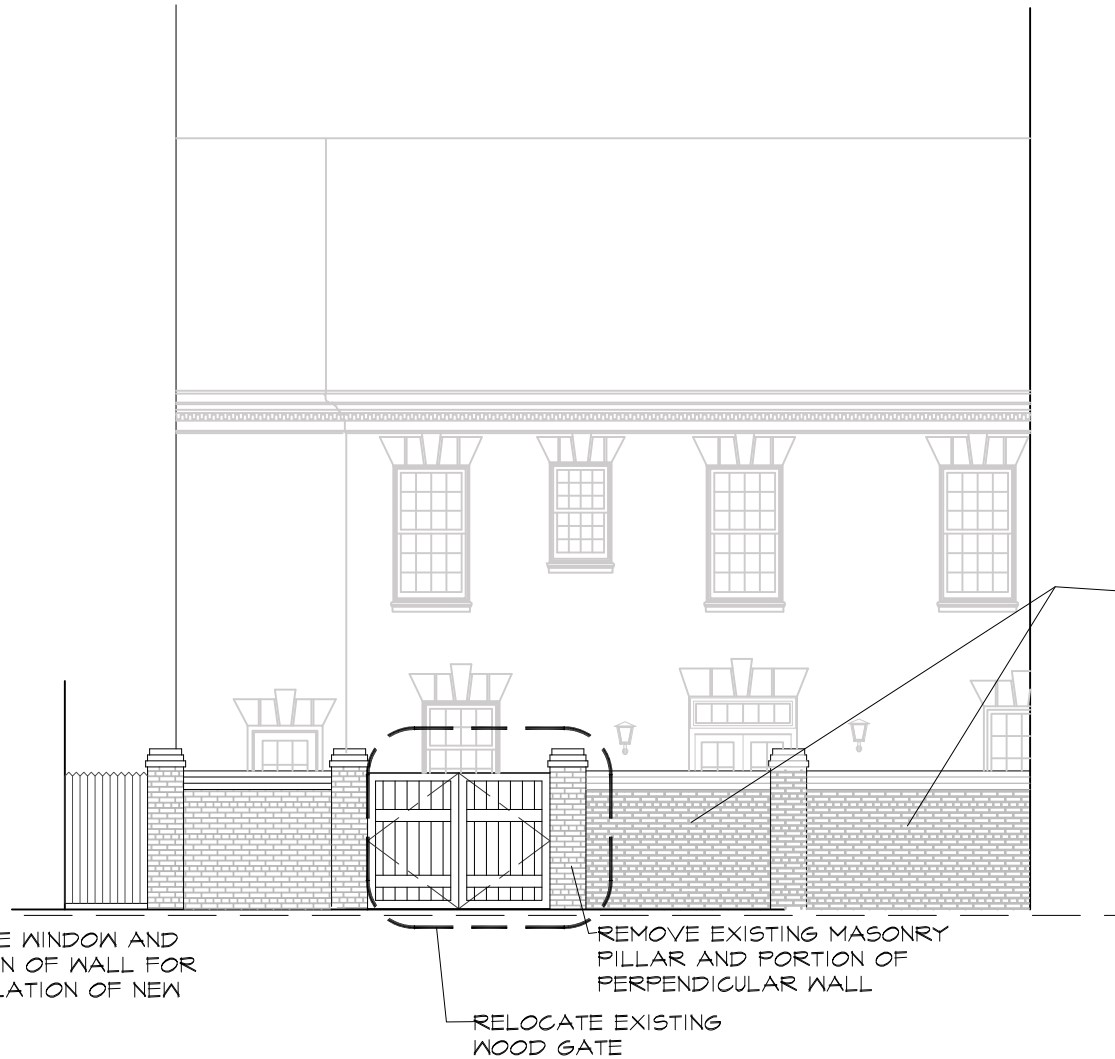
SECOND FLOOR  
 PAR DIAGRAM  
 SC 1/8" = 1'-0"



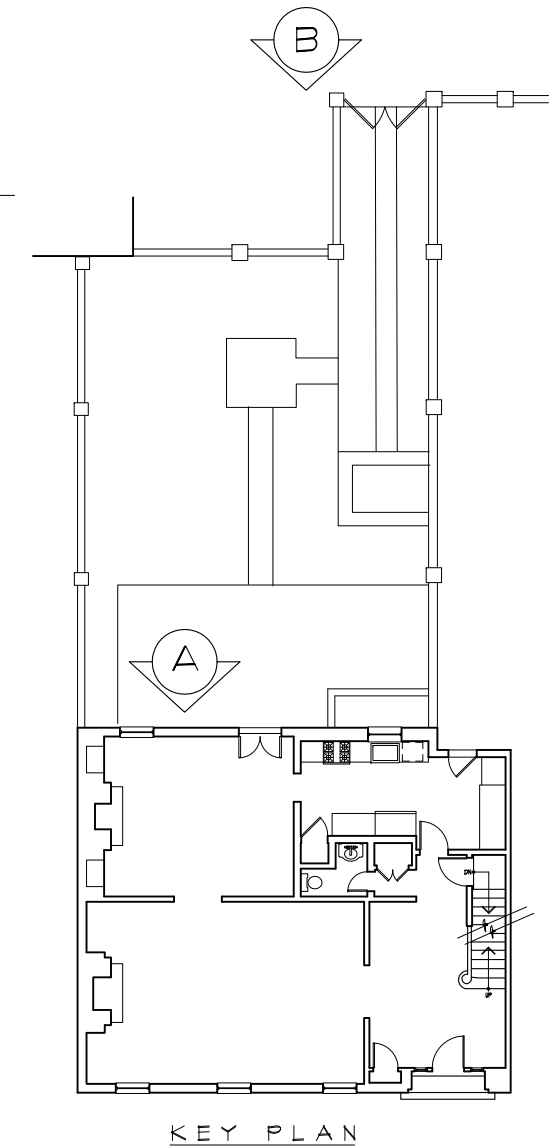




A EXISTING REAR SOUTH ELEVATION  
1/8"=1'-0"

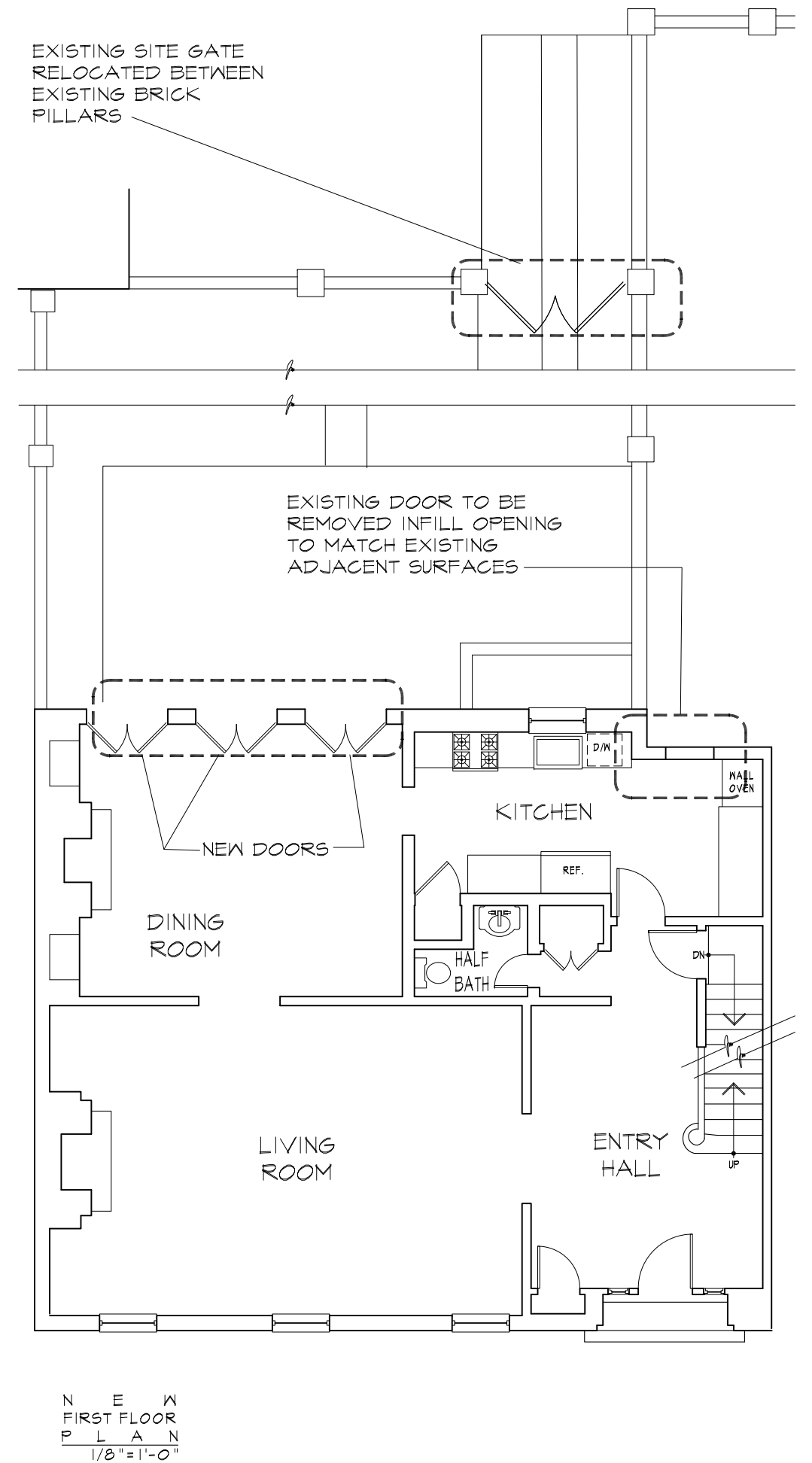
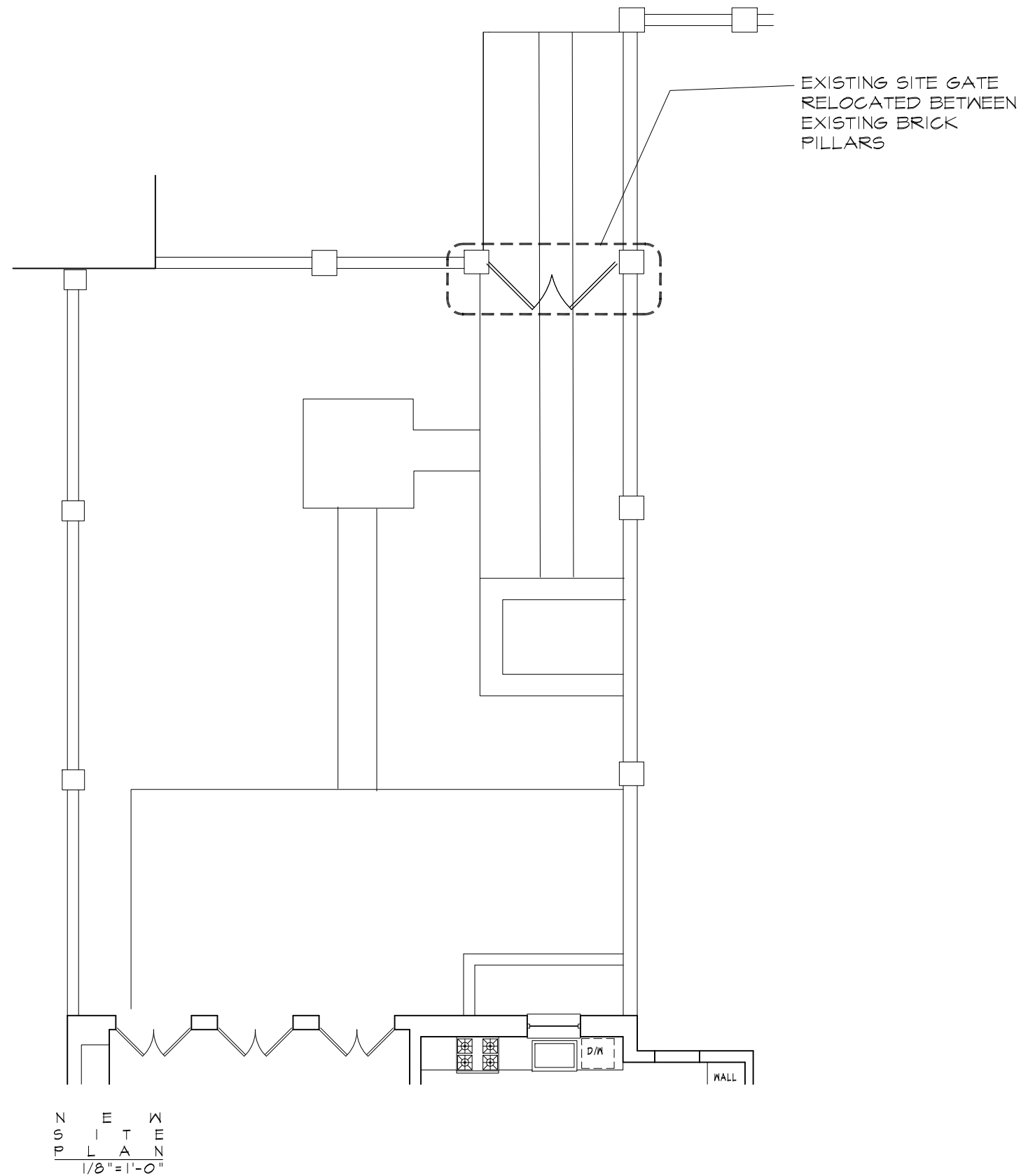


B EXISTING REAR GATE SOUTH ELEVATION  
1/8"=1'-0"



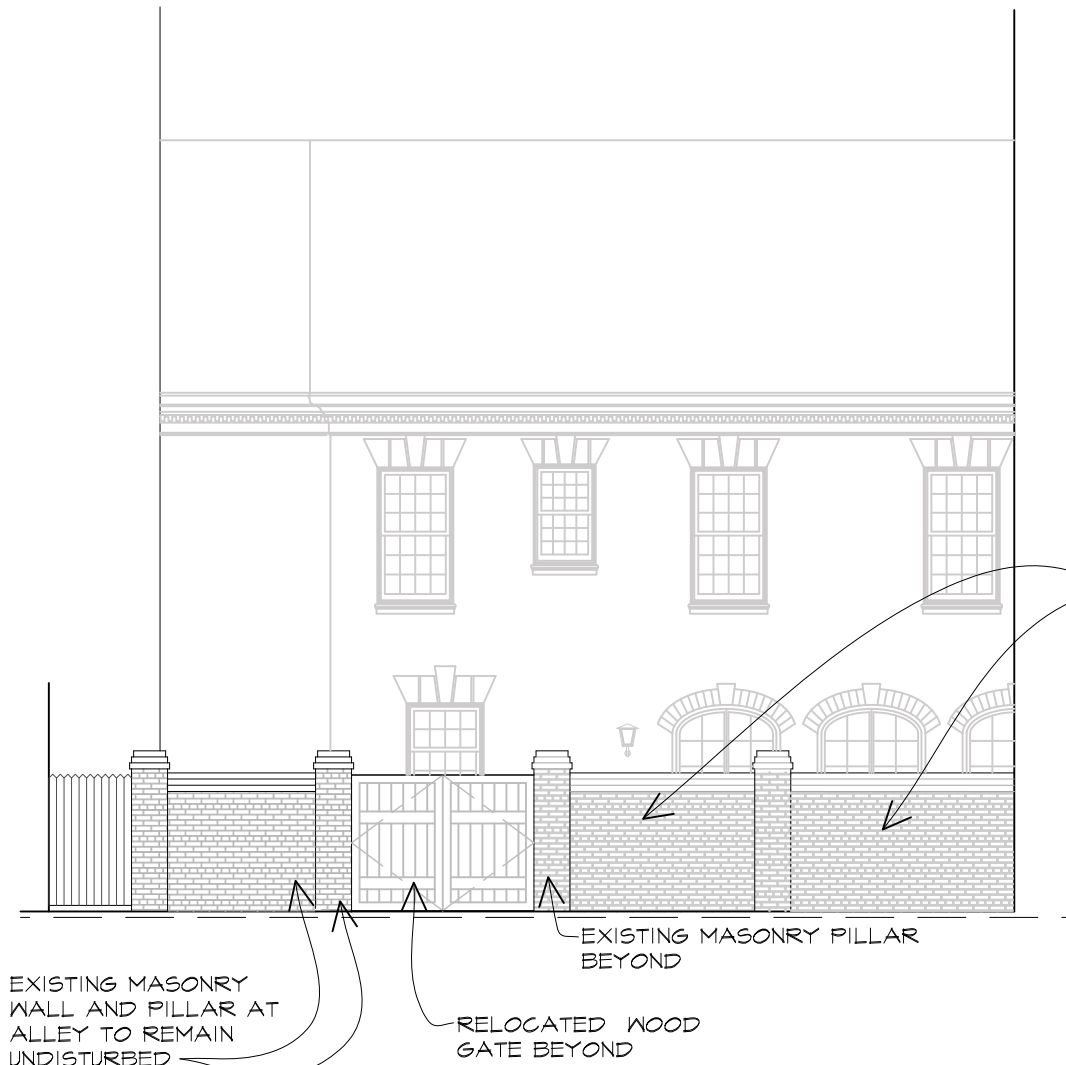
KEY PLAN



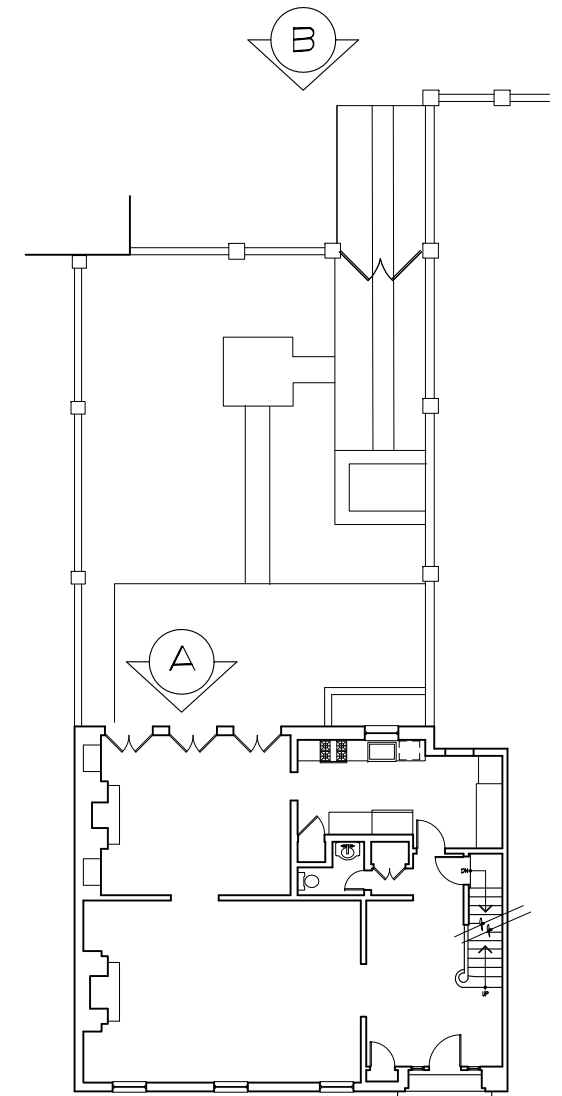




A NEW REAR SOUTH ELEVATION  
1/8"=1'-0"



B NEW REAR GATE SOUTH ELEVATION  
1/8"=1'-0"



KEY PLAN

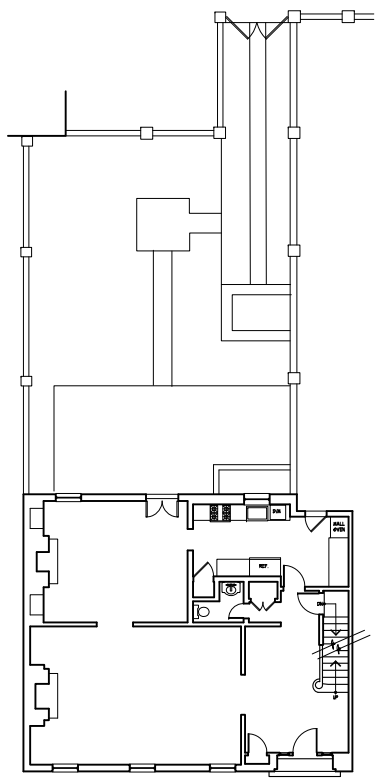




FRONT NORTH ELEVATION  
908 CAMERON STREET



SIDE EAST ELEVATION  
908 CAMERON STREET



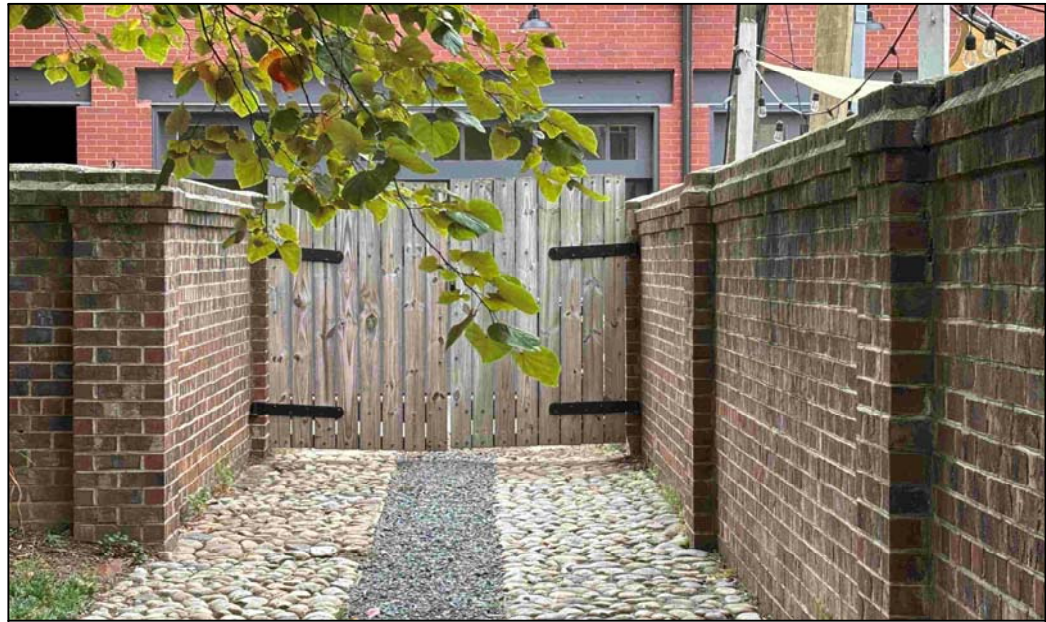




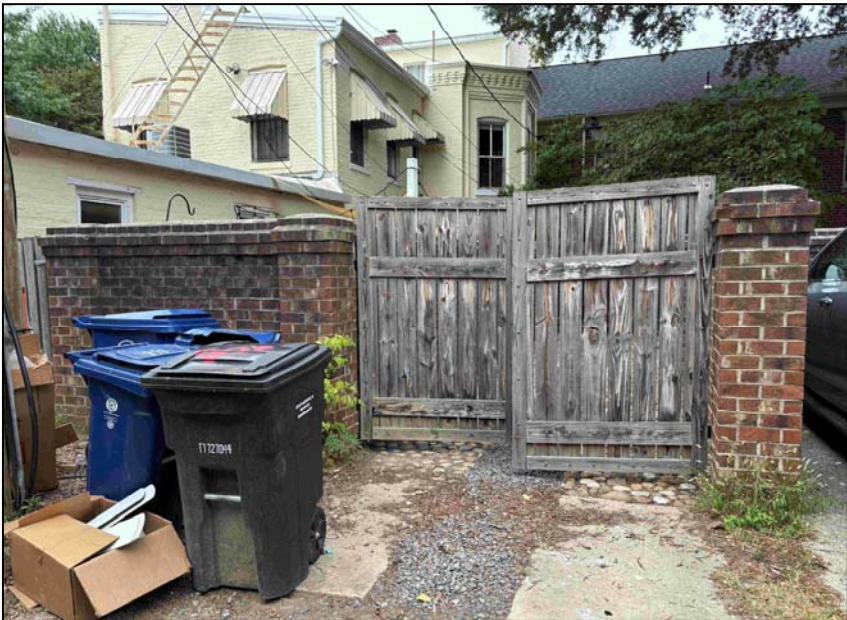
REAR SOUTH ELEVATION  
908 CAMERON STREET



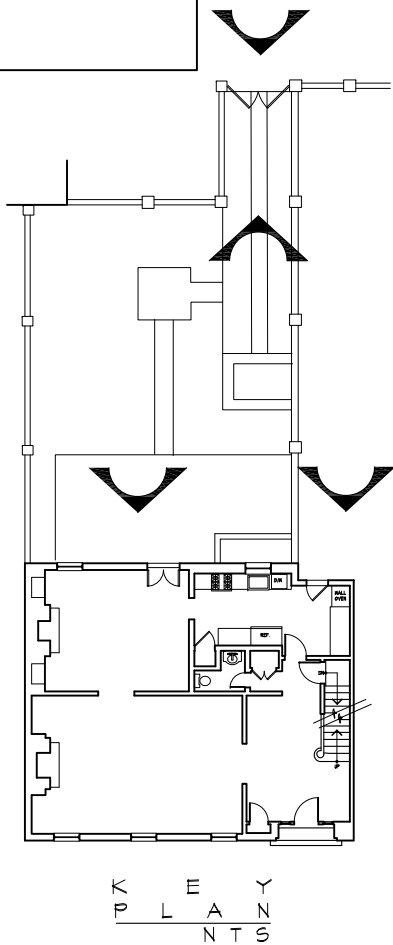
REAR SOUTH ELEVATION  
908 CAMERON STREET



GATE INTERIOR ELEVATION  
908 CAMERON STREET



GATE ALLEY ELEVATION  
908 CAMERON STREET



K E Y  
P L A N  
N T S



NOTES: 1. RETAINING WALLS ARE 0.7' BRICK.

2. PILLARS ARE 1.4' X 1.4' BRICK.

BRICK PILLAR AND  
PORTION OF BRICK  
WALL TO BE  
REMOVED

NORTH ALFRED STREET

MONUMENT LINE

N/F 118  
N ALFRED  
ST LLC

LAND OF  
N ALFRED STREET  
ASSOCIATES  
LOT 506

15' ALLEY

N 80°41'00" W  
10.32'

ASPH

POLE

OHV

CONC

ON 0.1'

OFF 0.1'

BRK GRAVEL AREA

E/T

ON 0.3'

ON 0.2'

ON 0.3'

ON 0.2'

ON 0.3'

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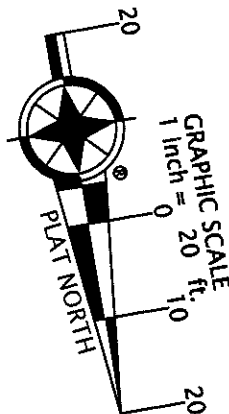
ON 0.2'

ON 0.3'

ON 0.2'

ON 0.3'

ON 0.2'



EXISTING GATE  
TO BE  
RELOCATED

GATE TO BE RELOCATED  
BETWEEN THESE  
PILLARS

LOT  
506  
3,222 SF

BRK/ GARDEN  
AREA

PATIO

WW W/ 1'  
SLT WALL

2 STORY  
BRICK  
DWELLING  
#908

ENT

STEPS

OHV

2.5' CURB  
& GUTTER

S 80°41'00" E  
41.92'

CAMERON STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON

LOT 506

DIVISION OF THE PROPERTY OF  
RUTH B. MAJOR

(DEED BOOK 609, PAGE 71)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JULY 1, 2025

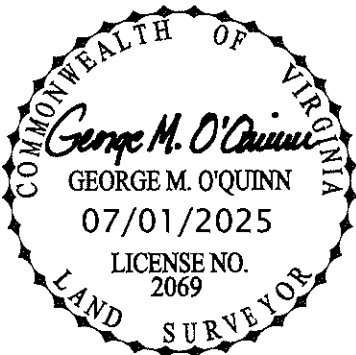
*K. Quinn*  
*X. Gruendel*

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.



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SEE PAGE 4-5  
FOR DETAILS

**secco**



# THE FRENCH STEEL COMPANY



You may have already visited there yourself. Uplifting, artistic, iconic: it's the Eiffel Tower, or as the French say, La Tour Eiffel. Soaring over the city of Paris for 130 years, it's the fifth most visited landmark in the world, and the inspiration for all our creations at The French Steel Company.

Our leadership in the field of steel products design and engineering has always had one simple goal: to design and manufacture beautiful steel doors and windows that last a lifetime. In fact, our company's mission says it all, "Lasting Beauty for the Built Environment." We marvel at how well the 100% steel Eiffel Tower defines this ethic. Powerful, beautiful, enduring.

In every field of human endeavor, there are those few who strive to be the very best. This describes all of us at The French Steel Company.

It's how we bring new members onto our team, it's how we seek to serve customers, it's how we research and implement new ideas like motorized, synchronized, horizontal pivoting steel windows.

You'll find it in our doors and windows for art museums, famous golf courses, hotels and restaurants, and the finest homes in America.

In a word, we love what we do, and it shows. From the precision welding of the frames to the selection of glass, from the hinges to the hardware, it all adds up to this: beautiful design, beautiful function.

For a lifetime.



## Our Purpose at The French Steel Company Is Simple: To Create Lasting Beauty for the Built Environment.

---

Since 2005, we've combined technical manufacturing with  
engineered designs to create beautiful doors and windows – for a lifetime.

We enjoy what we do – we think you will too!

*Tom Scardino, CEO*  
*Thomas Scardino, COO/Product Manager*

Inspired by French and European architecture, since 2005, The French Steel Company offers the finest custom steel doors and windows to discerning architects, general contractors and homeowners throughout the United States. We provide tailored services to create doors and windows of the highest technical quality that meet each client's unique specifications. Our team of professionals is available to you throughout the entire construction process from design to installation.

From custom front entries to window walls, casement windows and folding doors, even wine rooms, windows and storefronts. The French Steel Company works across all architectural styles with a range of design collections including Swiss-made profiles and thermally-broken options.

Just as important to us as the design and manufacture, are the installation and servicing of your new doors and windows – they need to operate as elegantly as they look. Our installation affiliates at Scardino Doors are professional craftsmen who ensure that doors, windows and hardware function to exceed industry standards. Our installers follow InstallationMasters™ guidelines from the American Architectural Manufacturers Association (AAMA) to ensure doors, windows and hardware will “close with a click”.

The French Steel Company serves clients nationally, with showrooms in Atlanta, Chicago, Baltimore and West Palm Beach, as well as representatives in Charlotte, Denver, Northern California, and Omaha.









## Executive Home

**LOCATION** Atlanta, Georgia  
**INSTALLER** Architectural Visions Inc.  
**PRODUCT** Classic Series Thermally Enhanced  
**HARDWARE** Ashley Norton

- HIGHLIGHTS**
- 4 Double Doors
  - 6 Fixed Doors
  - 1 Fixed Window
  - 15/6 X 10/0 6 Panel Folding Unit



## Architectural Glass

The French Steel® Company offers a wide range of glass options to further customize doors and windows. For doors, the choice of glass is based on whether the door is for an entryway or an interior, how much privacy and light are desired, and the overall look you are trying to achieve.

Our glass panels are typically insulated and tempered for safety. Many special order patterns are available, as well as laminated glass for coastal hurricane zones.

Standard glass is low-e for energy efficiency, with multiple specs available per local building codes.



FLEMISH



GLUE CHIP



WATER CUBE



PEAR GLASS



RAIN



SANDBLAST



SILVER RIPPLE



REED



CLEAR LOW-E



AQUATEX



TEA



## Color and Finishes

The French Steel Company offers high-performance fluorocarbon paint finishes for your steel windows and doors, providing superior durability and long-lasting beauty. These advanced finishes are engineered to resist fading, chalking, and corrosion, ensuring your steel frames maintain their pristine appearance over time, even in harsh environments. Available in a wide range of colors and customizable options, fluorocarbon finishes combine aesthetic versatility with exceptional performance.

This coating technology is particularly well-suited for residential, commercial, and architectural projects requiring low maintenance and enduring elegance. By choosing a fluorocarbon finish, you enhance the value and longevity of your steel windows and doors.



**MATTE BLACK**



**SILVER OXIDE**



**CHAMPAGNE GOLD**



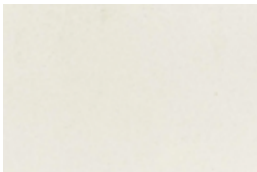
**GUNMETAL**



**SAND BLACK**



**DARK BRONZE**



**WHITE**



**LIGHT BRONZE**



**DARK PEWTER**



**LIGHT PEWTER**

## Handle Set Hardware and Commercial Hardware

Selecting the best hardware for your custom door is important. The French Steel Company offers a variety of options from leading manufacturers of high-end residential hardware. Hardware features sturdy brass or bronze construction, providing security and multiple style options.

*Ashley Norton*  
ARCHITECTURAL HARDWARE



FRENCH STEEL HARDWARE  
Carlisle Knob x Knob Keyed Entry  
CVLES (dark bronze)  
Ashley Norton



FRENCH STEEL HARDWARE  
Rectangular Lever x Lever Keyed  
Entry SQLES (White Bronze)  
Ashley Norton



FRENCH STEEL HARDWARE  
Urban Grip x Lever Keyed Entry  
MDTUB (Dark Bronze)  
Ashley Norton

**EMTEK**  
ASSA ABLOY



FRENCH STEEL HARDWARE  
Modern Side Plate Lock  
5 1/2 C-to-C  
Geneva Lever  
Emtek

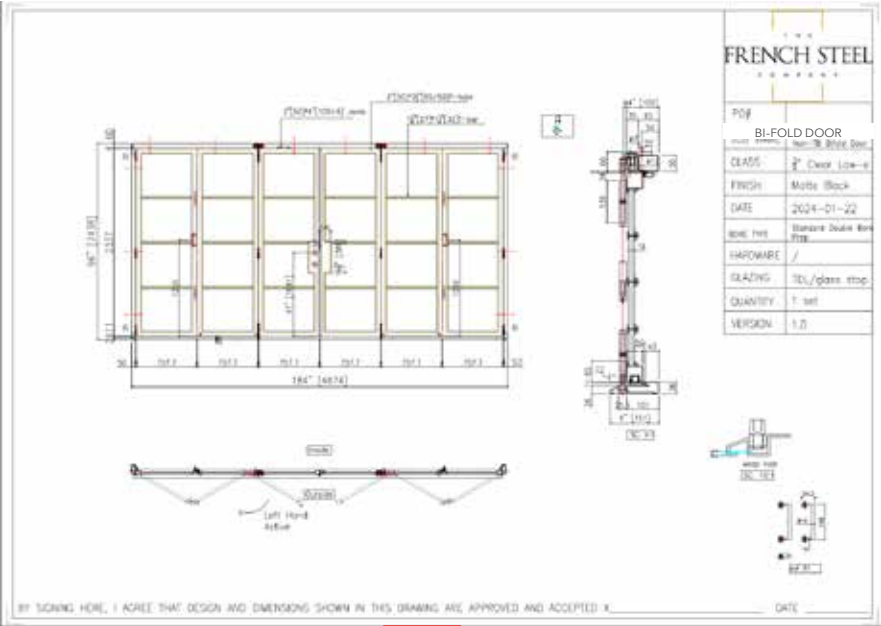


FRENCH STEEL HARDWARE  
Sandcast Rectangular  
5 1/2 C-to-C  
Butte Knob  
Emtek

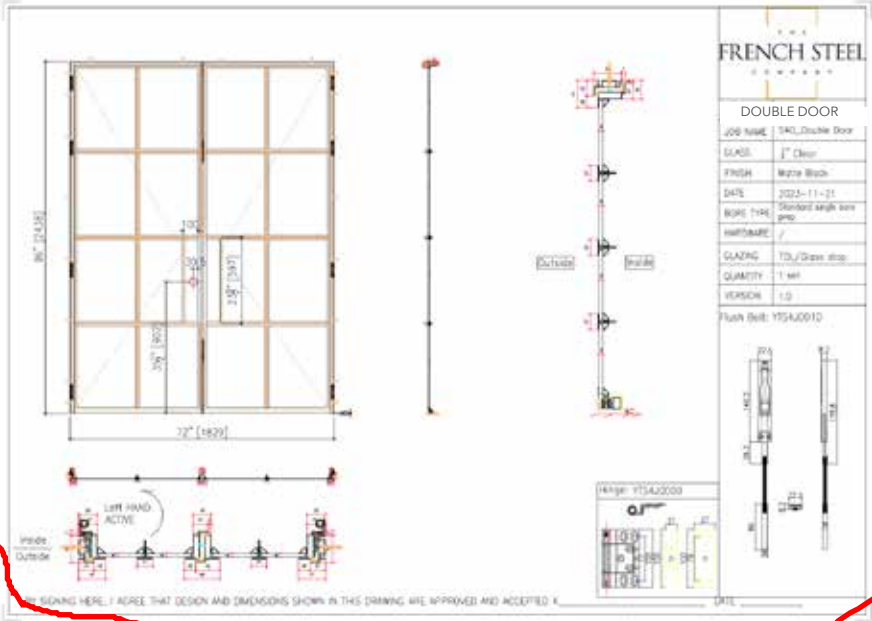


FRENCH STEEL HARDWARE  
Geneva Lever  
Athena Lever  
Emtek

CLASSIC 6-PANEL, FOLDING DOOR



TUSCAN S40 DOUBLE DOOR



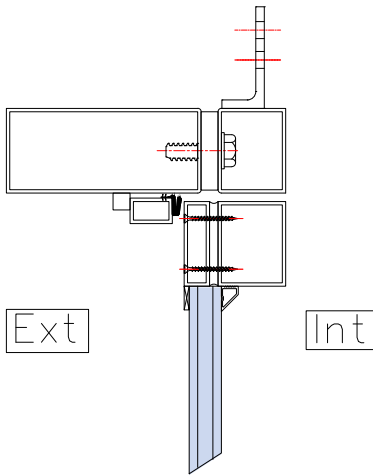


## Corner Section Profiles

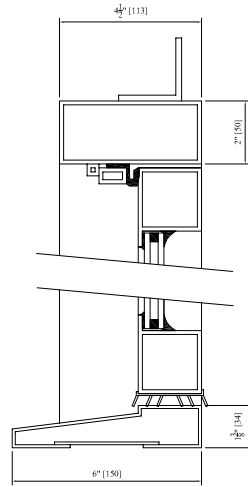
Note: All profiles are available in thermally-broken and laminated impact glass options.

French Steel Classic Series is custom formed from heavy gauge steel provides the greatest latitude for design flexibility for design. It is great for large monumental entrances and windows.

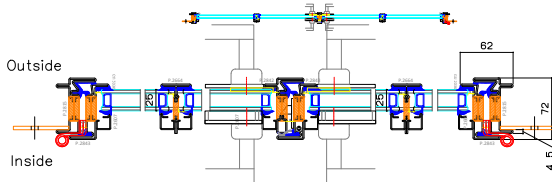
Skylights and specialty doors such as Pivot, Lift & Slide, or Slide & Fold are available.



CLASSIC SERIES  
Thermally-Broken Detail



CLASSIC SERIES  
Thermally Enhanced Detail



TUSCAN SERIES  
Thermally-Broken

