

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

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
- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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.

BAR CASE# BAR2025-00306 & BAR2025-00321

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 510 N Patrick St. Alexandria, VA 22314

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

TAX MAP AND PARCEL: 064.01-04-16; 10930500

ZONING: RB

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
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☐ 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: Leslie McBride (Lee)

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Leslie McBride

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

McBride.Lee@gmail.com

BAR CASE#

BAR2025-00306 & BAR2025-00321

(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: Please check all that apply.
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|--------------------------------------|---|---|-----------------------------------|
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- ☐ ADDITION
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- ☐ SIGNAGE

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

Demo of the one story, shotgun addition on the north side of the building. See attachments.

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.

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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: 

Printed Name: Leslie (Lee) McBride

Date: 10 August 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.		
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 _____ (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.		
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.		
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.

Date Printed Name Signature

Work to be done:

The building at 510 N. Patrick was built sometime on or before 1900. Research, interviews with the prior owner (a 98-year-old Alexandria resident born in the house), and physical inspection of the building has shown the original building was likely a square two-story building with a center wall separating a front and back room both downstairs and upstairs. Originally, there were no utilities, bathroom, or kitchen in the home but had a separate kitchen, outhouse, shed. Several additions were built, first to the rear likely in the 1930s or 1940s, where different siding was added and the roof line changed in the rear, and later in the 1990s when a shotgun style one story room was added on the north side.

The original home was a two-story Italianate style house, tall and narrow with wooden Dutch lap siding and a decorative cornice in the front. This building sat on the south side of a large field and had a porch on the north side overlooking the field. Based on the Sanborn Fire Insurance map from 1900, it appears that this property owned the land to the north. Based on later Sanborn maps, this open land was developed with a series of rowhouses leaving little space between the porch the new building next to it.

Sometime in the mid-twentieth century, the wood siding was covered with a faux brick asphalt siding popular at the time. Circa 1990s the porch on the north side was encapsulated with cinder block to form a one-story shotgun style structure that altered the original shape of the building, especially from the front. Likely during this time, vinyl windows and aluminum siding were added around the entire building. Today the building looks noticeably different from the original structure and no longer fits into the historic intent of the Parker-Gray Historical District.

By January 2025 had the strong smell of smoke and significant structural damage was observed. The single-story shotgun addition on the north side was also found to be over the adjacent property line.

Below outlines an overview of work to be done. While adding modern features, such as laundry and bathrooms, the intent is to save as much of the original construction as possible, and to restore the front and observable south side exterior to what the building might have looked circa 1900. The north side and rear (west side) will be mostly hidden from public view and will see some external changes.

Foundation:

North Side: The foundation on the north side was built circa 1990s over a porch and extends past the adjacent property line and must be moved. The foundation over the property line will be removed and a new one built 1 foot closer to the house, within the property line. The new foundation on the north side's east (front of house) will also be moved back (west towards the back of the house) offsetting this side and returning the front of the house to original shape. See structure comments for full changes.

South Side: The foundation on the front (east facing) and south side along the alley seem to be in decent condition and should be salvageable.

East Side: The foundation on the front (east facing) and south side along the alley seem to be in decent condition and should be salvageable.

West Side: The foundation across the rear (west side) and center have denigrated and the entire wall it supports is collapsing. As a result, it needs to be rebuilt with concrete.

Center/interior: The foundation across the rear (west side) and center have denigrated and the entire wall it supports is collapsing. As a result, it needs to be rebuilt with concrete.

Structure: There was strong smoky/chimney smell throughout the house. Pulling out the interior plaster, we found massive fire damage. Where possible we intend to save the existing structure where fire damage is minimal. A large portion in parts of infrastructure has been burned through however and will likely need to be replaced.

North Side: The north side of the building has seen a fair amount of fire damage and will either need to be reinforced or removed. Beyond the original wall, cinder block was used to build a shotgun style room for utilities and storage. This modern addition will be removed completely. The first five feet will be repaired and the siding replaced with Dutch lap that mirrors the front. This will help return the front of the structure to its original shape and look.

North Side addition: We intend to remove the addition that was built in the 1990s and replace it with an addition that highlights the original front of the building. The current addition, which must be removed because it extends over the property line, is a one-story-shotgun style addition. We intend to remove this and build a two-story addition that is one foot narrower (inside the property line) and pushed back 5 feet so that the original front dimensions are visible.

- **Current extension exterior dimensions:** Single story, 81 inches wide overall, including approx 10 inch wide cinder block outer wall, X 40 feet 8 inches long.
 - **Proposed extension exterior dimensions:** Two story, 71 inches wide overall, including exterior wall and Hardie Board siding, X 35 feet 8 inches long (set five feet back off front).
 - **The work crew will adjust if needed to ensure outer edge is within property line.**
- Justification for removal of old addition and replacement:

- Removal of the shotgun addition: This addition is approx. 6 feet wide and runs from the front of the house to the back. It was added in the 1990s and is not part of the original structure. It further takes away from the Italianate style of the original structure. Finally, the addition extends into the adjacent property.
- Replacement with a shorter and narrower, two-story addition: Placing the shotgun addition will be a narrower, approx. 5 feet wide, addition and pushed back from the front by 5 feet. This will allow for the original front lines to show and should fade into the side relatively unnoticed. There will be no windows on this addition which will allow for laundry, two bathrooms, and storage.

South Side: The south side structure has two different configurations. The original structure on the south side is in relatively good condition and will be preserved. The addition in the rear of the building, possibly built in the 1940s, is structurally unsound. We will save any wood that isn't burned through from fire but significant reinforcement will be required.

East Side: The front of the house (east facing) is in good shape and salvageable. This part should see little/no alterations.

West Side: This part of the building was built later in the history of the house, maybe 1940s. There is not one salvageable board in the back (west side) of the building. We left much of the iron piping to hold it up but I couldn't find one board that wasn't burned through or floating and held up by the siding. This includes the floor joists all of which are dangerous to walk under.

Center/interior: Depending on where fire hit the house we think/hope we can save most of this structure, including the staircase.

Siding: Several types of siding have been added to the house since its construction. The original siding was Dutch Lap. When an addition to the rear was added, clapboard was used; the two different siding styles were apparent. Later, post WWII, faux brick asphalt siding was nailed over the wood siding around the entire house. In the 1990s, when the north side addition was added, vinyl windows and aluminum siding added around most of the house.

North Side: The north side was built from cinder block in the 1990s. The north wall, near the front where maintain the original shape, we'll use Dutch lap. We'll have to

replace it because there's no siding there to save. On the north side addition, we'll use Hardie Board to mirror the clapboard. This keeps the earliest trend on the house of original house using Dutch lap and additions using clapboard style.

South Side: We think/hope we can save the original siding. After pulling back a 2 foot section of the aluminum and asphalt siding down to the original, the original Dutch Lap seems to be in fairly good condition. The western side of the south wall, where the later 1940-is addition was built in the back has clapboard, instead of Dutch. We will try to save most/all of this original siding. We hope most of the clapboard will also be salvageable. structure and either wooden or Hardie board shiplap around the addition on back side, back, and north side addition.

East Side: The east, front of the building, may have the original siding in good/repairable shape and will be restored/maintained if possible. Any boards that are rotted out will be replaced with wooden Dutch lap of the same size as the originals. The former owner could not remember the original color other than the building was painted a light color. I intend to paint the building white (one single shade of white) and the front door black. At this time, I'm not adding shutters but if I do in the future, they will be wooden and painted black.

West Side: The west side (back) of the house will be mostly hidden. We will replace this siding Hardie Board in the same dimensions as the original clapboard siding.

Fences: According to the previous owner, she specifically mentioned the house having a white picket fence in front as long as she could remember. The rear of the house has a 6' wooden fence surrounding it. I plan to repair the fences and paint them white but otherwise leave them as is.

Front Cornice: I plan to save the existing cornice, repaint it, but otherwise keep it as is.

Windows:

North Side: The north side of the building is only a few feet from the neighboring building. The current windows were added in the 1990s and will be removed. There will be no windows facing this direction. This side is not be observable from the street.

South side: There are currently four windows on the south side (alley side) of the building. All four are modern vinyl replacement windows. We would like to keep three windows with minor changes and fully remove the fourth window on the upper rear addition. The two ground level vinyl windows will be replaced with windows, specs attached, and lengthened by approx. six inches so that they reach closer to the floor. The height and width of these windows won't change. Upstairs, it looks like the original window was widened at some point to a double window. I would like to change this and replace that window with the same exact sized window as the bottom two. put the exact same All windows will be 2 over 2 style. There should be no noticeable change by a person on the street.

- 3 windows using Marvin Traditional Historic Wood Double Hung, double glazed, Potter Casing with A217 Subsill – Page 9 and 12 of attachment.

East side: This is the front of the building. No changes in window location or size will be made. The vinyl windows will be replaced by windows consistent with BAR guidelines and 2 over 2 double hung which are consistent Italianate architecture. Ideally, we want the front to look like it did in 1900.

- 3 windows using Marvin Traditional Historic Wood Double Hung, SINGLE glazed, Potter Casing with A217 Subsill – Page 9 and 12 of attachment.

West Side: The west side will undergo the most changes. The ground floor will not be visible by anyone. On the ground level we will add an 8' x 15' sliding glass door with aluminum frame. There will then be four transom windows on the second floor providing ventilation for the master bath.

- 4 Pella Reserve transom windows
- 168 in. x 96 in. Right Swing/Outswing Double Tempered Glass Black Aluminum Folding Patio Door

Front Door: There are no picture or other references of the original door. We will keep the current configuration of an entrance and save the transom window over the door.

- I intend attached front door page 29 by builder's Choice, model 4020 1P flat, painted black. The storm door will be removed. 4" plain flat molding will surround the entire door

Lighting: No changes.

Roofing: The current white roof, see photo, will be replaced with a similar white TPO sheet. No part of the roof will be visible from any angle.

Other: Replace all plumbing, electrical, HVAC. The HVAC will be on the ground in the backyard and not visible.

Notice Requirements / Neighboring Property

Neighboring Property Map

North



https://realestate.alexandriava.gov/index.php?StreetNumber=510&text_street=N+PATRICK+ST&StreetName=N%5EPATRICK%5EST&UnitNo=&Search=Search

South

Neighboring properties on east & north side:

507 N. Patrick St. (Map # 064.02-01-28; Account 11660000)

Owner: Gisele Roget

Mailing Address: 507 N. Patrick St. Alexandria, VA 22314

509 N. Patrick St. (Map #064.02-01-29; Account 11660500)

Owner: Human Resources Research Organization

Mailing Address: 509 N. Patrick St. Alexandria, VA 22314

511 N Patrick (Map #064.02-01-30; Account 11661500)

Owner: Vanessa Hranitz

Mailing Address: 511 N Patrick St

City, State, Zip: Alexandria, VA 22314

512 N Patrick (Map #064.01-04-15; Account 10930000)

Owner: Zeynep Cihan Cakal

Mailing Address: 512 N Patrick St

City, State, Zip: Alexandria, VA 22314

513 N Patrick (Map #064.02-01-31; Account 11661000)

Owner: Justin Knox

Mailing Address: 513 N Patrick St.

City, State, Zip: Alexandria, VA 22314

Neighboring properties on west side:

509 N Henry (Map #064.01-04-28; Account 10936500)

Owner: Zonoozi Rasoul Termeh

Mailing Address: 509 N. Henry St.

City, State, Zip: Alexandria, VA 22314

511 N Henry (Map #064.01-04-29; Account 10937000)

Owner: Lori Welsh

Mailing Address: 511 N. Henry St.

City, State, Zip: Alexandria, VA 22314

Neighboring properties on south side:

1001 Oronoco St. (Map #064.01-04-17; Account 10931000))
Owner: Michael and Priscilla Kinney
Mailing Address: 1001 Oronoco St. Alexandria, VA 22314

1003 Oronoco St. (Map #064.01-04-18; Account 10931500)
Owner: Morgan Kinney, Alex Rock
Mailing Address: 1003 Oronoco St. Alexandria, VA 22314

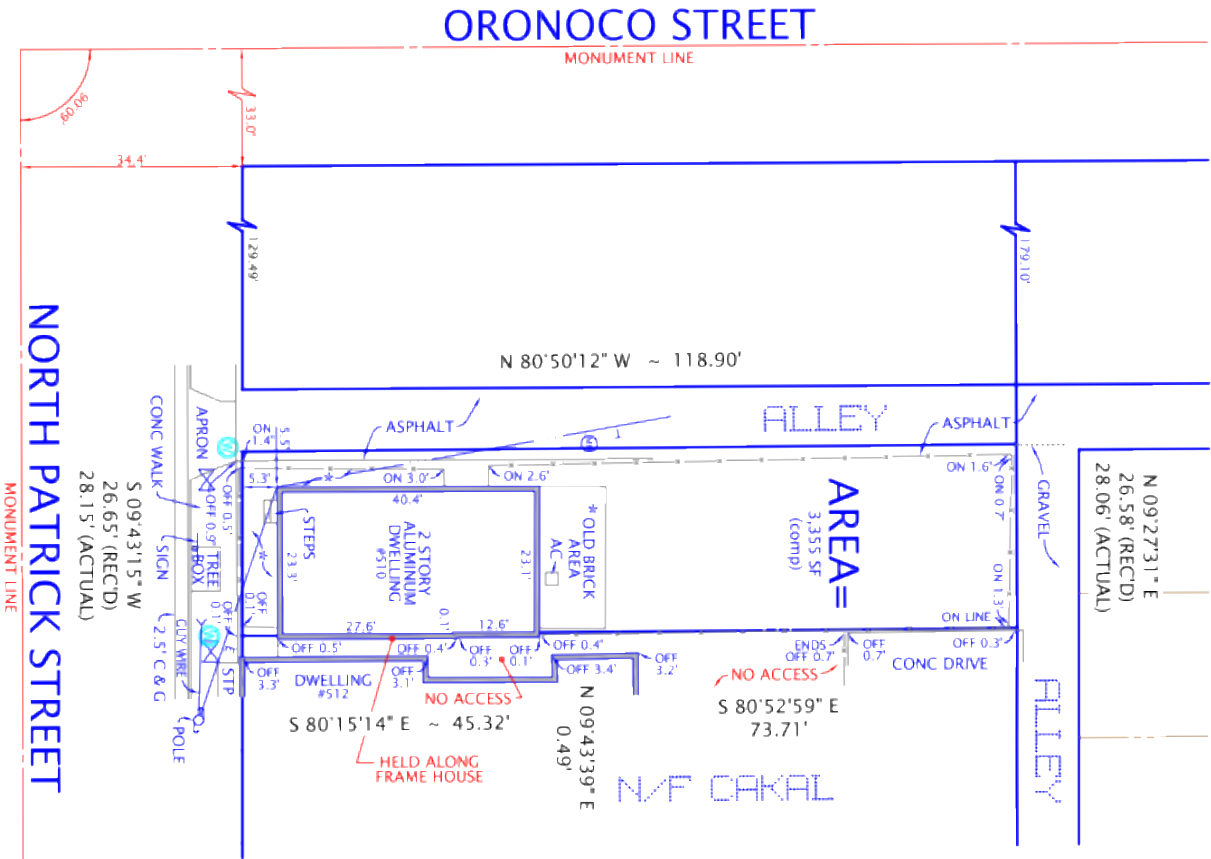
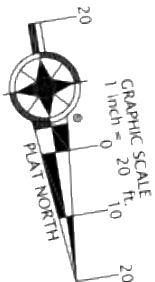
1005 Oronoco St. (Map #064.01-04-19; Account 10932000)
Owner: Brian R. Frederickson and Kay Thomas
Mailing address: 1005 Oronoco St. Alexandria, VA 22314

1007 Oronoco St. (Map # 064.01-04-20; Account 10932500)
Owner: Oronoco Street Homes LLC
Mailing Address: 1007 Oronoco St. Alexandria, VA 22314

1009 Oronoco St. (Map #064.0104-21; Account 10933000)
Owner: Oronoco Street Homes LLC
Mailing Address: 1009 Oronoco St. Alexandria, VA 22314

1011 Oronoco St. (Map # 064.01-04-22; Account 10933500)
Owner: Stephen Chen and Karen Błaszkiwicz
Mailing Address: 1011 Oronoco St. Alexandria, VA 22314

NOTES: 1. FENCES ARE FRAME.



PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#510 NORTH PATRICK STREET

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
DECEMBER 19, 2024

(DEED BOOK 317, PAGE 74)

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.



DOMINION SURVEYORS®

Ordered by:
CARDINAL
TITLE & RECORD
14291 Pike Meadows Dr., Suite 400
Chantilly, VA 20151
Ph: 703-898-5005

DOMINION Surveyors
Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com



Part to remove





Rear of the house. Section to remove.

Demo Plan for 510 N Patrick Street

Name: **Lee McBride**
Address: **510 N Patrick St. Alexandria, VA 22314**
Email: **mcbride.lee@gmail.com**
Date: **8 August 2025**

This work plan outlines the demolition of an existing extension at 510 N Patrick Street. The project is scheduled to begin in late September 2025 following approval from the Alexandria BAR.

Scope

- This demolition project includes the complete deconstruction of a shotgun style extension that extends along the north side of house. Two days will be scheduled to allow for weather and unforeseen events however, full removal should be started/completed within one workday.
- Existing Structure: The single-story addition was built out of cinder block circa 1990s and added to along the north side of the original building. The walls, and likely the foundation are 8-inch cinder block. This extension is approx. 81 inches wide, including 10-inch thick outer walls, and is 40' 8" long. The roof collapsed during removal of hazardous material.
- Building Demolition: The entire structure will be removed including foundation, floors, and walls.
- Interior Demolition: Complete demolition of all internal structures, including drywall, flooring, ceilings, partitions, and plumbing was completed during removal of hazardous material.
- Hazardous Materials Removal: All hazardous materials has been certified removed.
- Utility Disconnections: There are no utilities in this part of the structure.
- Site Preparation: 4x8 sheets of plywood will be used both on the exterior and interior to avoid damage to the neighboring property at 512 N Patrick or the remaining building structure.

Timeline

- The demolition project is planned for late September 2025 pending BAR approval. The specific day of demolition will be coordinated with the owner of 512 N Patrick to minimize negative impact to them. We expect only one day is needed but will plan for two days in case of unforeseen events

Safety Plan

The safety of all personnel involved in this demolition project is our top priority. Below are the key components of our comprehensive safety plan:

- Personal Protective Equipment (PPE): All workers will be required to wear full PPE, including hard hats, safety goggles, high-visibility vests, steel-toe boots, hearing protection, and respiratory protection as needed.

Demo Plan for 510 N Patrick Street

- **Hazardous Materials Handling:** A licensed hazardous material removal team has already removed and dispose of any asbestos, lead, or chemicals found in the building. Proper containment procedures were followed to prevent exposure. A certificate of removal is available.
- **Site Signage and Barricades:** Workers will be positioned to ensure pedestrians are aware of the work and remain a safe distance from the project. Clearly marked signs will be placed indicating the work and date of work being conducted.
- **Training and Safety Briefings:** All workers are experienced in this process and have undergone safety briefings. They will be trained and insured on all work and equipment used.

Risk Assessment

The following risks have been identified and addressed:

- **Structural Collapse:** The main building will be reinforced where needed to prevent collapse. Risk of injury is from cinder blocks falling on workers or the adjacent building will be controlled and mitigated.
- **Dust and Airborne Particles:** The demolition process will not generate significant dust. Water spray will be used should dust particles begin to accumulate.
- **Noise and Vibration:** Noise will minimal and will primarily affect the residents at 512 N Patrick. Following demolition approval, demo will be coordinated with the owner of this neighboring property to ensure the dates and time of work does not interfere with their schedule.

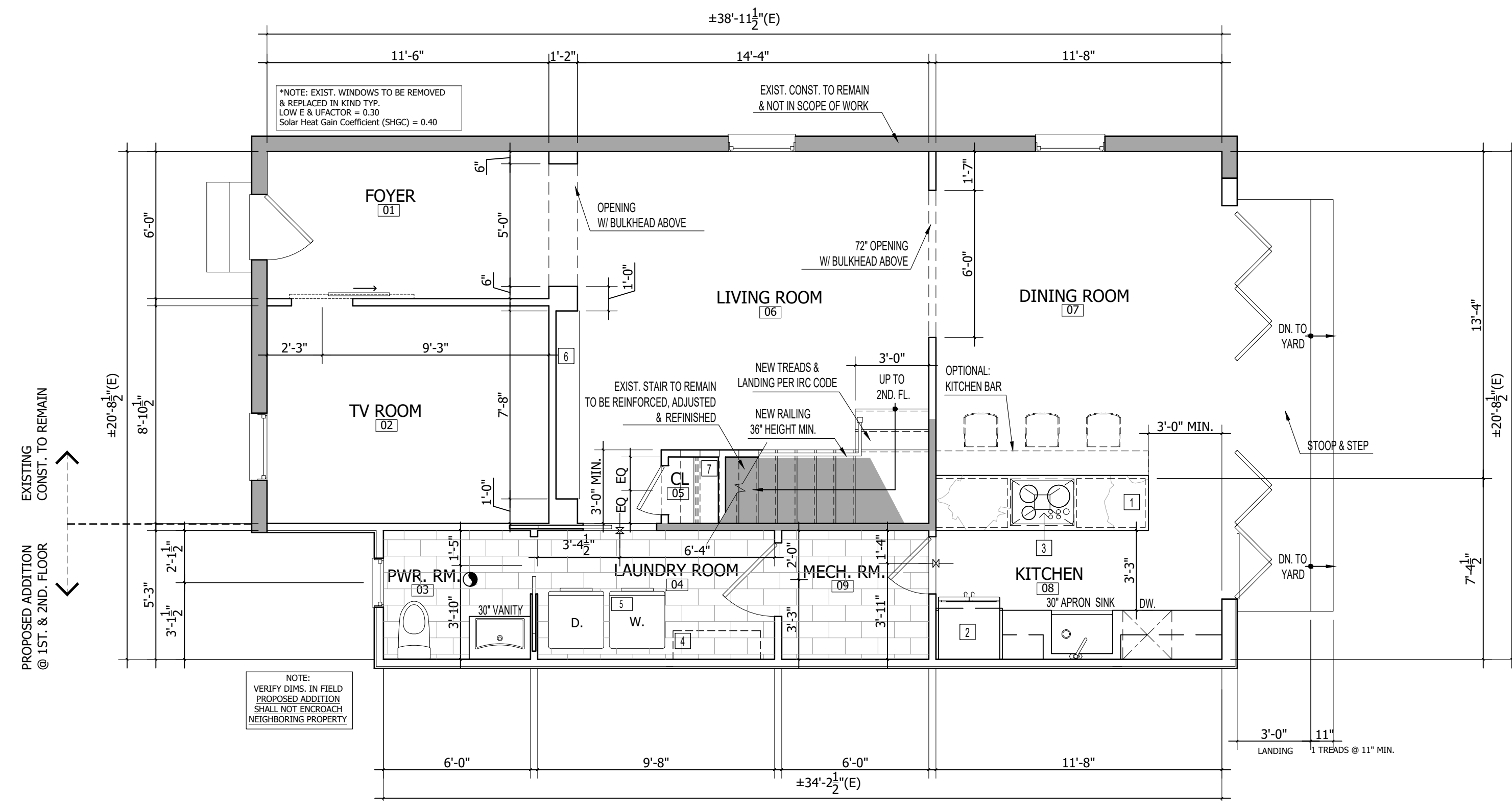
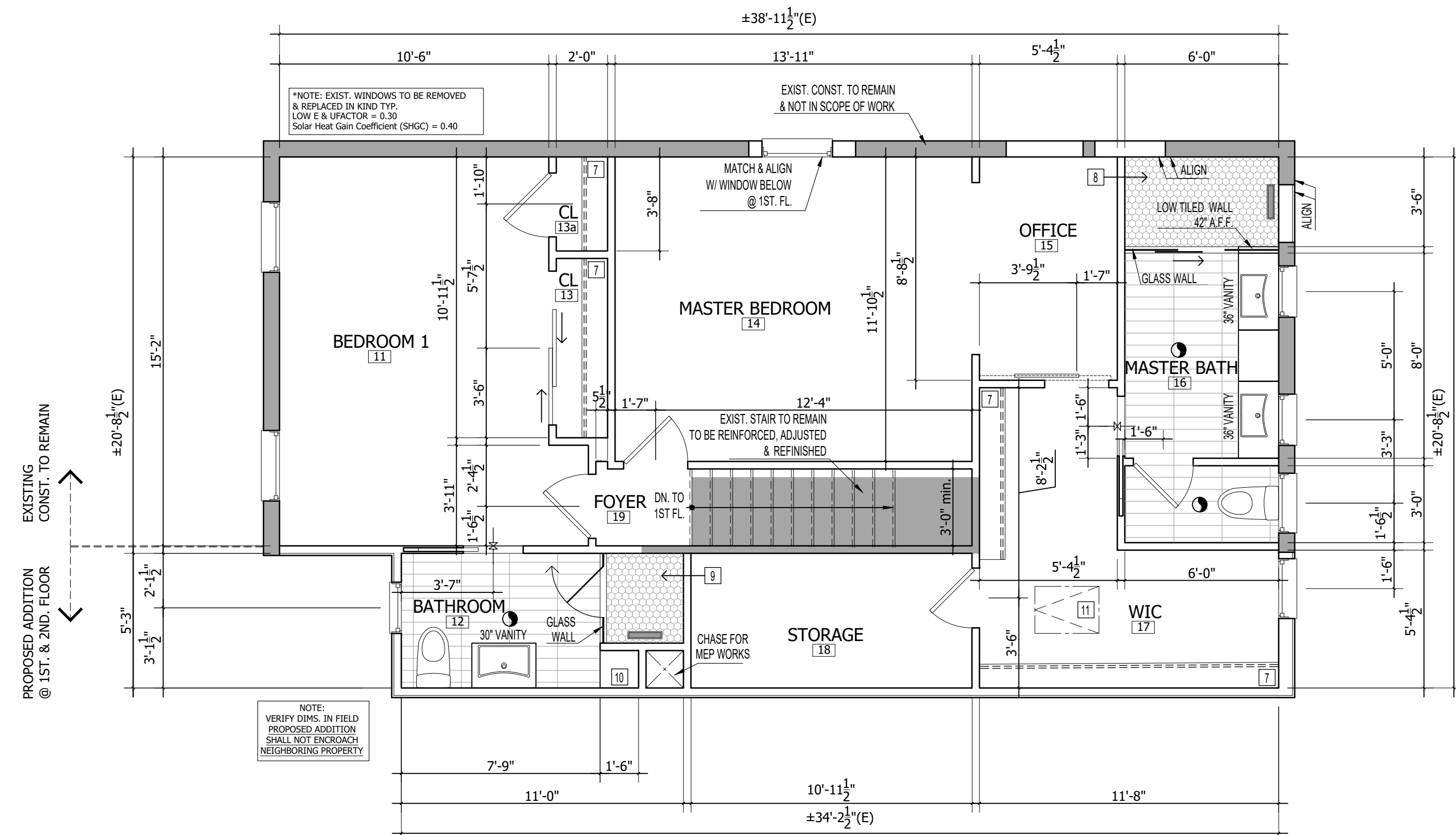
Equipment and Materials

The following equipment and materials will be used for the demolition of the building:

- **Demolition Equipment:** Hand operated tools will be used. The wall and foundation are constructed of cinderblock. If poured concrete is found, jackhammers may be needed though this is unlikely.
- **Transportation Vehicles:** All debris will be moved via wheelbarrow to the backyard of the property for collection and removal.

Waste Management






- There no recyclable material expected. All material is believed to be cinderblock for the walls and foundation and wood flooring



NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL CODES & REGULATIONS CONSIDERED AS MINIMUM REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING & NOTIFY ANY DISCREPANCIES.
- SEE STRUCTURAL DRAWINGS & NOTIFY ANY DISCREPANCIES.
- ALL FLOOR PLANS DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- DOOR LOCATIONS NOT DIMENSIONED ARE TO MIDPOINT OF WALL SEGMENT, TYPICAL.

TYPICAL NOTES

- ### TYPICAL KEY NOTES
- | | |
|---|---|
|  | NEW WALL |
|  | ALIGNMENT INDICATOR |
|  | FLOOR TRANSITION STRIP AT ALL FLOOR CHANGES |
|  | EXISTING CONSTRUCTION TO REMAIN & NOT IN CONTRACT |
|  | FLOOR LEVEL CHANGES |
| <div>1</div> | KITCHEN ISLAND @36" A.F.F. W/ STONE C-TOP |
| <div>2</div> | W/ WATERFALL END PANEL |
| <div>3</div> | 30" COUNTER DEPTH FRIDGE & FRIDGE DEPTH CABINETS BROS |
| <div>4</div> | 30" RANGE & OVER THE RANGE EXHAUST HOOD |
| <div>5</div> | FLOATING LINEN SHELVES @14" O.C. AT ALL REACH HEIGHTS |
| <div>6</div> | WASHER & DRYER (COORD. W/ OWNER) |
| <div>7</div> | BUILT-IN NICHE W/ 12" BOOKSHELVES (COORD. W/ OWNER) |
| <div>8</div> | DOUBLE ROD & SHELF MOUNTED AT 3'-4" & 6'-8" A.F.F.
OR CLOSET ORGANIZER-COORD. W/ OWNER ON COAT CL. |
| <div>9</div> | 72"x42" FRAMELESS GLASS SHOWER ENCLOSURE (GLASS WALL)
W/ 22" GLASS DOOR MIN. & LINER DRAIN. |
| <div>10</div> | 42"x36" FRAMELESS GLASS SHOWER ENCLOSURE (GLASS WALL)
W/ 22" GLASS DOOR MIN. & LINER DRAIN. |
| <div>11</div> | 18" LINEN SHELVES @14" O.C. AT ALL REACH HEIGHTS |
| <div>12</div> | 22"x30" ROOF ACCESS HATCH-COORD. W/ TRUSSES |

STAMP:

NOTES:

-CONTRACTOR SHALL COORDINATE ALL WORK ON ALL SHEETS. IN THE FIELD SHALL VERIFY EXISTING CONDITIONS AND NOTIFY TO THE DESIGNER OR STRUCTURAL ENGINEER IF ANY DIMENSIONAL OR INFORMATIONAL DISCREPANCIES WITH THE DRAWINGS MAY OCCUR PRIOR TO CONSTRUCTION. INSTALL ALL PRODUCTS AND ELEMENTS (PLUMB, FIXT., APPLIANCES, WIND, FINISHES ETC. IN ACCORDANCE WITH APPLICABLE COUNTY CODES AND WRITTEN APPLICATION INSTRUCTIONS FROM MANUFACTURERS.

CONTRACTOR:

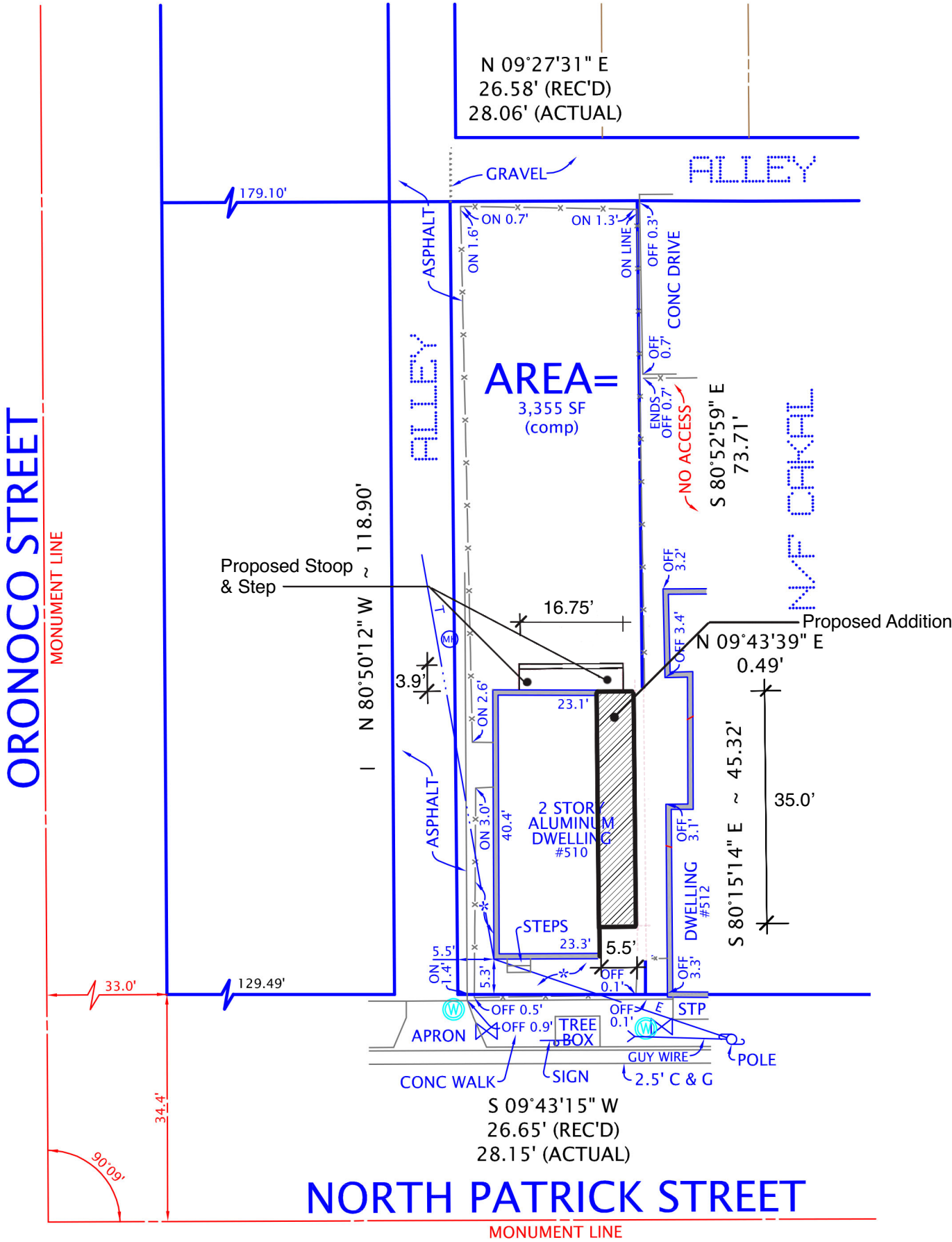
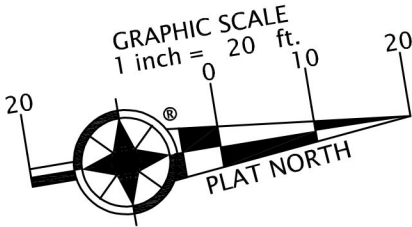
PROJECT NAME:
ADDITION & INTERIOR ALTERATION TO A RESIDENCE

PROJECT NAME: FLOOR PLAN & NOTES

[illegible]

A.01

NOTES: 1. FENCES ARE FRAME.



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#510 NORTH PATRICK STREET
(DEED BOOK 317, PAGE 74)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 19, 2024

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:

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

B

A. Property Information

A1. 510 N Patrick St. Alexandria, VA 22134
Street Address

RB
Zone

A2. 3,355 x 0.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 2,516.25
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 937.28

Second Floor 937.28

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 40.90

Mechanical** 40.92

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 1,874.56 Sq. Ft.

Existing Gross Floor Area*

B2. 81.82 Sq. Ft.

Allowable Floor Exclusions**

B3. 1,792.74 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 1,874.56 B2. Total Exclusions 81.82

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor 210

Second Floor 210

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 420 Sq. Ft.

Proposed Gross Floor Area*

C2. 0 Sq. Ft.

Allowable Floor Exclusions**

C3. 420 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 420 C2. Total Exclusions 0

D. Total Floor Area

D1. 2,212.74 Sq. Ft.
Total Floor Area (add B3 and C3)

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

E. Open Space

E1. 1,976 Sq. Ft.
Existing Open Space

E2. 64 Sq. Ft.
Required Open Space

E3. 1,976 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: _____

Date: _____

22 Aug 2025



510 N. Patrick Street
Alexandria

510



- N Patrick Street – Camera looking west at house and neighbors



N Patrick Street – Camera looking north at houses opposite 510 N Patrick Street



Front of the current structure. Two angles. Taken from Patrick Street, facing west.

The house is a detached two story.

Sometime, likely in the 1990s, a shotgun one story addition was added to the house, vinyl windows added, and most of the house encapsulated with aluminum siding.

A small part of the norther side, second story was left sided in faux brick tar paper that was likely added in the mid-1900s.

The shotgun extension was built over the property line and into the neighing property on the north side.





Faux brick asphalt siding was a popular siding choice in the 1930s and 1940s.





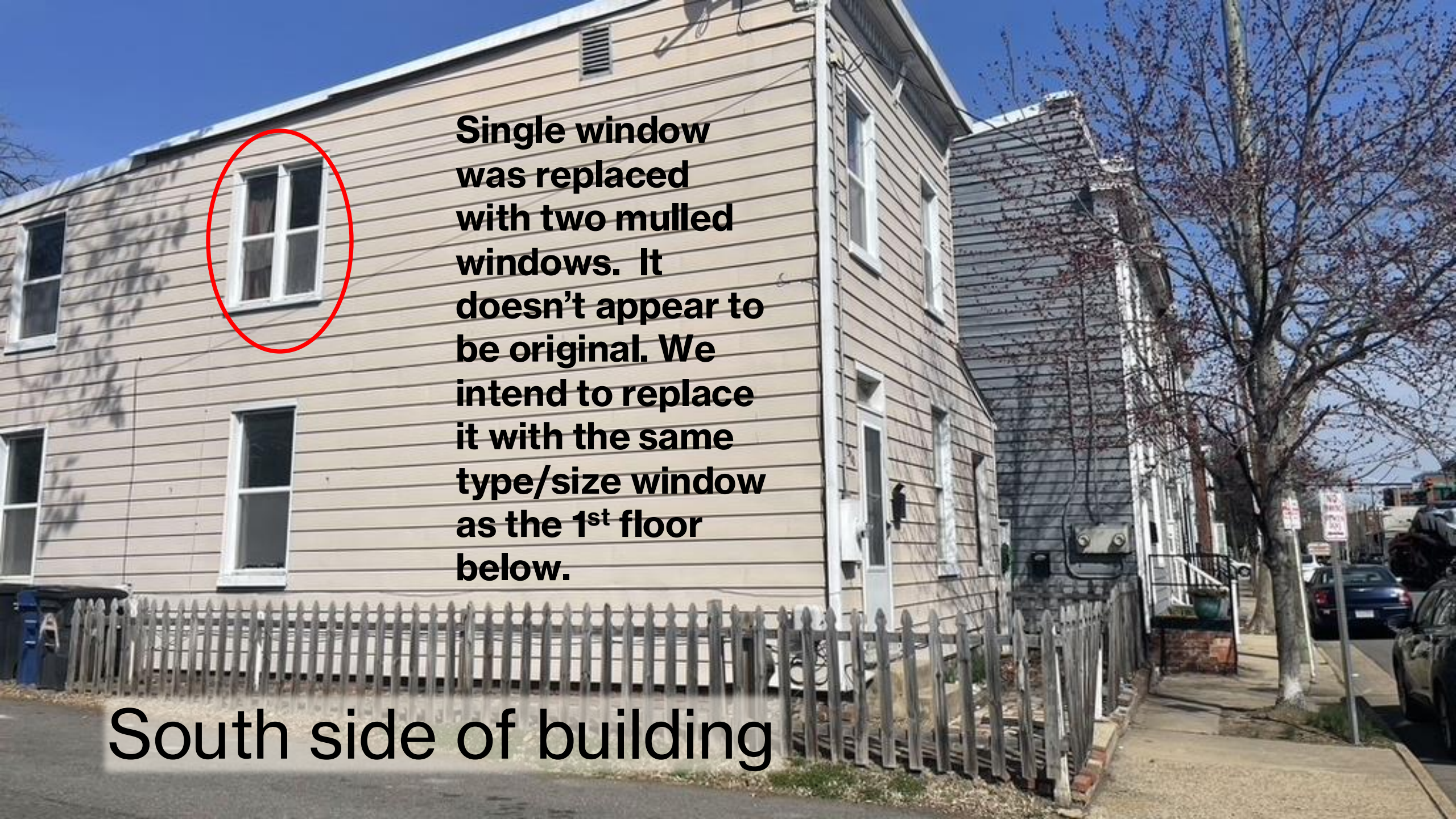
The north side of the building extends about 6 inches into the neighboring property.



Current condition of the foundation around the original property



**Rear of the house. Taken from
the backyard facing east.**



**Single window
was replaced
with two mulled
windows. It
doesn't appear to
be original. We
intend to replace
it with the same
type/size window
as the 1st floor
below.**

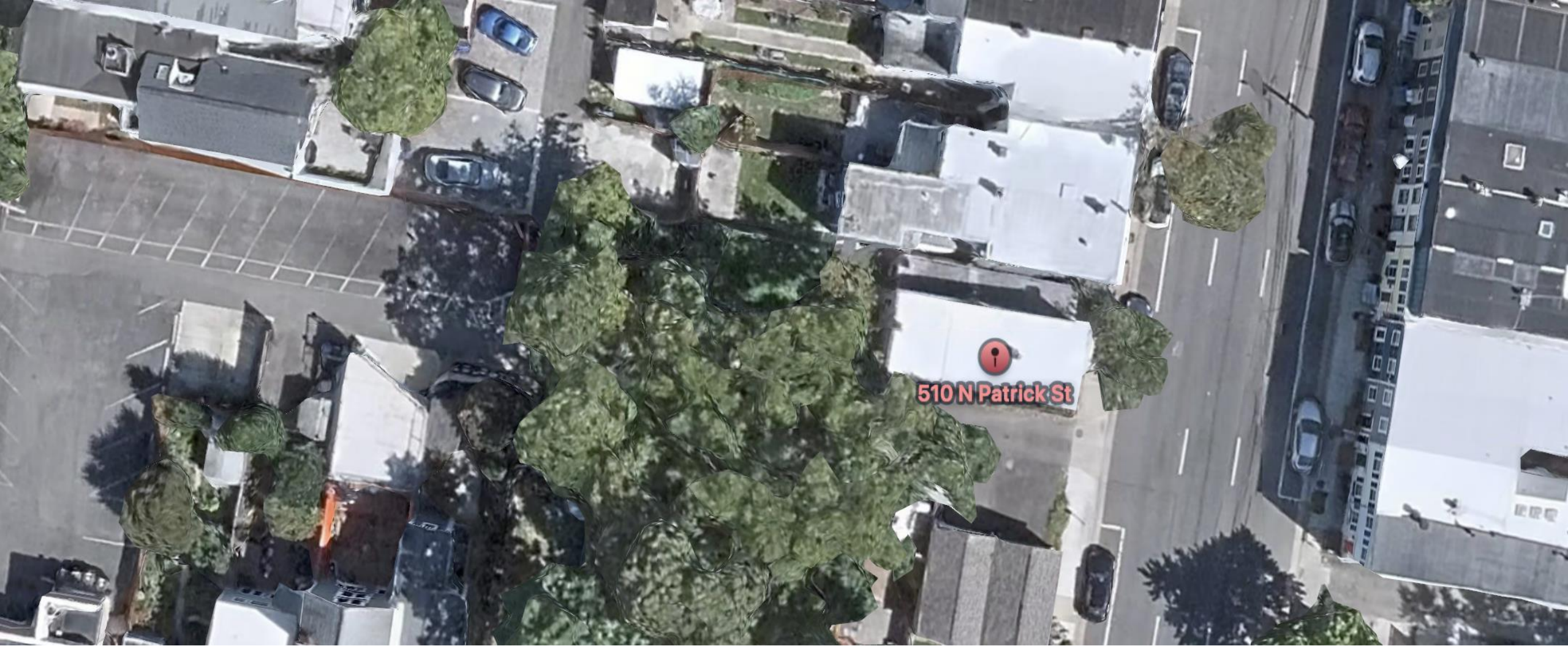
South side of building



Existing siding removed down to original on side, near front of house.



Inside view of the siding on the south wall.
The left side is the Dutch lap on the front of the house.
The right side is the clapboard an addition.



Current roof of the building. We will replace with a similar white covering made from TPO.

There are two old brick chimneys that are no longer used. These will be saved and used to hide vents.

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

^{1,2} See back cover for disclosures.

Builders
® CHOICE

FULL LINE CATALOG

WOOD DOORS
EXTERIOR & INTERIOR



About OrePac



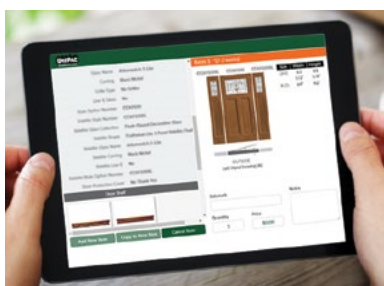
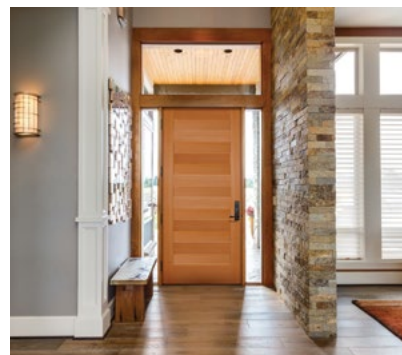
OUR HISTORY

OrePac is a family-owned and operated business, founded by the Hart family in 1977. Through strong leadership and a commitment to success, the company has grown into one of the premier distributors in the building industry.

Trust, integrity, and a dedication to excellence are the values most important to OrePac. That commitment can be found in the services we offer, the quality of the products we provide, and the way we treat our employees and customers. This dedication to our markets has enabled us to make a positive impact on the shelter industry and the communities we serve.

BUILDERS CHOICE DOORS

Our Builders Choice wood doors come in a wide assortment of species, sizes, and architectural styles to fit your needs. From standard looks to custom designs, our high-quality doors are produced with state-of-the-art machinery at the hands of expert craftsmen. Add curb appeal and value to your home by upgrading the look with a Builders Choice door.



OREPAC MARKETPLACE

At OrePac, our goal is to Make Complicated Simple™. That's why we've created an industry-leading configurator to simplify the door ordering process for our dealers. Talk to your OrePac Sales Representative to find out more about this easy and time-saving tool.

COMPLETE THE LOOK WITH BUILDERS CHOICE MOULDING

We are proud to offer a wide selection of moulding and millwork to complete your home project. Whether you're building a new home, remodeling, or simply updating a room, Builders Choice offers millwork for all professional and DIY applications. Browse our moulding and millwork catalogs to find moulding in architectural profiles and wood species that complement any style of home.



4130 | shown in fir





4020 1P | Flat



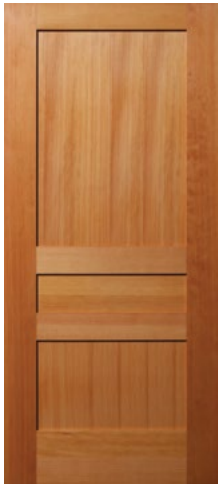
4082 | Flat



4030 | Flat



4033 | Flat



4582 | Flat



4040 | Flat



4044 | Raised



4085 | Flat



4055 | Flat



4055 | Raised



4130 | Raised



4132 | Raised



4134 | Raised

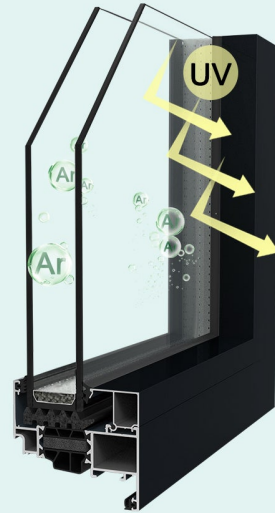
Ark Design Black-6 Panel Center Opening Outswing Double Tempered Glass Aluminum Folding Patio Door

168 in. x 96 in. Right Swing/Outswing Double Tempered Glass Black Aluminum Folding Patio Door

<https://arkdesignhome.com/products/ark-design-black-6-panel-center-opening-outswing-double-tempered-glass-white-aluminum-folding-patio-door?variant=50694960906537>







Tempered Glass Panel:

Features double-glazed tempered Low-E glass with argon filled in between, which blocks out heat, UV rays and IR rays, effectively saving energy and protecting household items from fading.

Aluminum Frame:

- Light yet sturdy
- Rust/corrosion resistant
- Low maintenance
- 100% recyclable
- Thermal-break compatible

Left swing? Right swing?

When you stand outdoors facing the patio door,
if the door panels fold towards the left,
it is a left swing door, vice versa.



**Left
Swing**

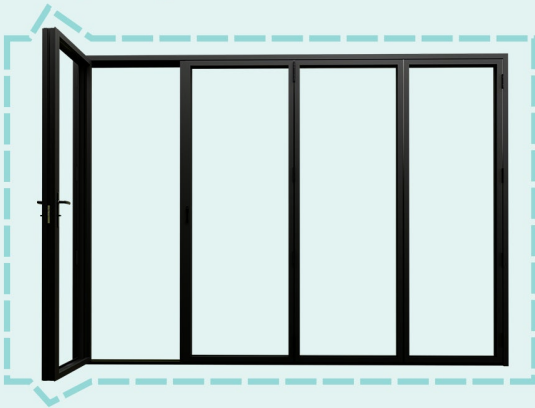
**Right
Swing**



Multiple Operational Configurations

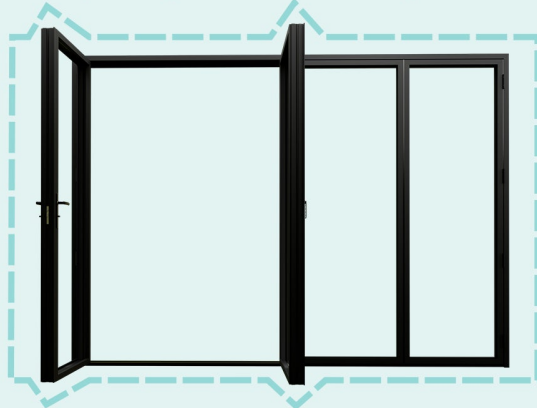
- **Single Door Style**

Only Swing Door Active



- **French Door Style**

Only Swing Door & 1st Folding Door Active



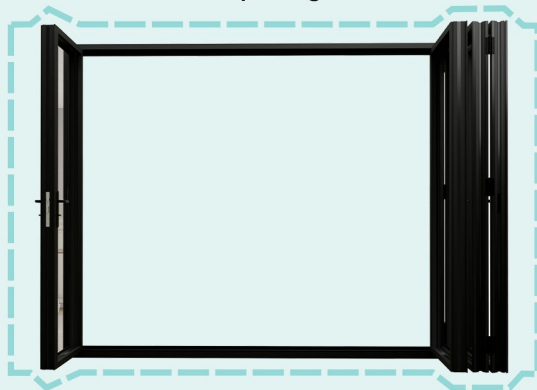
- **Partial Open**

All Doors Active & Stop at Any Position



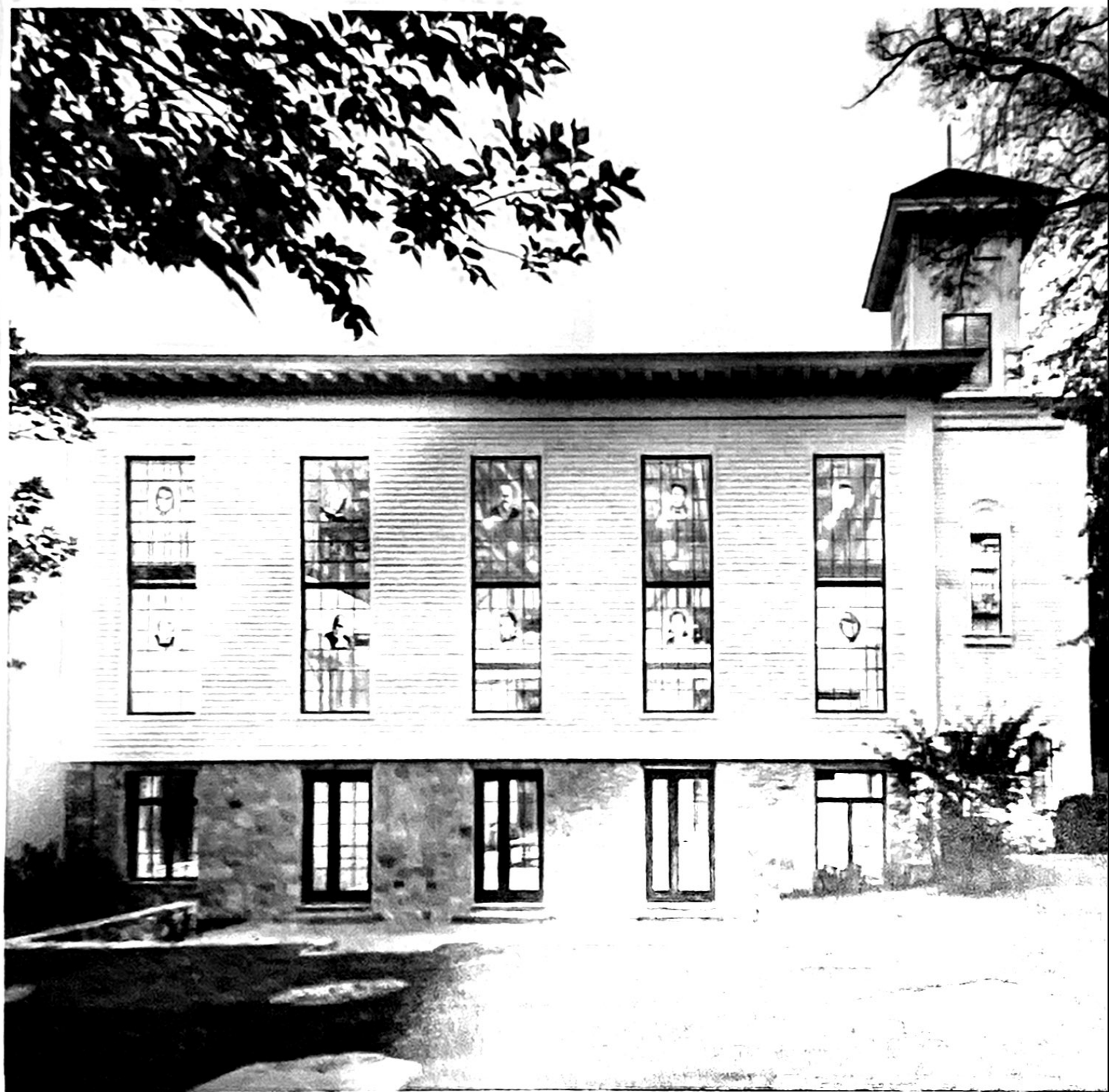
- **Full Opening**

Provide 80%+ Opening to Outdoor



MARVIN®

HISTORIC SOLUTIONS FOR WINDOWS & DOORS



DOUBLE HUNG 62 CASING OPTIONS

AT MARVIN, WE TAKE PRIDE IN REPLICATING THE SMALLEST DETAIL TO ENSURE HISTORIC ACCURACY.

With the Marvin Double Hung 62 Historic Casing Option, projects benefit from improved mass and proportionality of the upper sash and casing, along with reduced shadow lines for a truly historically accurate result. When replicated with a traditional historic wood double hung casing and blind stop profiles are accurately over-molded. This attention to detail allows the sash and glass to remain in the same plane, maintaining the traditional character of the edge of glass and the masonry opening.

Marvin Casing Options are available as well as custom casing profiling capabilities to match existing interior details.



MARVIN DOUBLE HUNG 62 HISTORIC CASING OPTION



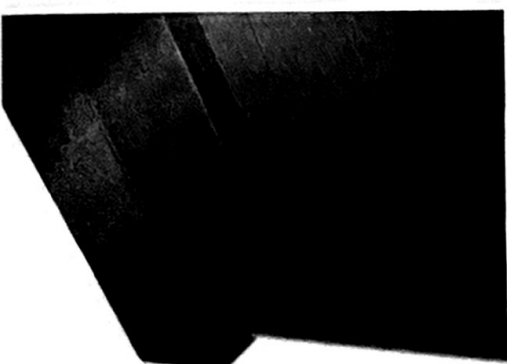
NATIONAL HISTORIC WOOD DOUBLE HUNG



NATIONAL BLACK MARVIN HISTORIC CASING OPTION



EXTENDED SASH LIPS SHOWN IN QUINCY, ILLINOIS PROJECT

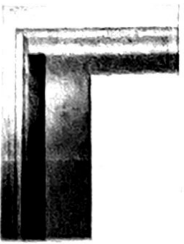


MODIFIED PROFILE CASING SHOWN IN QUINCY, ILLINOIS PROJECT

EXTERIOR CASINGS + SUBILLS

Adding Warm Wood or wood casings and subills provides great architectural details to any project. We offer numerous of wood and wood casing options that have the can be customized to match existing profiles.

Our wood casing is made of ultra-durable extruded aluminum, which features an extremely durable factory finish that resists staining, peeling, corrosion and warping, and is backed by a 20-year warranty against decay and termite damage. AAMA 2605 requirements.



WOOD CASING
WITH ALUM. SUBILL



PLATE CASING
WITH ALUM. SUBILL



CORNER CASING
WITH ALUM. SUBILL



WOOD CASING
WITH ALUM. SUBILL



PLATE CASING
WITH ALUM. SUBILL



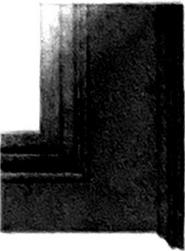
CORNER CASING
WITH ALUM. SUBILL



WOOD CASING
WITH ALUM. SUBILL



PLATE CASING
WITH ALUM. SUBILL



CORNER CASING
WITH ALUM. SUBILL

