

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** Darren J. and Yolanda R. Gruendel

**LOCATION:** Old and Historic Alexandria District  
908 Cameron Street

**ZONE:** CD/Commercial Downtown

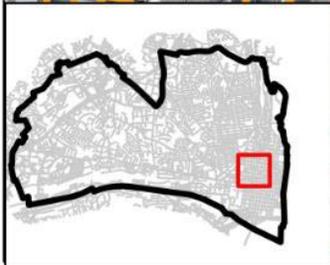
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, with the condition that the door glazing complies with the *Design Guidelines* window policy.

**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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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](mailto: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.



 **BAR2025-00347 & BAR2025-00348**  
**908 Cameron Street**

N

0 40 80 160 Feet

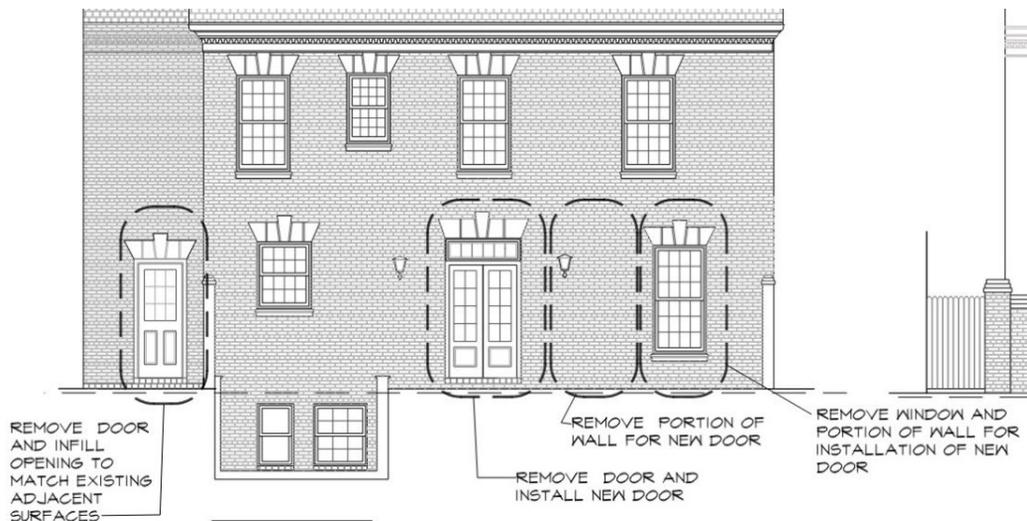
**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2025-00348) and Certificate of Appropriateness (BAR #2025-00347) for clarity and brevity. The Permit to Demolish requires a roll call vote.

**I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to demolish a rear garden wall, relocate a rear gate, infill an existing door opening, and demolish and replace a first-floor window and two doors on the south elevation, at 908 Cameron Street.

Permit to Demolish/Capsulate

The demolition on the rear/south elevation of the house is best explained in an image as opposed to words. See Figure 1.



**Figure 1: Proposed demolition of the rear/south elevation of the house**

As for the garden wall and pillar to be demolished, the area to be demolished runs along the east side of the rear property line, measuring approximately 15' long by 6' tall. See Figure 2.



**Figure 2: Wall area to be demolished circled in red**

Certificate of Appropriateness

The applicant proposes replacing an existing rear door, enlarging the opening somewhat for the new door, replacing an existing rear window with a new door, and adding a third door between these two. See Figure 1 above. The new doors will be steel-framed glass doors. The existing rear gate will be relocated to a position between two existing pillars approximately fifteen feet closer to the house.

Site context

The alley to the south, behind the subject property, is public. The proposed alterations will therefore be visible from a public right of way. Staff notes that the parcel is oddly shaped, and a brick wall divides the westernmost bay of the rear/south elevation from the rest of the house. This bay is also recessed from the rest of the elevation. See Figure 3.

**II. HISTORY**

Building permit #8028 was issued to Robert Wilcox for owner Mrs. Ruth Mayer (sic) on September 14, 1964 and the house was constructed in 1965.

*Previous BAR Approvals*

- March 11, 1964      BAR approval to erect a residence at 908 Cameron Street.
- April 8, 1964      B AR approval of drawings.
- June 10, 1964      BAR approval of brick samples.
- July 18, 1990      BAR-90-122 BAR approval of rear fence and gate.
- BAR2019-00377      Administrative approval for roof replacement.

**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, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No

(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the areas proposed for demolition/capsulation at the rear/south elevation of this 1965 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. This is a non-historic building and the areas of proposed demolition of both the house and the garden wall are not of unusual or uncommon design and can easily be replicated. The door on the west side of the rear/south elevation to be encapsulated is barely visible from the public alley behind the building, due to a brick wall between that door and the rest of the elevation. See Figure 3. Staff therefore recommends approval of the Permit to Demolish/Capsulate.



Figure 3: Rear/south elevation showing door to be encased. The blue arrow on right image points to the door. Note that a tall wall stands between this door and the rest of the house. In addition, 910 Cameron's yellow bay window partially obstructs the view. The rear property line has a brick wall at both 908 and 910 Cameron.

### Certificate of Appropriateness

The *Design Guidelines* state that “Exterior doors and surrounding details should be appropriate to the period of the structure” and “Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.” Staff finds that the proposed alterations fully comply with these guidelines. The proposed new entrance doors are fully appropriate for the 1960s and will enhance the appearance of the south elevation. The garden gate will be moved, not replaced, therefore maintaining the historic appearance. In addition, due to the tall garden wall and gate, the proposed alterations will be barely visible from the abutting rear alley.

The manufacturer's specifications for the door glazing indicates that the glazing is clear Low-E glass and is “thermally enhanced” and “typically insulated and tempered for safety.” The proposed Flemish glass is “offering transparency with a bit of privacy.” It therefore appears that the glazing may not comply with the window policy, which requires that glazing be clear, non-reflective, and without tint. Staff therefore recommends approval of the project, with the condition that the glazing complies with the *Design Guidelines* window policy.

### **STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

### **IV. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

C-1 Proposed new basement access door, façade improvements and relocation of existing gate will comply with zoning.

C-2 Basement access door must be less than two feet above grade to not reduce open space requirements.

#### **Code Administration**

C-1 A building permit is required.

#### **Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 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 adjacent to 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 No Archaeology comments.

**V. ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment
- Any other supporting documentation

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 908 Cameron Street

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

TAX MAP AND PARCEL: OGA. 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 Gruendel

Address: [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. Gruendel

Address: [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
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- 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 roof
- construction of new dormer " " " "

**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.

- 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

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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      Robert Bentley Adams      *Robert Bentley Adams*  
 Date                      Printed Name                      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 Total Lot Area x 1.5 Floor Area Ratio Allowed by Zone = 4,833 SF Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	697	Basement**	697	B1. <u>5,107</u> Sq. Ft. Existing Gross Floor Area*
First Floor	1,743	Stairways**	154	B2. <u>1,013</u> Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,743	Mechanical**	12	B3. <u>4,094</u> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	924	Attic less than 7***	654.5	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 50px; width: 100%;"></div>
Attic	-	Porches**	-	
Porches	-	Balcony/Deck**	-	
Balcony/Deck	-	Garage**	-	
Garage	-	Other*** <u>Baths</u>	150	
Other***	-	Other***	-	
<b>B1. Total Gross</b>	<b>5,107</b>	<b>B2. Total Exclusions</b>	<b>1,013</b>	

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	697	Basement**	697	C1. <u>5,107</u> Sq. Ft. Proposed Gross Floor Area*
First Floor	1,743	Stairways**	154	C2. <u>1,013</u> Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,743	Mechanical**	12	C3. <u>4,094</u> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<del>924</del>	Attic less than 7***	<del>654.5</del>	Notes <small>*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.</small>
Attic	<del>-</del>	Porches**	<del>-</del>	
Porches	<del>-</del>	Balcony/Deck**	<del>-</del>	
Balcony/Deck	<del>-</del>	Garage**	<del>-</del>	
Garage	<del>-</del>	Other*** <u>Baths</u>	150	
Other***	<del>-</del>	Other***	<del>-</del>	
<b>C1. Total Gross</b>	<b>5,107</b>	<b>C2. Total Exclusions</b>	<b>1,013</b>	

### 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.

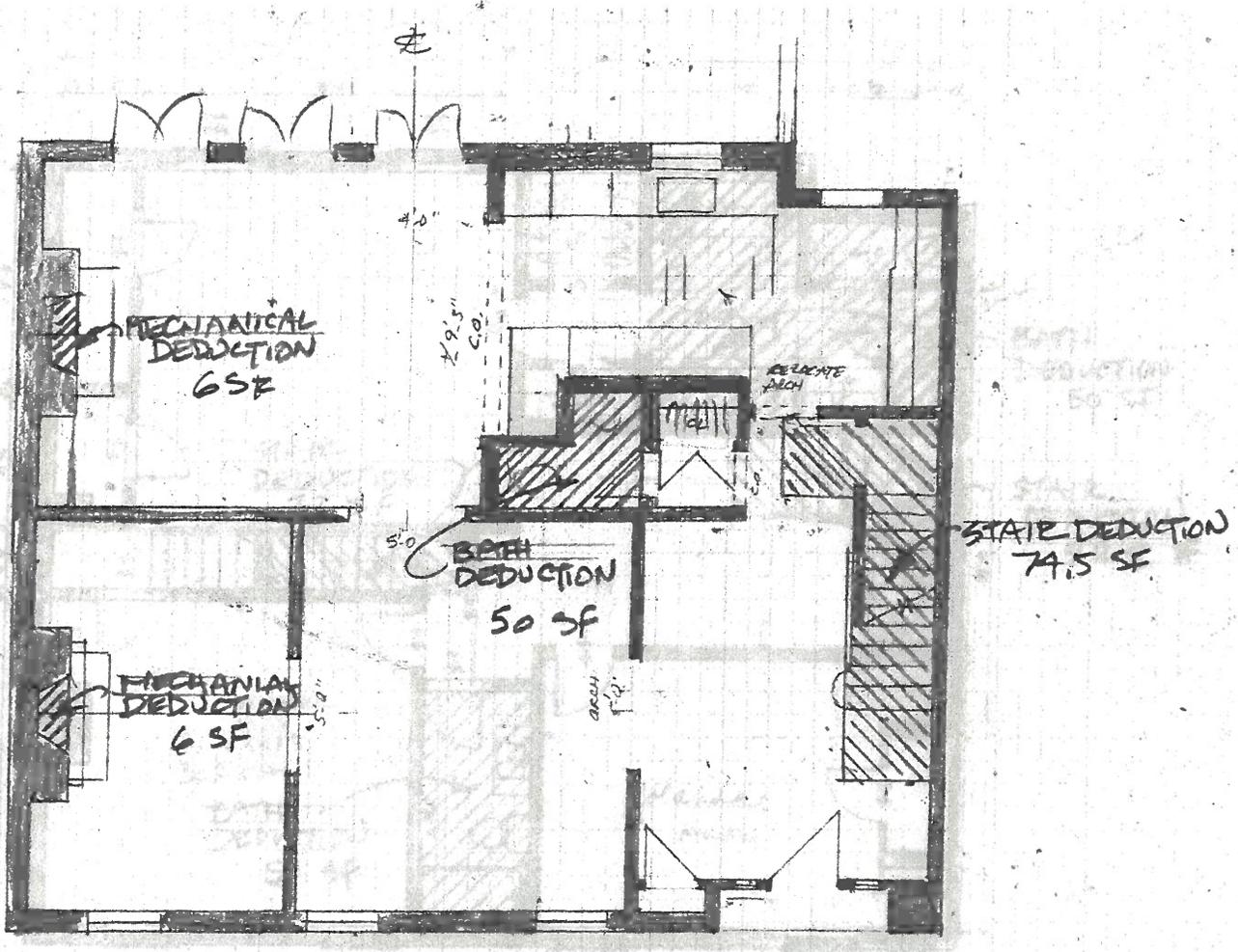
\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* 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

Date: 8.20.25

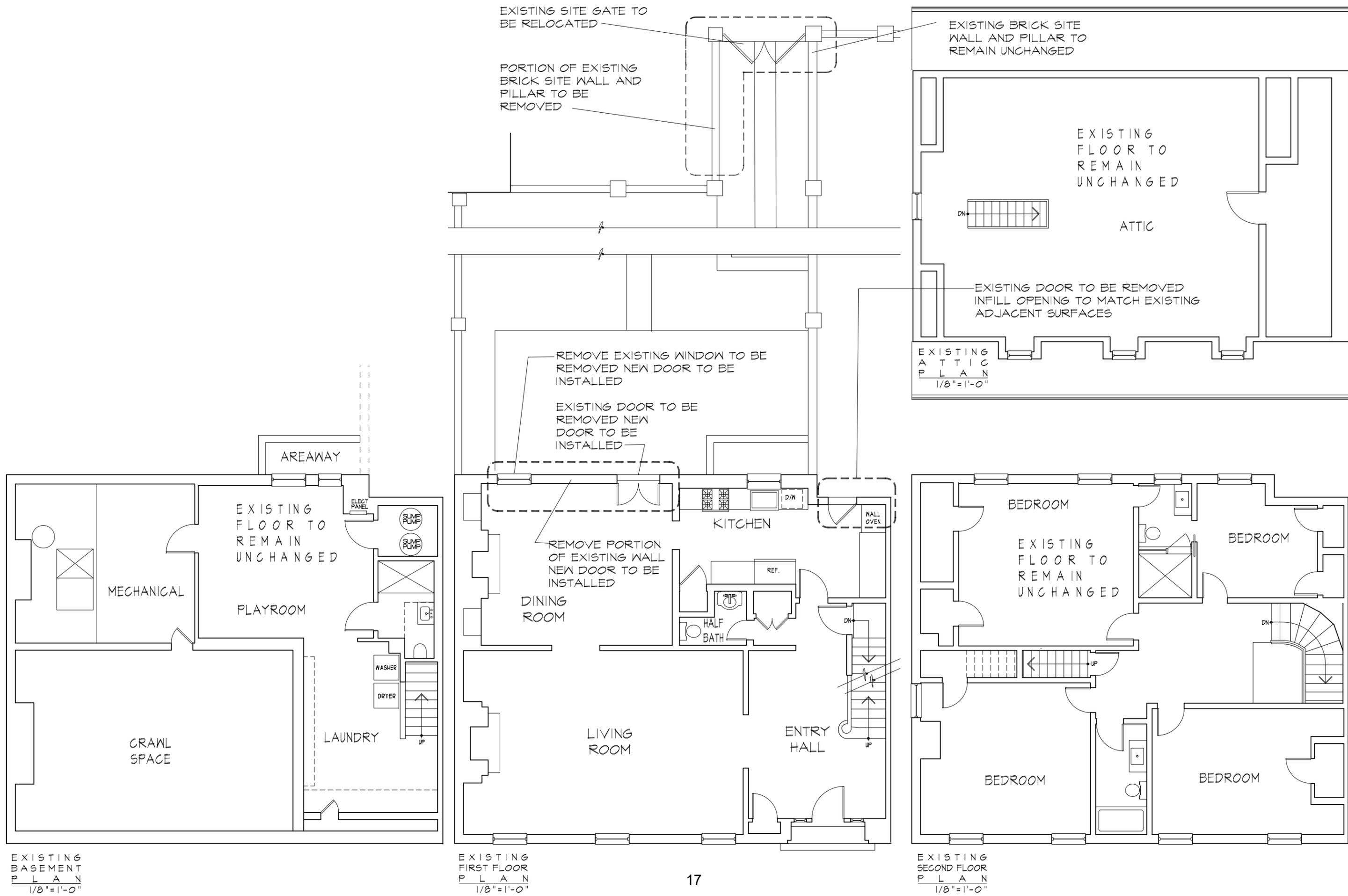


FIRST FLOOR  
PAR DIAGRAM  
 SC 1/8" = 1'-0"

Handwritten calculations and notes:

- 1743
- 34 - 1300
- 1300
- 23 = 14





EXISTING  
BASEMENT  
P L A N  
1/8" = 1'-0"

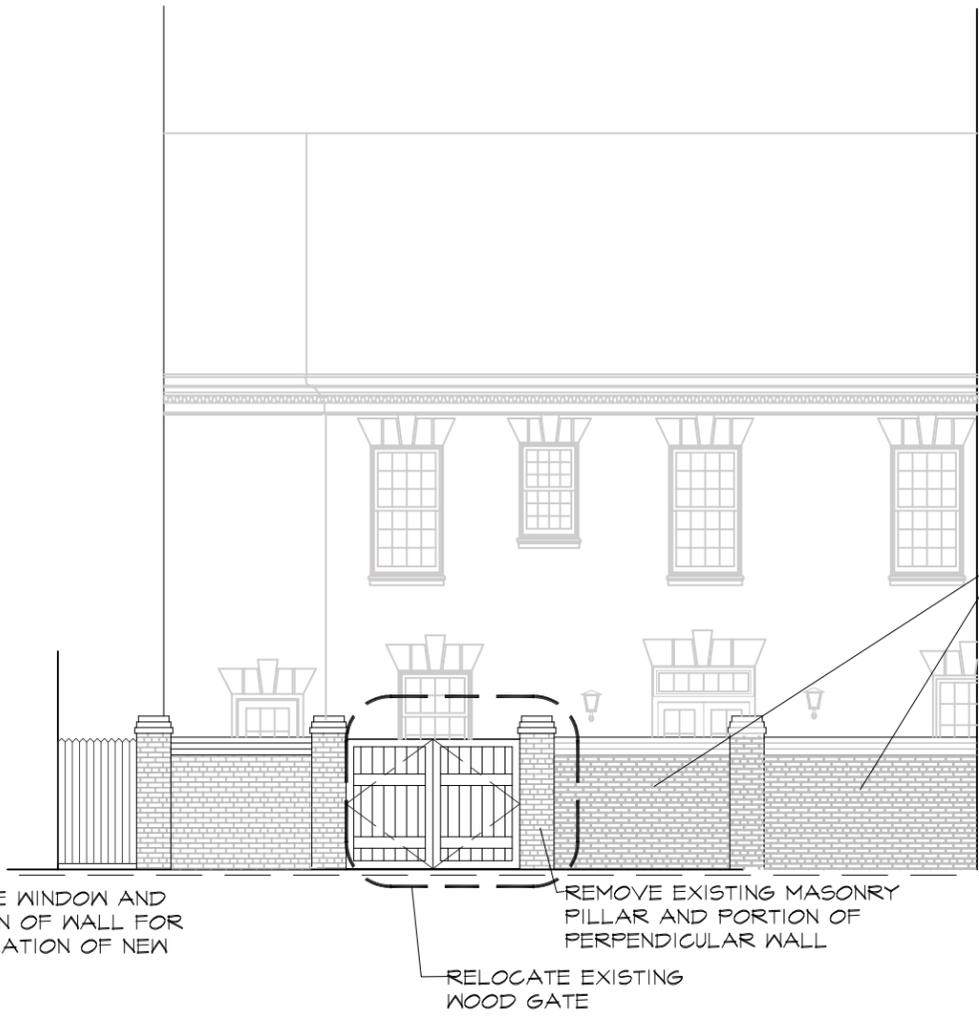
EXISTING  
FIRST FLOOR  
P L A N  
1/8" = 1'-0"

EXISTING  
SECOND FLOOR  
P L A N  
1/8" = 1'-0"

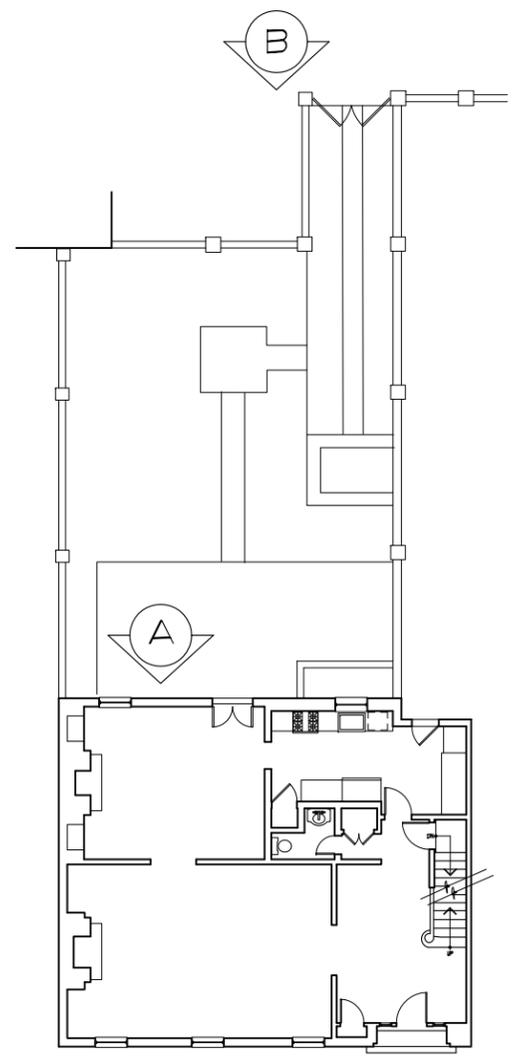
910 CAMERON STREET  
 908 CAMERON STREET  
 LOT 500  
 N. ALFRED STREET ASSOCIATES



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



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



KEY PLAN

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.  
 408 South Washington Street Alexandria, Virginia 22314  
 Tel. 703 549 5650 Fax 703 549 5128  
 ADAMS ARCHITECTURE PLLC

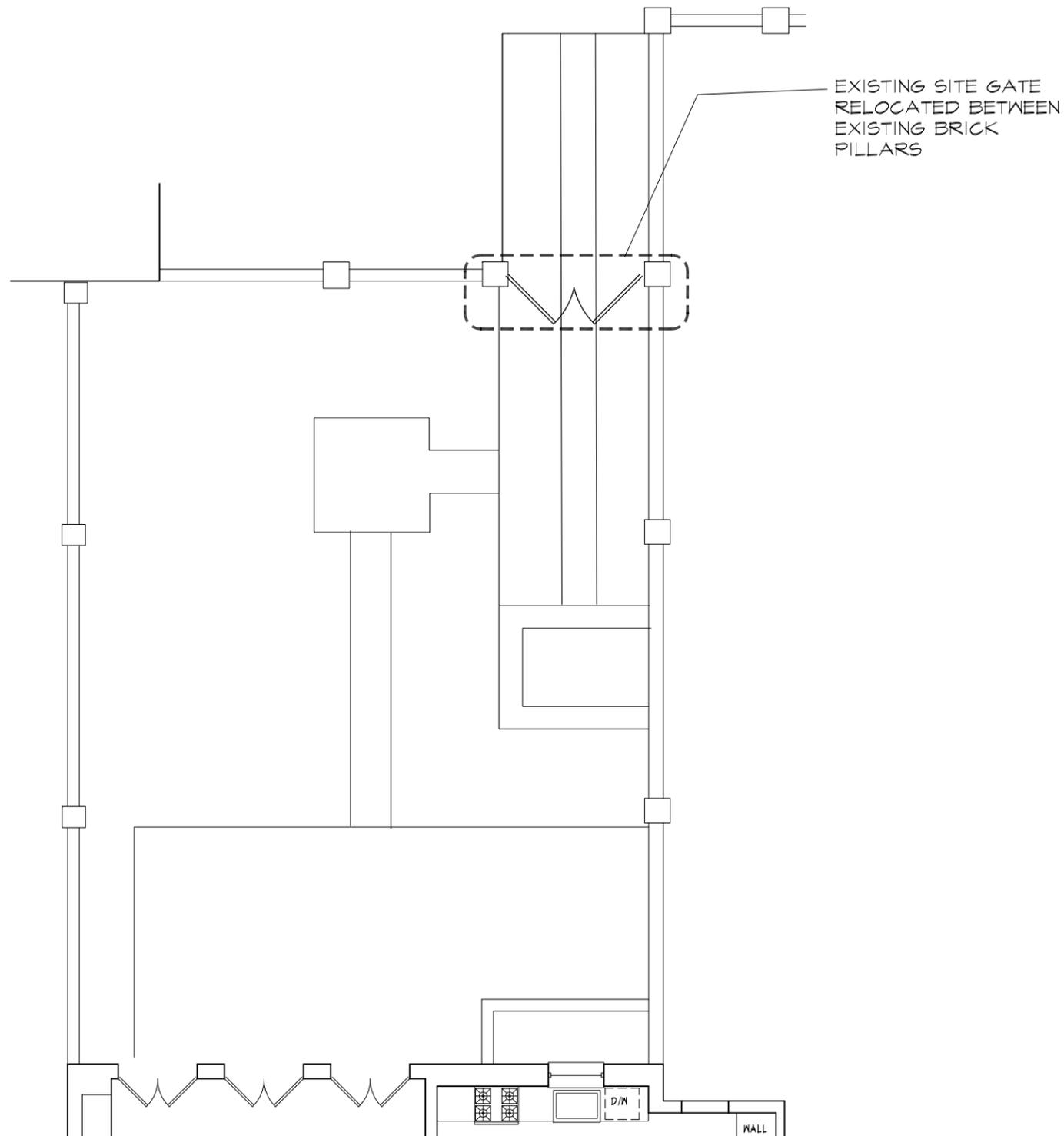
GRUENDEL RESIDENCE  
 908 CAMERON STREET  
 ALEXANDRIA VIRGINIA

ISSUE DATE  
 B A R  
 08/25/25

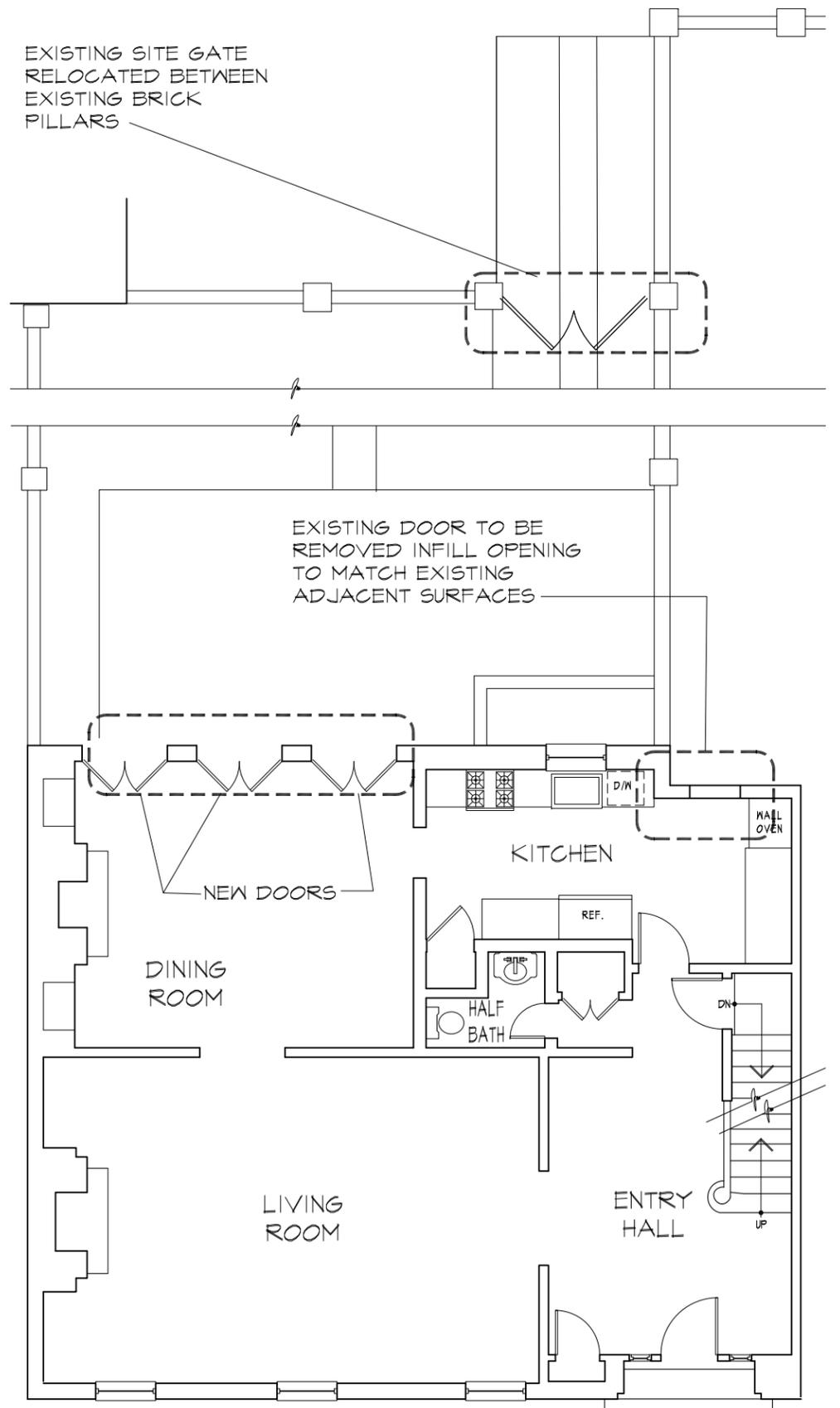
SHEET TITLE  
 EXISTING ELEVATIONS

SHEET NUMBER

A-2



N E W  
S I T E  
P L A N  
1/8" = 1'-0"

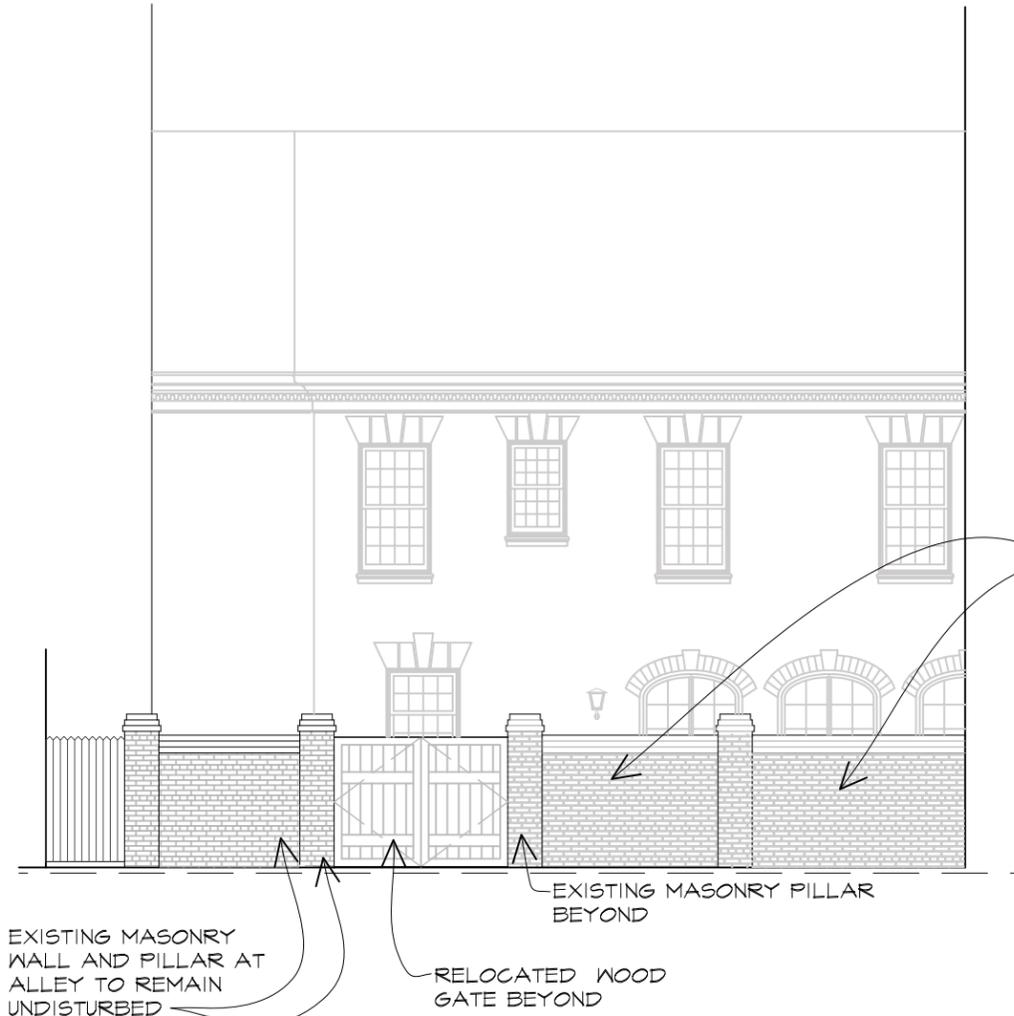


N E W  
F I R S T F L O O R  
P L A N  
1/8" = 1'-0"

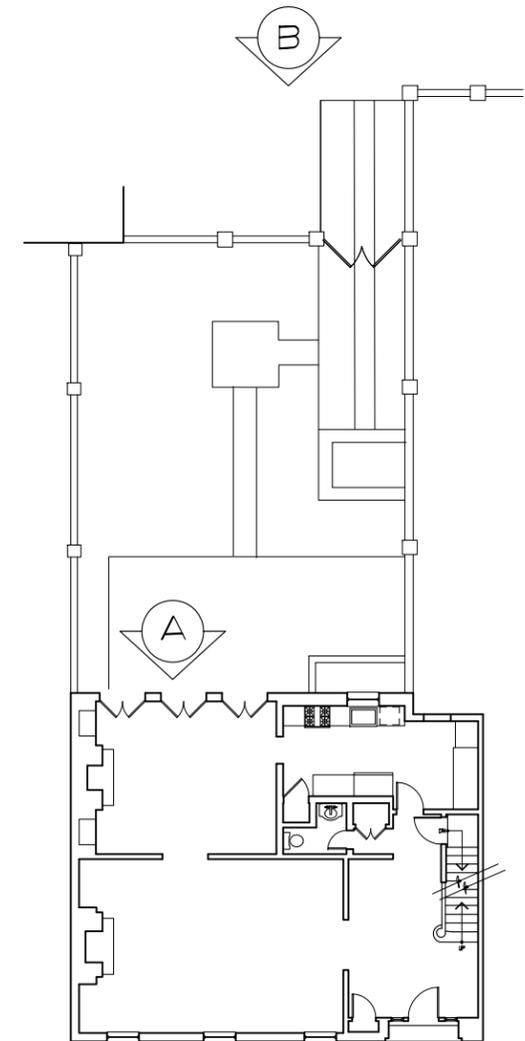
910 CAMERON STREET  
 908 CAMERON STREET  
 LOT 500  
 N. ALFRED STREET ASSOCIATES



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



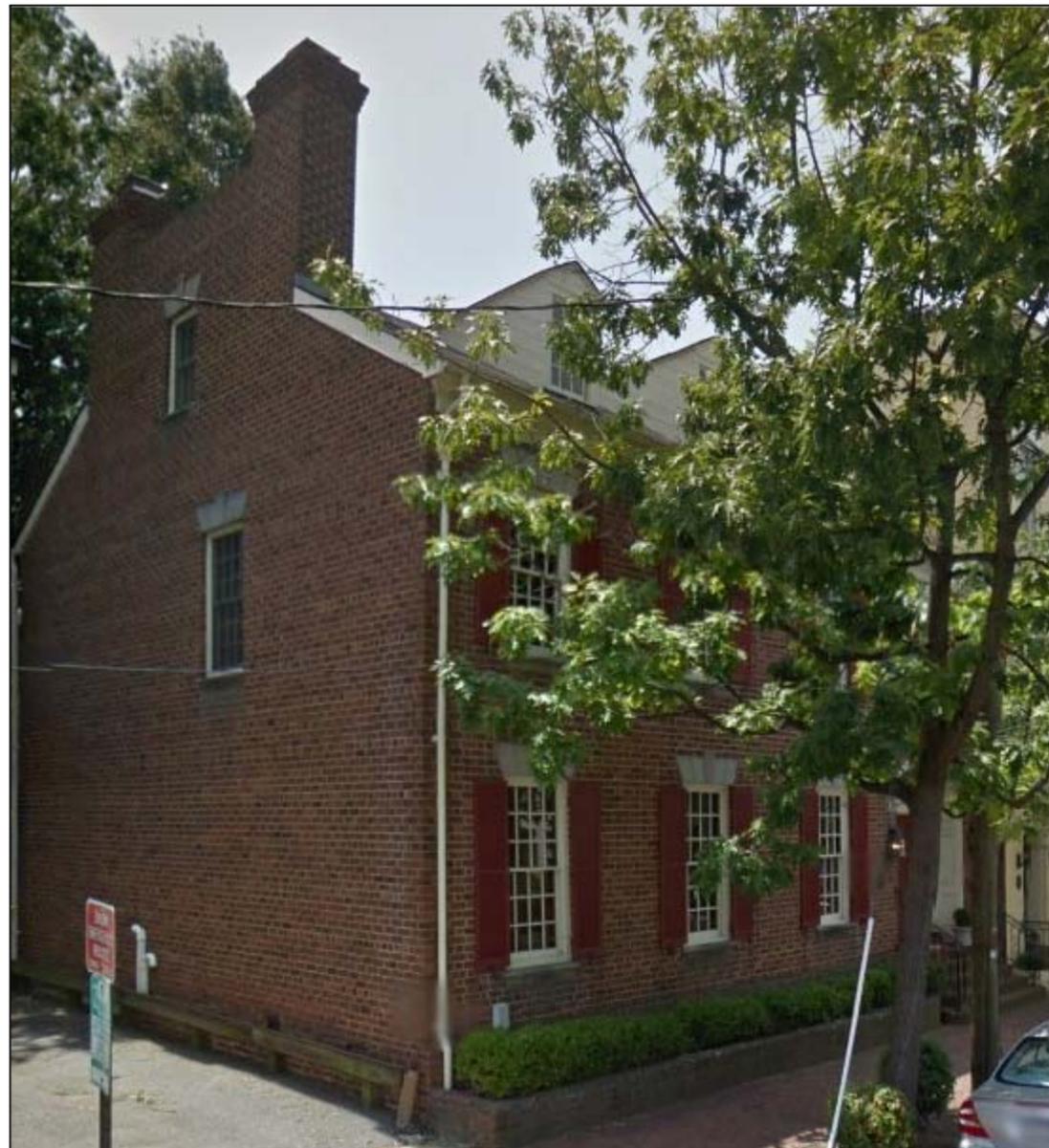
B NEW REAR GATE SOUTH ELEVATION  
 1/8"=1'-0"



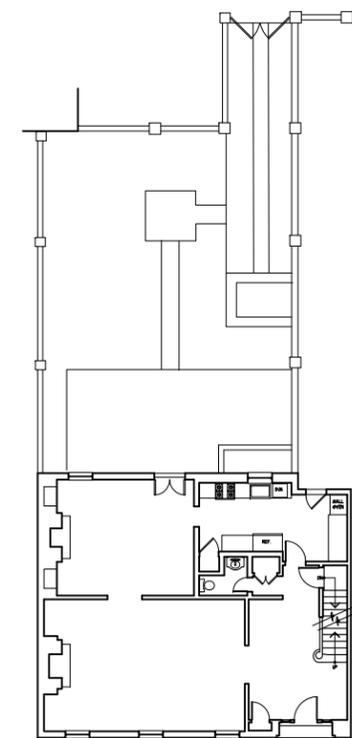
KEY PLAN



FRONT NORTH ELEVATION  
908 CAMERON STREET



SIDE EAST ELEVATION  
908 CAMERON STREET

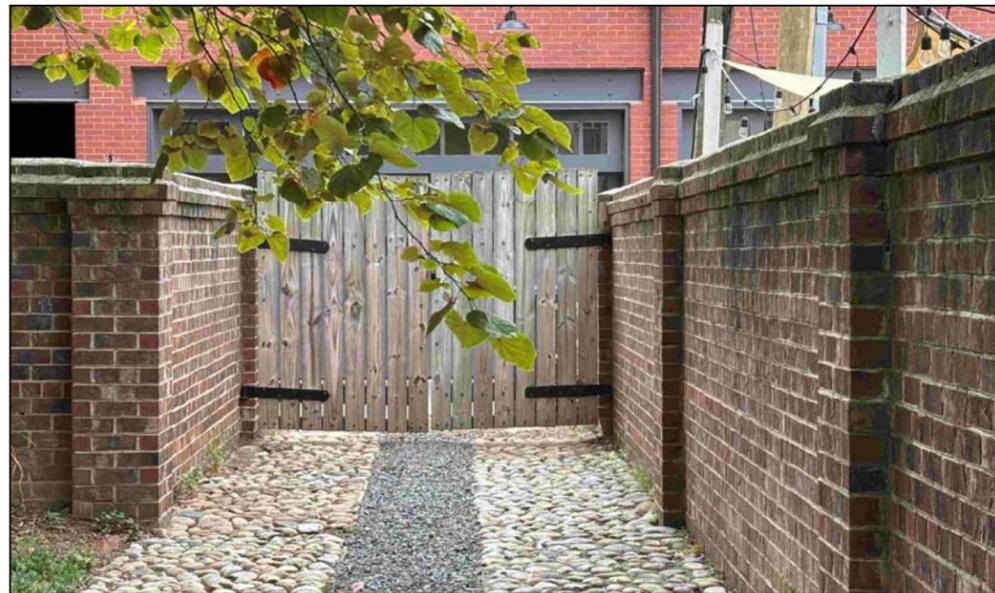




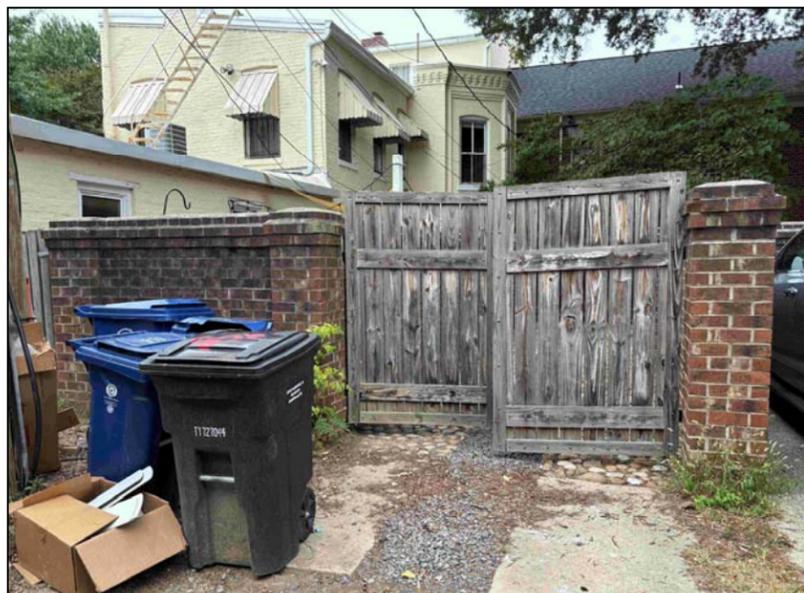
REAR SOUTH ELEVATION  
908 CAMERON STREET



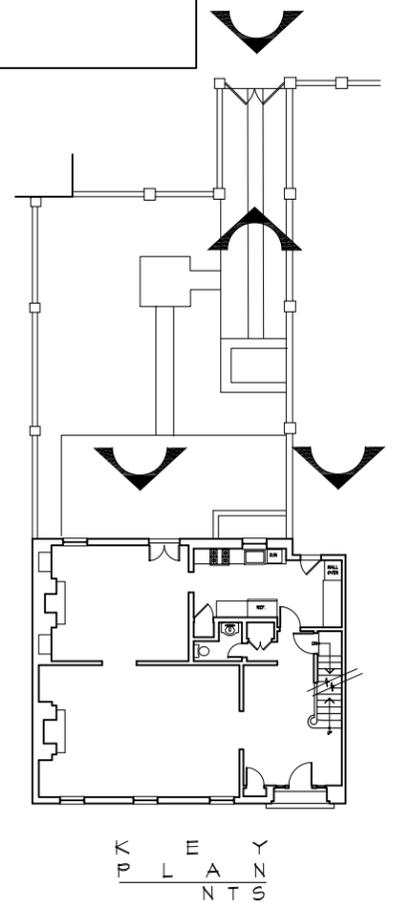
REAR SOUTH ELEVATION  
908 CAMERON STREET



GATE INTERIOR ELEVATION  
908 CAMERON STREET



GATE ALLEY ELEVATION  
908 CAMERON STREET



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**

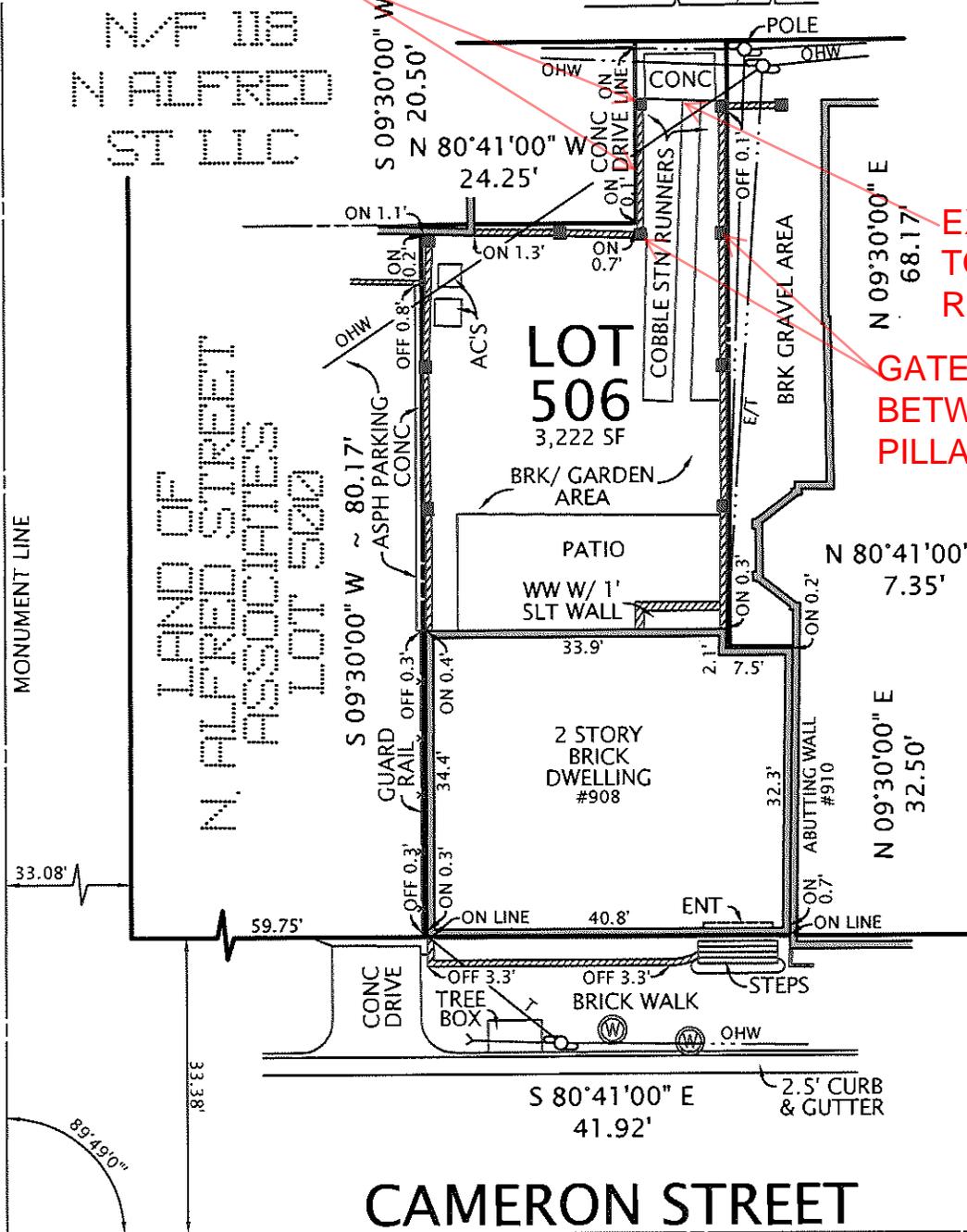
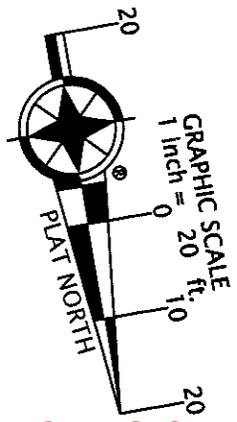
MONUMENT LINE

N 8° 18'  
N ALFRED  
STREET

N ALFRED STREET  
ASSOCIATED  
LOT 506

15' ALLEY

N 80°41'00" W  
10.32'



**EXISTING GATE  
TO BE  
RELOCATED**

**GATE TO BE RELOCATED  
BETWEEN THESE  
PILLARS**

**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. J. [Signature]*  
*X. [Signature]*

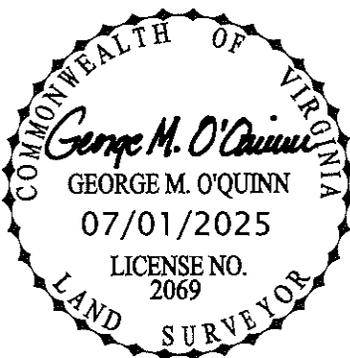
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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

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doors

T H E

# FRENCH STEEL

C O M P A N Y

windows



**NOW**  
**HURRICANE**  
**IMPACT RATED!**

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*

# Architectural Doors and Windows for Your Home or Business

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.

## Four Distinct Profile Collections

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.

## Flawless Installations

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”.

## Client Services

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.



📍 = Showrooms and Representatives   ● = Authorized French Steel Company Dealer





## 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

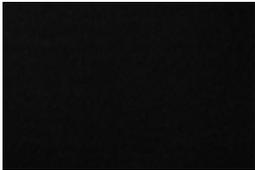


TEA

## 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**



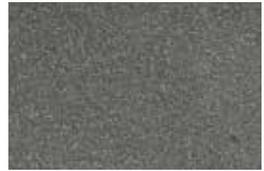
**CHAMPAGNE GOLD**



**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

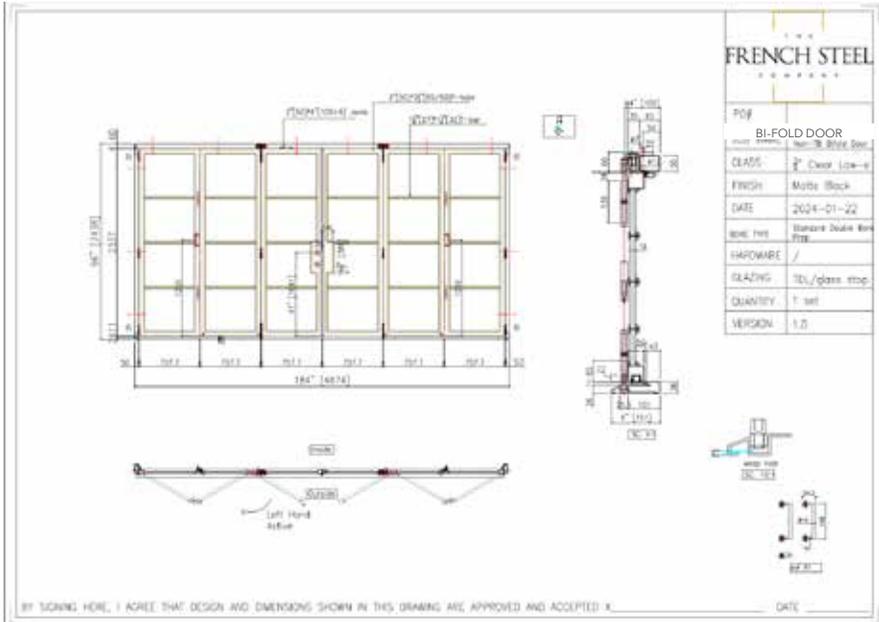


FRENCH STEEL HARDWARE  
Sandcast Rectangular  
5 1/2 C-to-C  
Butte Knob  
Emtek

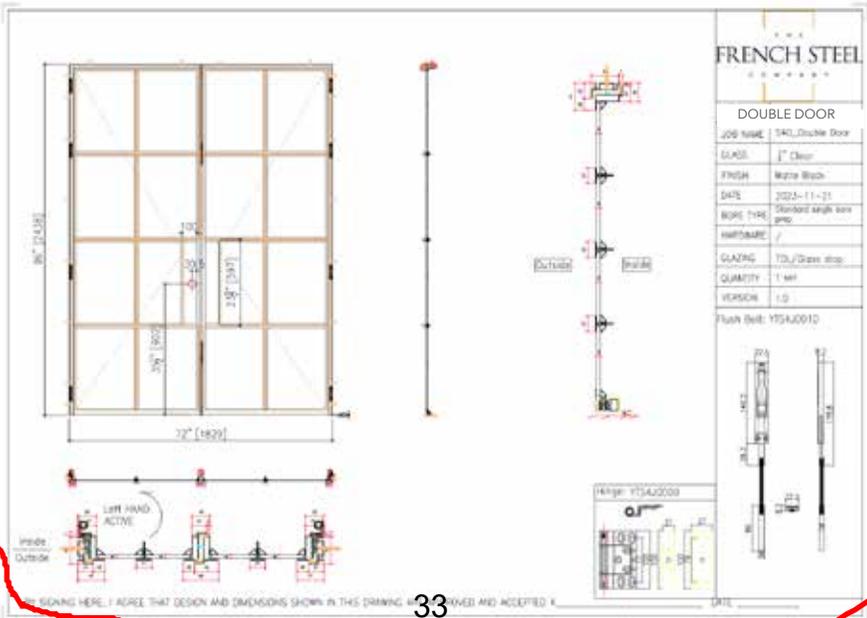


FRENCH STEEL HARDWARE  
Geneva Lever  
Athena Lever  
Emtek

CLASSIC 6-PANEL, FOLDING DOOR



TUSCAN S40 DOUBLE DOOR

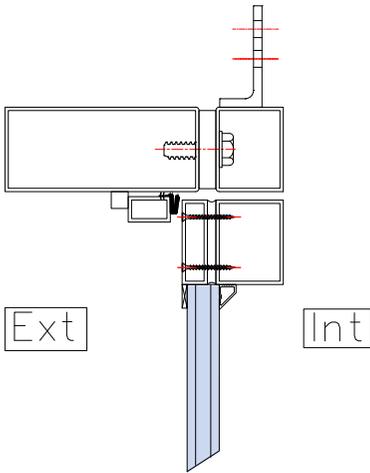


# Corner Section Profiles

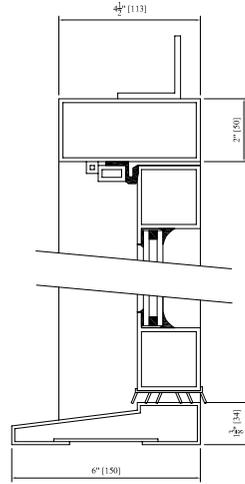
Note: All profiles are available in thermally-broken and laminated impact glass options.

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.

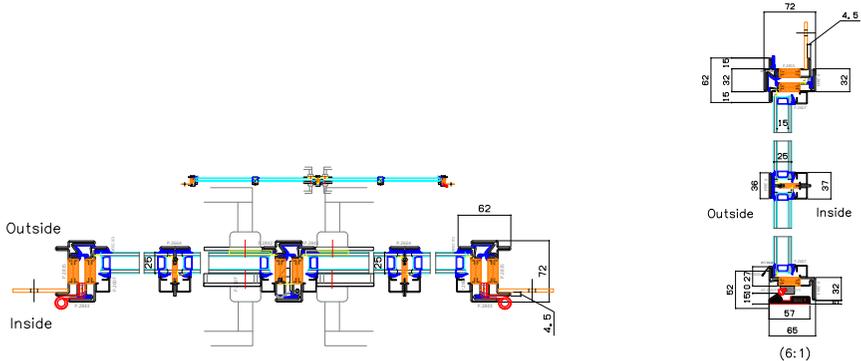
Skylights and specialty doors such as Pivot, Lift & Slide, or Slide & Fold are available.



CLASSIC SERIES  
Thermally-Broken Detail



CLASSIC SERIES  
Thermally Enhanced Detail



TUSCAN SERIES  
Thermally Broken