



DEPARTMENT OF
**PLANNING &
ZONING**

421 King St.
703.746.4666

DATE: March 18, 2026

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

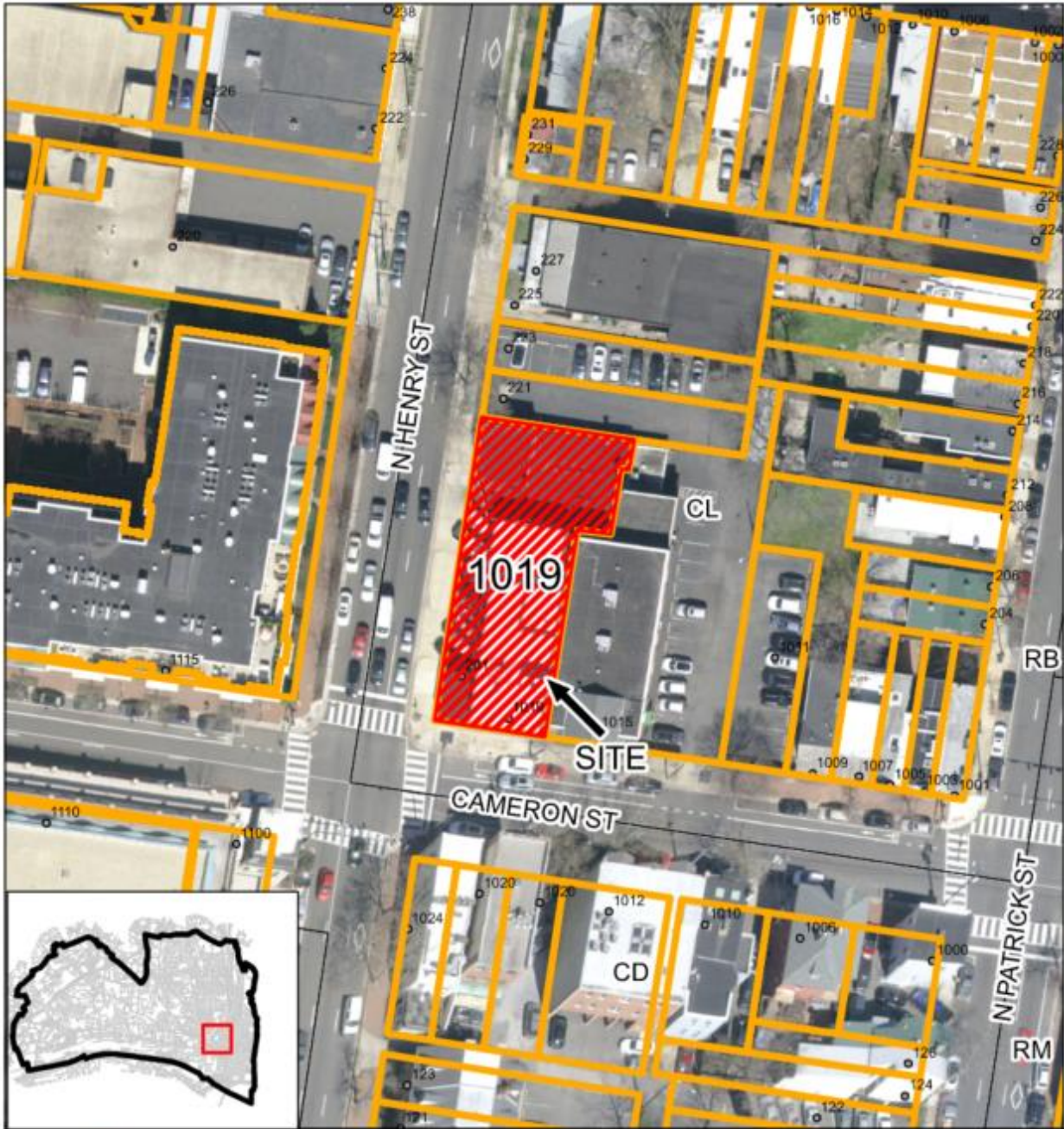
FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 1019 CAMERON STREET
BAR #2026-00035

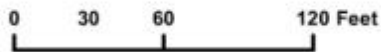
I. SUMMARY

The applicant is requesting BAR Concept Review for an addition to the building at 1019 Cameron Street. The addition will add office space to the existing office building.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.



**BAR#2026-00035 - Parker Gray
1019 Cameron Street**



II. SITE CONTEXT AND HISTORY

Site Context

The property is located at the north east corner of Cameron Street and North Henry Street. The proposed addition will be on top of the northern section of the building. Due to the site configuration, all sides of the addition will be visible from a public right of way (Figure 1).



Figure 1: View of existing building from North Henry Street

History

The two story brick commercial building located at 1019 Cameron Street was constructed in 1907 as an Armour & Co. Meat Depot and included a cold storage bunker and railroad siding to load and unload, which currently remains. Armour & Company was an American meatpacking company founded in Chicago in 1867 by the Armour brothers, according to Wikipedia. By 1921 the building had been expanded to the north to include additional storage space, this is the area of the building where the proposed addition will be located. By 1941, the building was used as a furniture warehouse which continued well past the middle of the twentieth century.

The painted brick building retains much of its original form, detailing, and character, including the corbelled cornice and railroad siding used for loading and unloading the meat products (now used as a porte cochere) on the west elevation. Staff notes that this siding is an extremely unique architectural feature, possibly being the last remaining one in Alexandria.

III. PROPOSED DEVELOPMENT

The applicant is requesting a Concept Review for a proposal to construct an addition at the north end of the existing building at 1019 Cameron Street. The addition will add a second and third floor to the currently one story portion of the building. The addition will be clad in brick in different colors and will step back at the upper level.

A separate Permit to Demolish will be requested at a later date to remove the roof of the existing one story building.

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

The applicant is proposing to construct a two story addition on top of an existing single story portion of the building on the north end of the site (Figure 2 & 3). The overall height to the top of the elevator enclosure will be 42'-0" above grade. The existing building in this area is clad in a simple brick and has beveled corners and large roll up doors. As part of the proposed work, the size of the two large ground floor openings will be changed, and storefront windows and pedestrian doors will be installed. The brick in this area does not include decorative features found on the original portion of the building on the south end of the site.

The proposed design will feature light and dark brick forms that are inset from the exterior walls of the existing building and step back from the west side. A faceted second floor form with large windows aligned with the ground floor large openings will be clad in white brick. A second floor roof deck above this form will be enclosed on the north and south sides by vertical grey forms and covered with a wood pergola. This roof deck will be accessed by glass doors and a folding glass wall on the third floor and will feature a glass guard rail at the west side. At the north elevation, one of the small windows will be enclosed with brick to match the existing adjacent wall. Metal rooftop screening will enclose the proposed rooftop mechanical equipment.



Figure 2: Proposed west elevation of addition

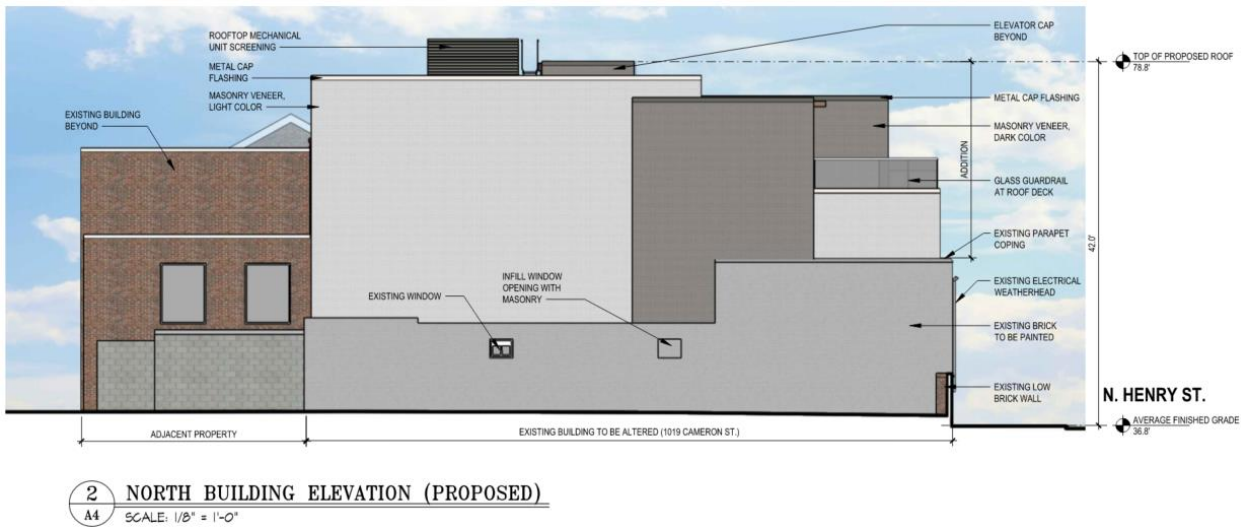


Figure 3: Proposed north elevation

V. STAFF RECOMMENDATION

The portion of the building where the proposed addition will be located dates from sometime prior to 1921, making it an Early building. However, when this section was added it was meant to be used as a utilitarian storage area and does not include the same decorative cornice and other features as the original portion of the building. Other than the chamfered shape, which was derived from the positioning of the original railroad spur, this portion of the building is

not of a unique or uncommon construction. The proposed addition is being sensitively located so that the form and character of the original building is maintained. This is achieved by setting the new portion inside the parapet of the existing building and allowing the original form to remain intact.

When considering the compatibility of the proposed design, it is important to understand the surrounding context. To the north of the site is a surface parking lot surrounded by a brick wall. Directly across the street from the site is a modern townhouse development which includes a variety of four story buildings. Given this context, staff finds the height, scale, and massing to be compatible with the adjacent architecture.

The proposed design is distinctly different than the architecture of the historic portion of the building, featuring unornamented brick forms and vertical windows (Figure 4). This simple design allows the historic fabric to retain its prominence while delineating the proposed addition as a clearly modern intervention. This is consistent with the *Design Guidelines*, “As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance.” and “the design approach for additions to early 19th century commercial structures on South Union Street will be different than for 20th century commercial property on Patrick Street.” Staff supports the proposed architectural character, finding it to be consistent with the Design Guidelines and compatible with the existing building.



Figure 4: View of proposed addition along with historic portion of building

Staff recommends that the Board endorse the project for height, mass, scale, and architectural character and that the applicant continue to develop the design to include feedback from the Board and staff before returning for a Certificate of Appropriateness.

As the design progresses, the applicant should continue to develop the design with some of the following factors:

- The existing northern section of the building has three facets with roll up doors on the two outside ones and a pedestrian door center on the smaller middle facet. In the proposed alterations, the storefront opening takes the place of the middle pedestrian door and spans the joint in the wall. The applicant should consider the composition of these elements to see if the storefront opening can remain within one of the facets.
- Staff supports the idea of the pergola as a way to reduce the visual scale of the upper level. As the design progresses, additional details on the design and material of the pergola will be helpful.
- As shown in the submission, the ground floor doors are solid without glazing. The applicant should consider adding lites to the doors to provide visual interest at the ground level.
- The north elevation will be prominent when viewed from the north. The applicant should consider some additional detail on this wall to break up the massing.

STAFF

William Conkey, AIA, Historic Preservation Architect

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

VI. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed concept review for office conversion and addition will comply with Zoning

C-2 Proposed concept review is subject to the approval and conditions of DSUP2026-10001 and REZ2026-00001.

- F-1 The applicant has applied for a Rezoning and DSUP for the addition, but the project has not yet been docketed for an upcoming hearing.
- F-2 DSUP2026-10001 includes an SUP to allow an increase in the allowable FAR to increase from 1.50 to 1.70.

Code Administration

Building permit is required

Transportation and Environmental Services

- F-1 Comply with all requirements of DSUP2026-10001. (T&ES)
- F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

- F-1 This property has been the site of development beginning in the first half of the nineteenth century. Initially tenements stood shoulder to shoulder facing N. Henry St. Later in the early twentieth century the Armour & Co. Meat Depot stood on the property and a small rail spur served the property and connected with the main railroad line running down the center of N. Henry St. By the mid-twentieth century the building on the lot was used as a furniture warehouse. This project is expected to have a minor impact to potential archaeological resources.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure

to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

VII. ATTACHMENTS

- Application Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1019 Cameron Street

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

TAX MAP AND PARCEL: 064.03-05-45 **ZONING:** existing CL, proposed CD

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

- CERTIFICATE OF APPROPRIATENESS Concept I Review
- 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: Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors

Address: [Redacted]
City: [Redacted]
Phone: [Redacted]

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

Name: M. Catharine Puskar, Attorney/Agent

Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: Carolyn T. Pizzano Trust

Address: [Redacted]
City: [Redacted]
Phone: [Redacted]

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

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

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

Demolition Permit:

The Applicant proposes to convert the entire existing structure from an office and warehouse use to an office use. To facilitate the property as the sole office location for the Applicant, a new two-story addition will be added as office space above the existing one-story warehouse at the rear of the existing structure. In order to convert the warehouse use into an office use, the existing warehouse overhead doors on N. Henry Street will be modified and infilled with aluminum frame storefront windows and doors. The existing warehouse roof coping will remain and act as a belt course to transition between new and old. This demolition is required to create a more functional office space in the existing warehouse. The replacement of the warehouse openings with the storefront windows and doors will also create a more cohesive look with the rest of the building and surrounding structures. Alternatives to demolition would involve keeping the warehouse doors, which are not compatible with the office use or surrounding structures.

Certificate of Appropriateness – Concept I Review:

1019 Cameron Street is a series of connected buildings that have been manipulated and expanded over time. The Applicant is proposing a new two-story office space addition above the one-story warehouse at the rear of the existing structure. The existing warehouse will be converted into office use to create a three-story element that will have setbacks to allow for rooftop rooftop open space above the second-floor level. The original building along Cameron Street and the adjacent infilled portion will remain at the same height and scale. The final building with the proposed addition will be of similar massing, height, and scale as other adjacent commercial and residential buildings. The new materials will be a combination of painted masonry, tile, glass and metal. The design style intentionally departs from the existing brick warehouse typology. We have chosen a more modern façade to reflect the intended use of the space and allow for more natural light to the interior. The addition is intended to set itself apart from the original warehouse style of the main building. The Applicant is proposing to paint the northernmost wall of the existing warehouse use to help unify the look of the whole building.

SUBMITTAL REQUIREMENTS:

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

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: 51 ft Secondary front (if corner lot): 140.5 ft.
- Square feet of existing signs to remain: 55 sq. ft.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: M.Catharine Puskar

Date: 02/09/2026

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. Robert T. Pizzano, Jr	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1019 Cameron Street, Alexandria, VA 22314 (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. Carolyn T. Pizzano Trust	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Robert T. Pizzano, Jr	None	None
2. Carolyn T. Pizzano as trustee of the Carolyn T. Pizzano Trust	None	None
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.

1/9/2026

Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors
By: M. Catharine Puskar

Date

Printed Name

Signature

Carolyn T. Pizzano Trust

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for a Rezoning, Development Special Use Permit
with Site Plan, and Related Requests
1019 Cameron Street, Tax Map ID 064.03-05-46 (the "Property")

Dear Mr. Stoddard:

The Carolyn T. Pizzano Trust, as the owner of the above-referenced Property, hereby consents to the filing of applications for a Rezoning, Development Special Use Permit with Site Plan, and any related applications or requests by Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors to allow for an addition to the existing building on the Property.

Very truly yours,

CAROLYN T. PIZZANO TRUST

By: Carolyn T. Pizzano

Its: Carolyn T. Pizzano, Trustee

Date: 1/6/2026

*Robert T. Pizzano Contractors, Inc. d/b/a
Pizzano Contractors*

*Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314*

*Re: Authorization to File Application for Rezoning, Development Special Use Permit
with Site Plan, and Related Requests
1019 Cameron Street, Tax Map ID 064.03-05-46 (the "Property")*

Dear Mr. Stoddard:

*Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors hereby authorizes Walsh,
Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of
Rezoning and Development Special Use Permit with Site Plan applications and any other related
requests for the Property.*

Very truly yours,

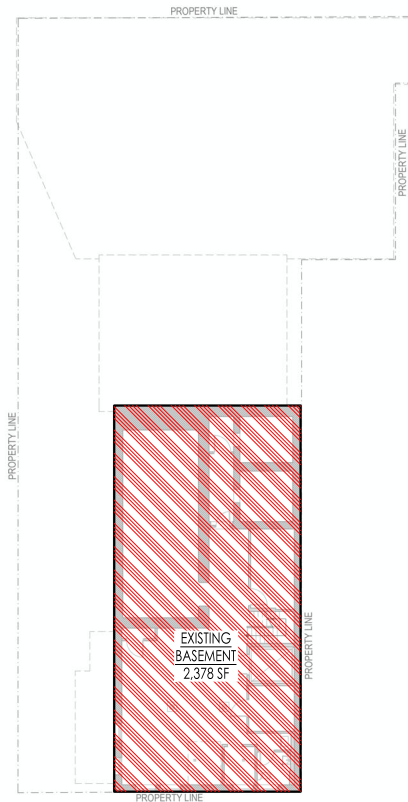
*ROBERT T. PIZZANO CONTRACTORS, INC. d/b/a
PIZZANO CONTRACTORS*

By: *Robert Pizzano*

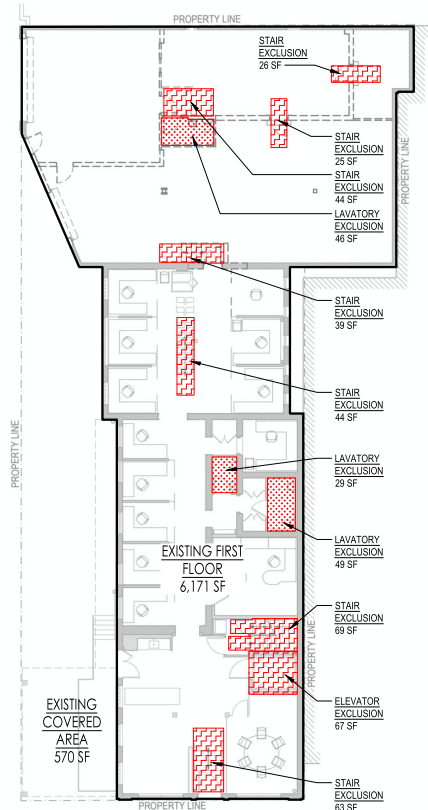
Its: *President*

Date: *1/6/2024*

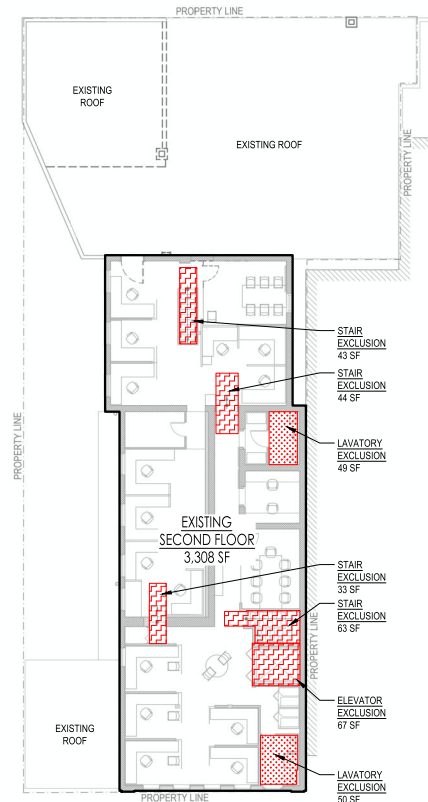
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1
Z1
 EXISTING
 BASEMENT F.A.R. DIAGRAM
 SCALE: 1/8" = 1'-0"



2
Z1
 EXISTING
 FIRST FLOOR F.A.R. DIAGRAM
 SCALE: 1/8" = 1'-0"



3
Z1
 EXISTING
 SECOND FLOOR F.A.R. DIAGRAM
 SCALE: 1/8" = 1'-0"

F.A.R. DIAGRAM KEY

- STAIR AND ELEVATOR EXCLUSIONS
- LAVATORY EXCLUSION (50 SF MAX PER LAVATORY)
- BASEMENT EXCLUSION

ZONING FLOOR AREA

LOT AREA (SF)	8,014
ALLOWED F.A.R. (ZONE CL)	0.50
ALLOWED FLOOR AREA (ZONE CL)	4,007

EXISTING FLOOR AREA (SF)

BASEMENT	2,378
FIRST FLOOR	6,171
EXTERIOR COVERED AREA @ GRADE	570
SECOND FLOOR	3,308
BASEMENT EXCLUSIONS	-2,378
STAIR/ELEVATOR EXCLUSIONS	-627
LAVATORY EXCLUSIONS	-223
TOTAL (EXISTING)	9,199
EXISTING F.A.R. (9,199 / 8,014)	1.15

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PIZZANO CONTRACTORS - PROPOSED ADDITION
 1019 CAMDEN ST. ALEXANDRIA, VA 22314
EXISTING F.A.R. DIAGRAMS



REVISIONS

PROJECT NUMBER	2542
DATE	2/14/2026
SCALE	AS NOTED
DRAWN	K&A
DESIGNED	
APPROVED	

SHEET NUMBER
Z1
 2542-PLAN

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



VIEW #1 OF EXISTING



VIEW #1 OF PROPOSED



VIEW #2 OF EXISTING



VIEW #2 OF PROPOSED



VIEW #3 OF EXISTING



VIEW #3 OF PROPOSED



PIZZANO CONTRACTORS - PROPOSED ADDITION
 1019 CAMERON ST. ALEXANDRIA, VA 22314
PERSPECTIVE VIEWS



REVISIONS	

PROJECT NUMBER	2542
DATE	2/14/2026
SCALE	AS NOTED
DRAWN	DESIGNED
K&A	APPROVED

SHEET NUMBER
A1
 2542-PLAN

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CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1 VIEW FROM HENRY ST. LOOKING EAST
 A1.2 SCALE: 1/8" = 1'-0"



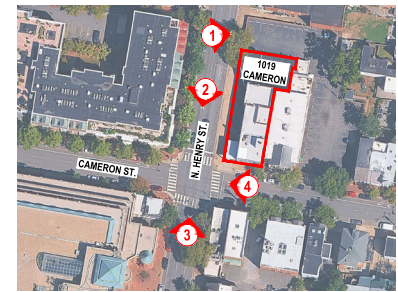
2 VIEW FROM HENRY ST. LOOKING SOUTH
 A1.2 SCALE: 1/8" = 1'-0"



3 VIEW FROM HENRY ST. LOOKING NORTH
 A1.2 SCALE: 1/8" = 1'-0"



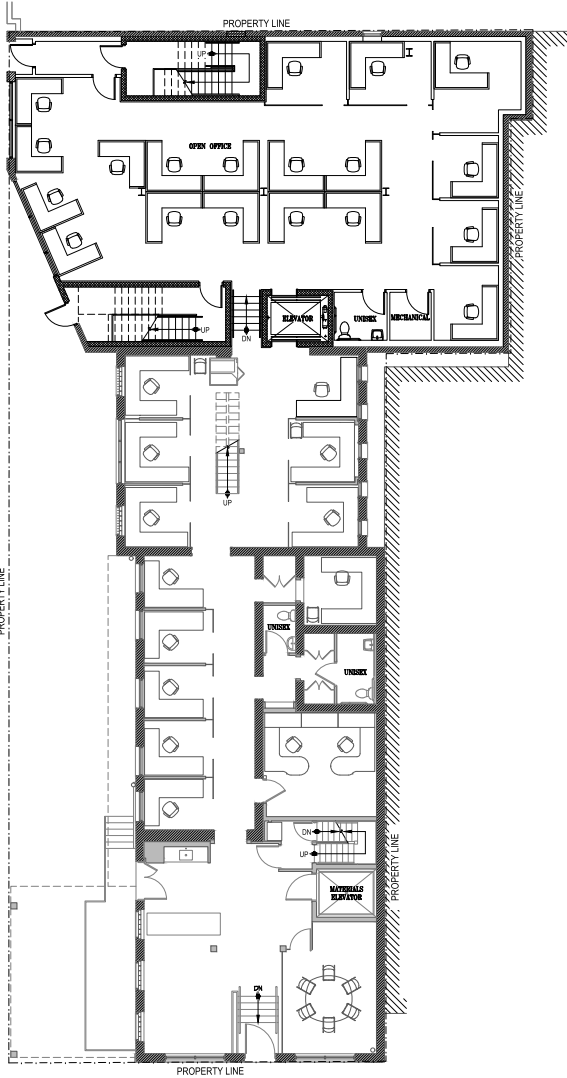
4 VIEW FROM CAMERON ST. LOOKING WEST
 A1.2 SCALE: 1/8" = 1'-0"



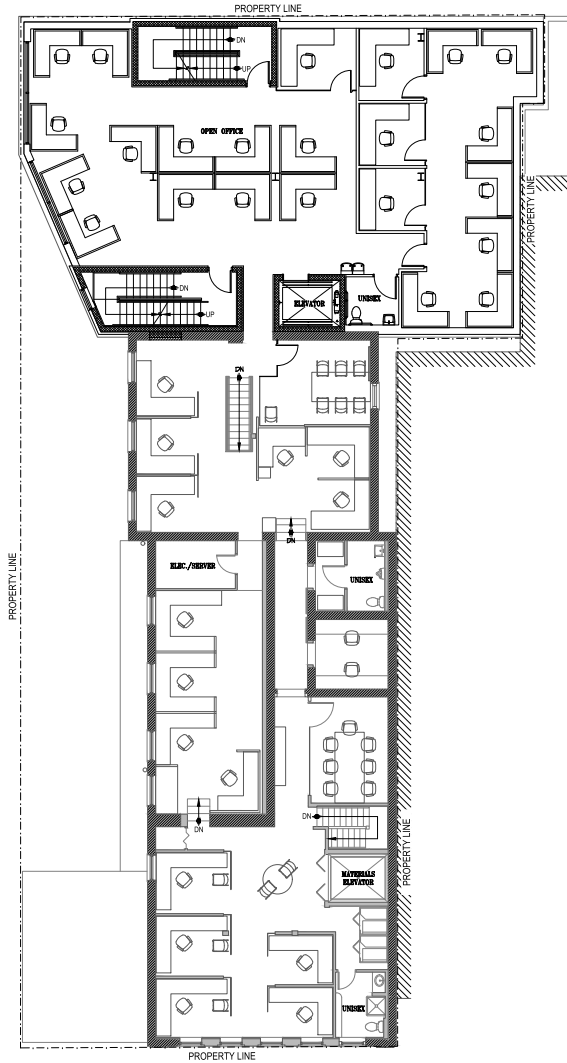
N
 KEY PLAN
 NOT TO SCALE

KULINSKI GROUP ARCHITECTS LLC
 703.834.7243
 PIZZANO CONTRACTORS - PROPOSED ADDITION
 1019 CAMERON ST. ALEXANDRIA, VA 22314
 EXISTING CONTEXT
 SEVEN WILIAM KULINSKI
 Lic. No. 11046
 8' x 4' x 2.64'
 ARCHITECT
 REVISIONS
 PROJECT NUMBER: 2542
 DATE: 2/4/2026
 SCALE: AS NOTED
 DRAWN: KGA DESIGNED: APPROVED:
 SHEET NUMBER: A1.2
 2542-PLAN

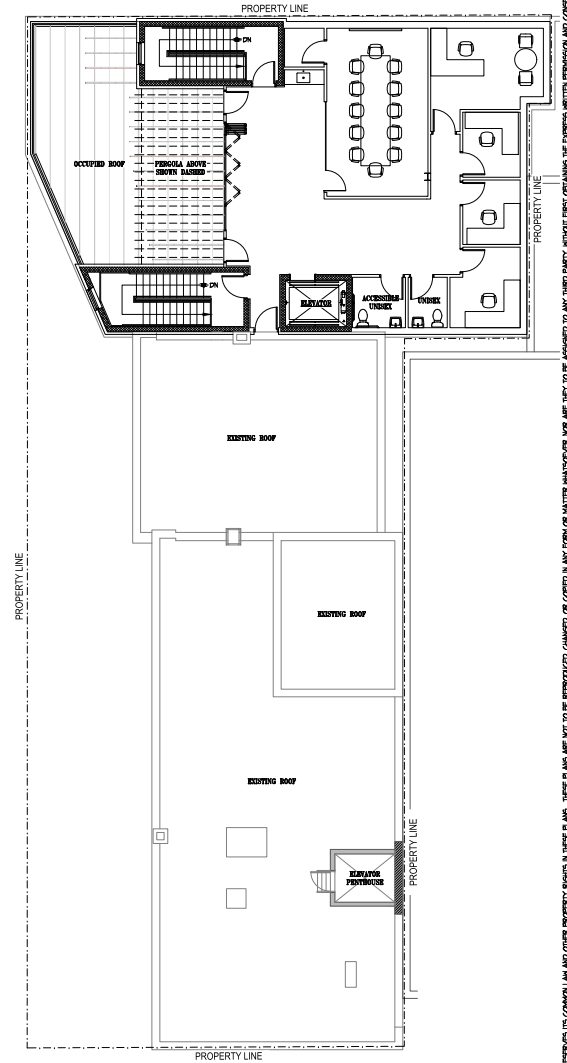
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1 PROPOSED FIRST FLOOR PLAN
 A2 SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
 A2 SCALE: 1/8" = 1'-0"



3 PROPOSED THIRD FLOOR / ROOF PLAN
 A2 SCALE: 1/8" = 1'-0"

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PIZZANO CONTRACTORS - PROPOSED ADDITION
 1019 CAMERON ST., ALEXANDRIA, VA 22314

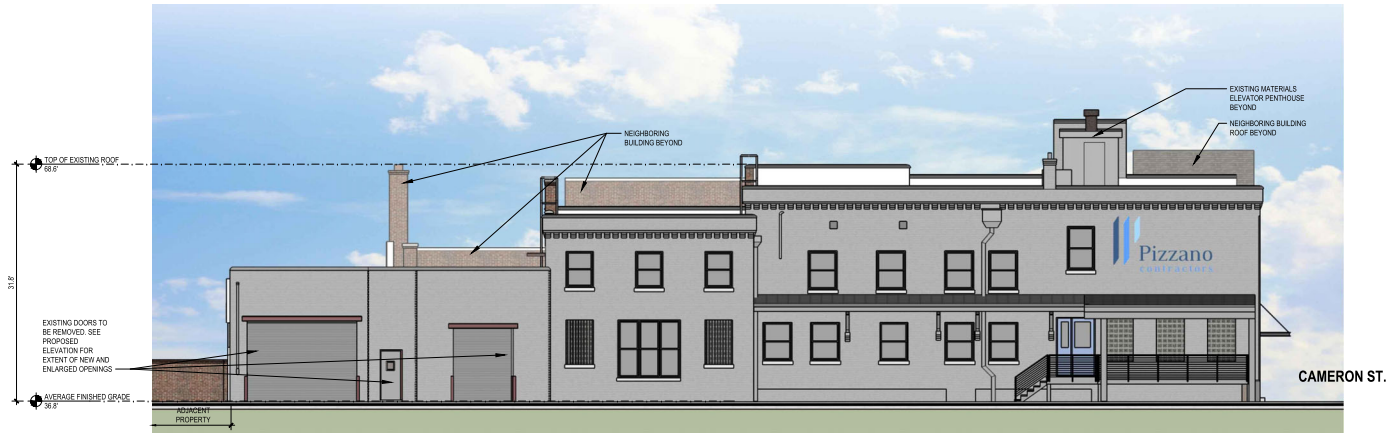
PROPOSED FLOOR PLANS

REVISIONS	

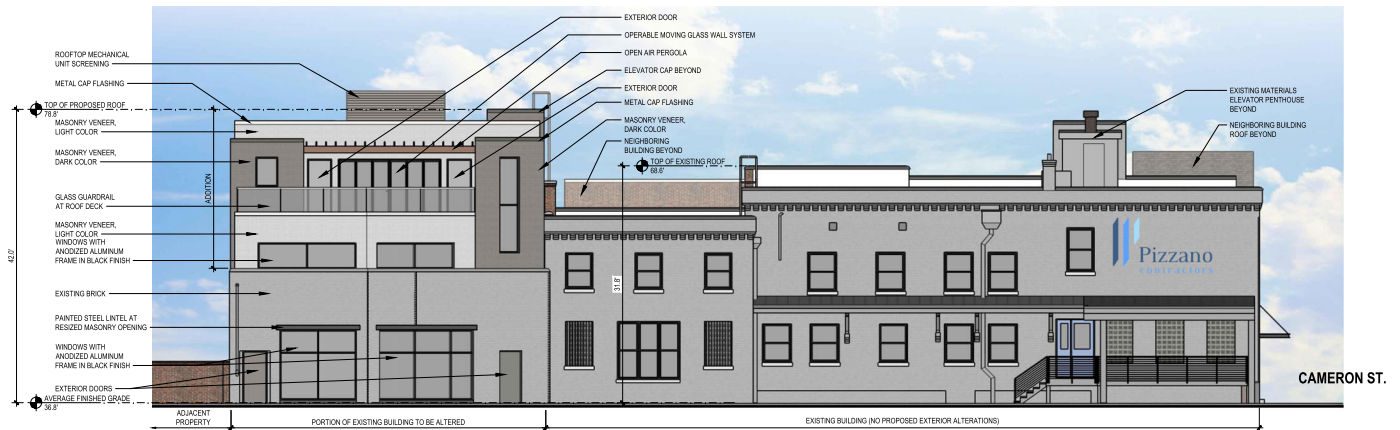
PROJECT NUMBER	25-42
DATE	2/14/2026
SCALE	AS NOTED
DRAWN	K&A
DESIGNED	K&A
APPROVED	

SHEET NUMBER	A2
	25-42-PLAN

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1 WEST BUILDING ELEVATION (EXISTING)
 SCALE: 1/8" = 1'-0"




2 WEST BUILDING ELEVATION (PROPOSED)
 SCALE: 1/8" = 1'-0"

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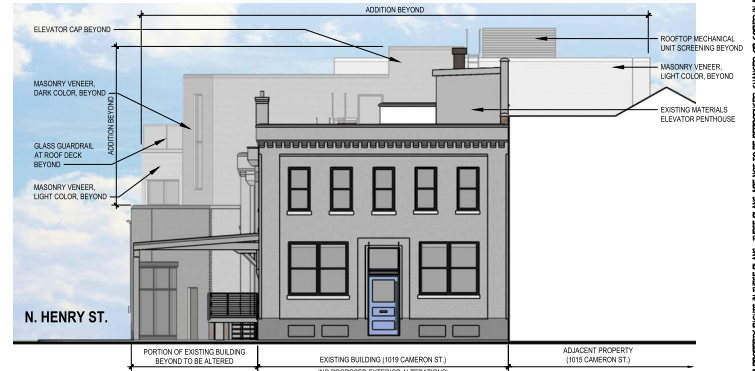
PIZZANO CONTRACTORS - PROPOSED ADDITION
 1018 CAMERON ST. ALEXANDRIA, VA 22314
WEST BUILDING ELEVATIONS

	REVISIONS _____ _____ _____ _____ _____
PROJECT NUMBER 25-42	DATE 2/14/2026
SCALE AS NOTED	DRAWN K&A
SHEET NUMBER A3	APPROVED _____

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 PARKER-GRAY HISTORIC DISTRICT - CONCEPT PLAN SUBMITTAL



1 SOUTH BUILDING ELEVATION (EXISTING)
 A6 SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION (PROPOSED)
 A6 SCALE: 1/8" = 1'-0"

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PIZZANO CONTRACTORS - PROPOSED ADDITION
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SOUTH BUILDING ELEVATIONS



REVISIONS

PROJECT NUMBER	25-42
DATE	2/14/2026
SCALE	AS NOTED
DRAWN	DESIGNED
K&A	K&A
APPROVED	

SHEET NUMBER
A6
 25-42-01/1

