

DEPARTMENT OF
**PLANNING &
ZONING**

301 King St.
703.746.4666

DATE: January 7, 2026

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

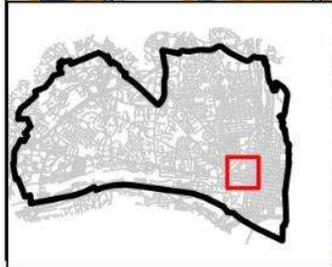
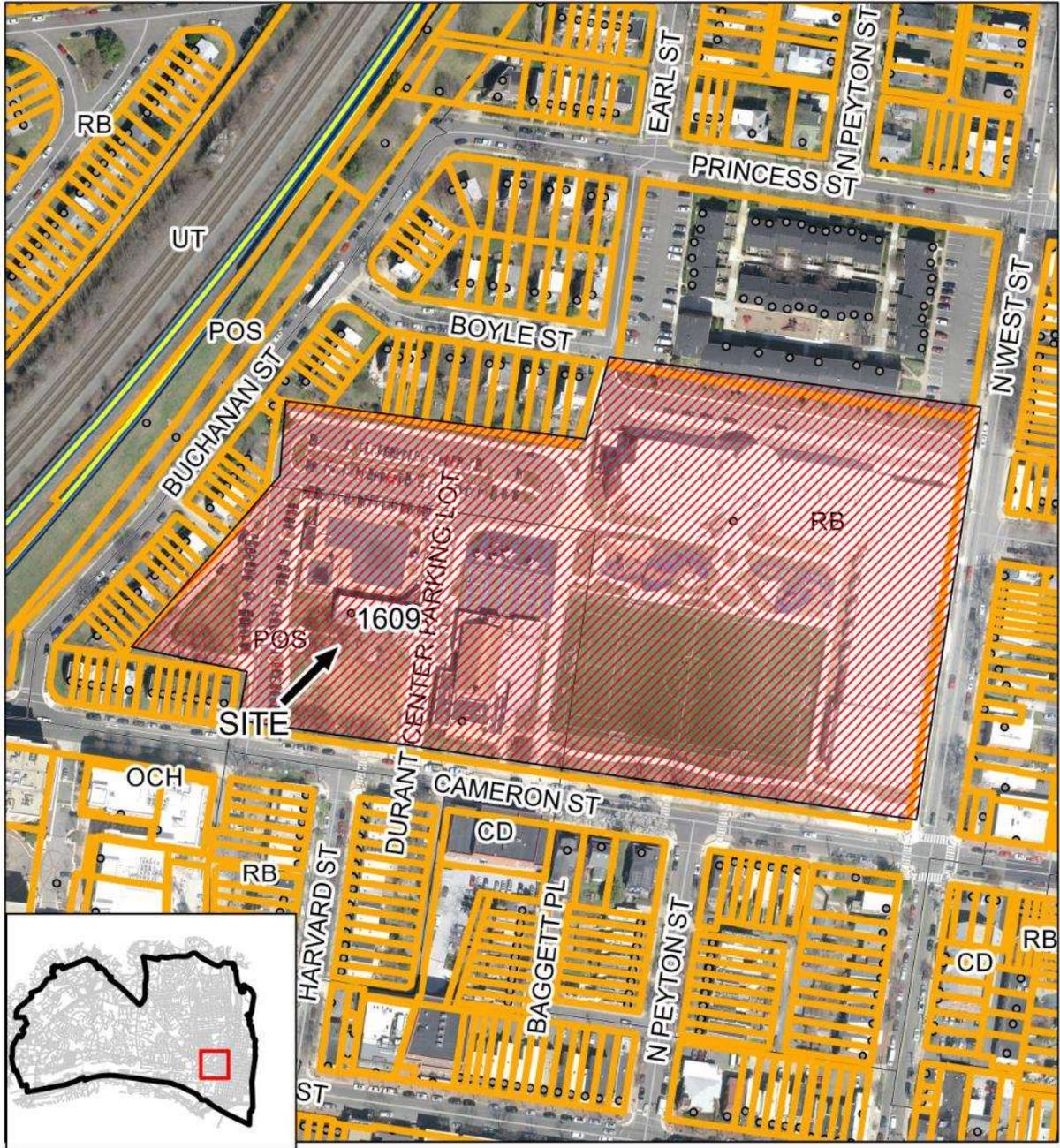
FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 1609 CAMERON ST – OLD TOWN POOL
BAR2025-00542

I. SUMMARY

The City of Alexandria is requesting BAR Concept Review for complete demolition of the existing Old Town Pool, bathhouse and equipment building and the construction of a new pool and bathhouse on the existing site.

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*.



BAR2025-00542
1609 Cameron Street

II. SITE CONTEXT AND HISTORY

Site Context

The Old Town Pool is located on the north side of Cameron Street between N. West Street and Buchanan Street. The site is visible from both Cameron Street and Buchanan Street.

History

Archaeological records indicate that a community pool has occupied this site since the 1920s, reflecting a long-standing recreational use of the property. The existing Old Town Pool at 1609 Cameron Street was constructed in the mid-1970s and predates the establishment of the Parker-Gray Historic District in which it is located. Since its construction, the facility has experienced incremental improvements and upgrades consistent with its continued public use.

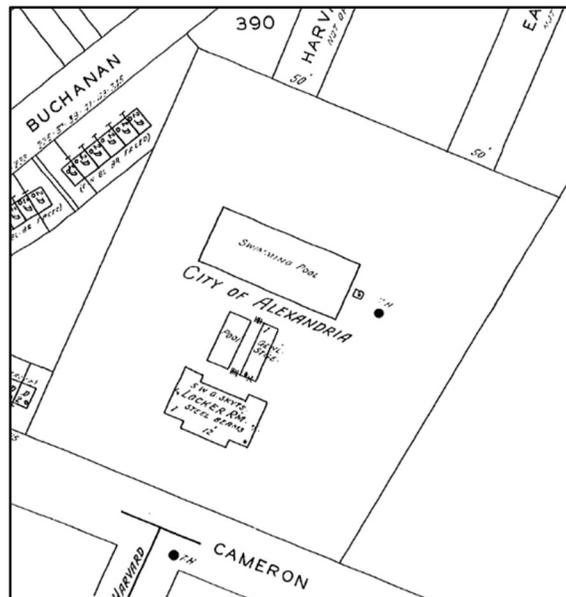


Image 1: 1941 Sanborn Fire Insurance Map illustrating the long-standing presence of a community pool on the subject site.

III. PROPOSED DEVELOPMENT

The applicant proposes the demolition of the existing pool bathhouse and associated equipment building and the construction of a new pool and bathhouse on the existing site.

The proposed swimming pool will be constructed on the northern portion of the site, generally within the footprint and location of the existing pool. A new one-story bathhouse with integrated equipment storage is proposed at the center of the site. The bathhouse will have a rectangular footprint measuring approximately 80 feet 4 inches by 38 feet.

The bathhouse will be constructed with a flat roof system utilizing TPO membrane roofing. The roof will slope from north to south, resulting in a variable building height ranging from approximately 16 feet at the north elevation to approximately 14 feet at the south elevation. Roof-mounted solar panels are proposed and will not be visible from the public right-of-way.

Proposed exterior materials include modular brick veneer, concrete masonry units (CMU), and hardwood slat cladding.

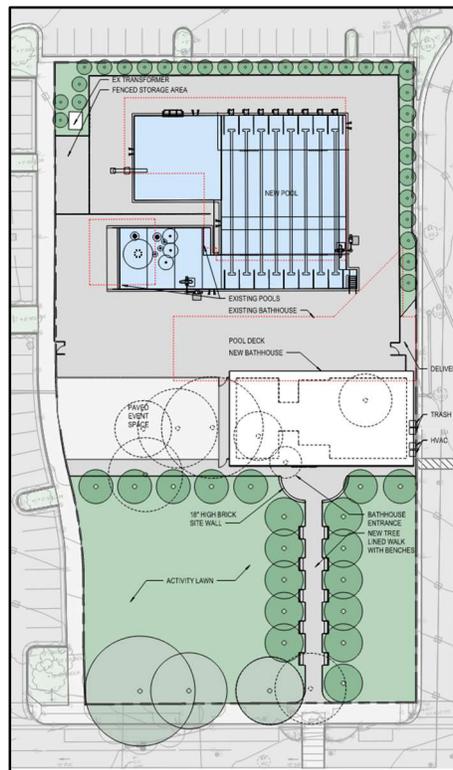


Image 2: Proposed site plan.

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 Board will also be providing feedback on the appropriateness of a Permit to Demolish.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building or additions would be compatible with nearby buildings of historic merit. Unlike many of the new construction

projects that the Board reviews, this project is unique in that much of the immediate setting is later residential and institutional buildings.

Bathhouse

The proposed bathhouse is reduced in overall footprint and massing when compared to the existing building and incorporates architectural characteristics that are compatible with the existing structure. At one-story height, the proposed bathhouse will be shorter than the majority of buildings along the blockface. The building is appropriately scaled in relation to the adjacent recreational building and surrounding residential properties.

Consistent with the prevailing site pattern along this block, the façade of the bathhouse is substantially recessed from the public right-of-way and will not introduce irregular massing or disrupt the established rhythm along the blockface.

The architectural character of the proposed bathhouse draws from the existing building, surrounding neighborhood, and the historic district. The flat roof form, brick cladding, and aluminum window systems are characteristic of later-period commercial and institutional buildings within the historic district and are compatible with the architectural context.



Image 3: Proposed facade.

Demolition

When providing feedback on the appropriateness of a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing,	No

	capsulating or razing would be to the detriment of the public interest?	
(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 complete demolition of the existing pools, bathhouse, equipment building and site elements. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate would be appropriate. The areas proposed for demolition are not of unusual or uncommon design and can easily be replicated.

V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the project for height, mass, scale, and general architectural character with direction that the applicant continue to develop the design to address any issues brought up during the Board's review of the project. Staff will continue to work with the applicant based on the BAR's feedback.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

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

VI. CITY DEPARTMENT COMMENTS

Zoning

C-1 Proposed concept plan for new city pool and bath house will comply with Zoning.

C-2 Proposed concept review must follow all conditions of CDSP2025-00012.

Code Administration

A building permit is required.

Transportation and Environmental Services

F-1 Comply with all requirements of CDSP2025-00012. (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 Based on historic maps and aerial photographs, the property appears to have remained largely vacant until the original pool was built in the 1920s. Changes and upgrades have been made to the pool facility over the years, and the proposed renovation is part of that evolving process.

C-1 The statements below marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements

a. *The applicant/developer shall call Alexandria Archaeology

- immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

VII. ATTACHMENTS

- Application Materials

ADDRESS OF PROJECT: 1609 Cameron St, Alexandria, VA 22314

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

TAX MAP AND PARCEL: #064.03-01-01 ZONING: RB

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: City of Alexandria - c/o City Attorney (Bryan MacAvoy)

Address: [Redacted]

City: [Redacted] State: [Redacted] Zip: [Redacted]

Phone: [Redacted] E-mail: [Redacted]

Authorized Agent (if applicable): Attorney Architect [Redacted]

Name: Sophie Topping Zimmerman Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: City of Alexandria

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
 - 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).*

This project includes the demolition of the existing Old Town pool, bath house and equipment building and the construction of a new pool and bath house on the existing site. The existing Old Town Pool site was built in 1975 and is nearing the end of its usability. An addition or renovation is not feasible as the existing building and pool are no longer able to function in a way that meets the needs of the Alexandria community.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Sophie Topping Zimmerman

Date: 12/5/2025



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text" value="143,849.00"/> Sq. Ft.
First Floor <input type="text" value="143,849.00"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text" value="143,849.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract B2 from B1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. Total Gross <input type="text" value="143,849.00"/>	B2. Total Exclusions <input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

The existing Gross Floor Area The existing Gro

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text" value="3,888.00"/> Sq. Ft.
First Floor <input type="text" value="3,888.00"/>	Stairways** <input type="text"/>	Proposed Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	C3. <input type="text" value="3,888.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract C2 from C1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. Total Gross <input type="text" value="3,888.00"/>	C2. Total Exclusions <input type="text" value="0.00"/>	

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. 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.

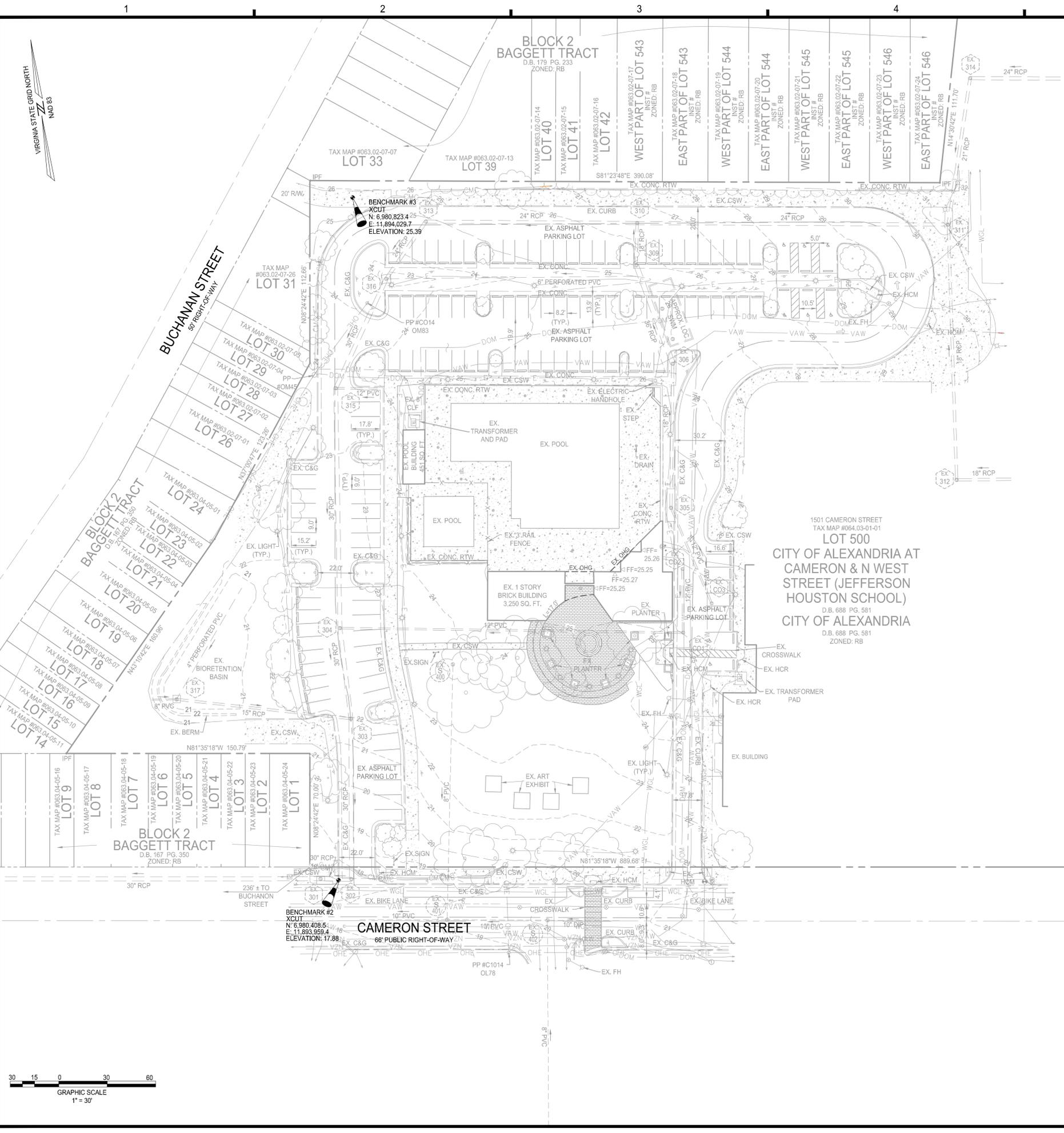
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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: 12/5/2025



STORM AS-BUILT	
300	TOP=14.57' INV IN=9.99' (30" RCP #301) INV OUT=8.95' (30" RCP WEST)
301	TOP=17.75' INV IN=12.70' (30" RCP #302) INV OUT=12.66' (30" RCP #300)
302	TOP=17.74' INV IN=12.99' (30" RCP #303) INV OUT=12.94' (30" RCP #301)
303	TOP=21.97' INV IN=13.59' (30" RCP #304) INV IN=15.63' (15" RCP #317) INV OUT=13.55' (30" RCP #302)
304	TOP=22.49' INV IN=13.70' (30" RCP #315) INV IN=14.44' (12" PVC #C01) INV OUT=13.66' (30" RCP #303)
305	TOP=24.63' INV IN=20.28' (12" PVC #C03) INV OUT=19.71' (18" RCP #306)
306	TOP=26.61' INV IN=19.26' (18" RCP #305) INV OUT=19.21' (36" RCP #309)
307	TOP=25.87' BMP INV=14.68 BMP INV=14.15
308	TOP=26.04' BMP INV=11.64'
309	TOP=25.61' INV IN=18.01' (36" RCP #306) INV OUT=17.98' (18" RCP #310)
310	TOP=26.45' INV IN=17.85' (18" RCP #309) INV IN=17.85' (24" RCP #311) INV OUT=17.83' (24" RCP #313)

STORM AS-BUILT	
311	TOP=31.04' INV IN=21.03' (21" RCP #314) INV IN=21.04' (18" RCP #312) INV OUT=21.00' (24" RCP #310)
312	TOP=29.54' INV IN=24.26' (18" RCP EAST) INV OUT=24.21' (18" RCP #311)
313	TOP=24.88' INV IN=15.79' (24" RCP #310) INV OUT=15.75' (24" RCP #316)
314	TOP=34.91' INV IN=24.98' (24" RCP EAST) INV OUT=21.82' (21" RCP #311)
315	TOP=23.37' INV IN=14.57' (30" RCP #316) INV IN=16.59' (12" PVC EAST) INV OUT=14.52' (30" RCP #304)
316	TOP=23.45' INV IN=15.30' (24" RCP #313) INV OUT=15.25' (30" RCP #315)
317	TOP=21.82' INV IN=19.26' (18" PVC WEST) INV OUT=16.94' (15" RCP #303)
CO1	TOP=24.95' INVERT NOT ACCESSIBLE
CO2	TOP=25.36' INVERT NOT ACCESSIBLE
CO3	TOP=101.02' INVERT NOT ACCESSIBLE

SANITARY AS-BUILT	
400	TOP=23.78' INV OUT=15.65' (8" PVC #401)
401	TOP=19.12' INV IN=14.73' (10" PVC #402) INV IN=13.50' (8" PVC #400) INV OUT=13.32' (10" PVC WEST)
402	TOP=20.19' INV IN=15.89' (8" PVC #403) INV IN=16.04' (10" DIP EAST) INV OUT=15.13' (10" PVC #401)
403	TOP=18.31' INV OUT=8" PVC #402 NOT ACCESSIBLE

LEGEND

- Utilities - Storm
 - SMALL STORM MANHOLE
 - STORM DRAIN INLET
- Utilities - Sanitary
 - SANITARY MANHOLE
 - SANITARY CLEAN-OUT
- Utilities - Water
 - WATER VALVE
 - WATER METER
 - IRRIGATION VALVE
 - FIRE HYDRANT
- Utilities - Gas
 - GAS METER
 - GAS VALVE
- Utilities - Electric
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
- Misc. Symbols
 - SPOT ELEVATION
 - DECIDUOUS TREE
 - SIGN
 - DOOR LOCATION
 - BOLLARD
 - HANDICAP PARKING
 - TRAFFIC DIRECTION ARROW

Abbreviations

- EX. CSW
- EX. HCM
- EX. HCR
- EX. C&G
- EX. CONC.
- EX. RTW
- EX. FF
- EX. RCP
- EX. PVC
- EX. IPF

Surfaces

- ASPHALT AREA
- CONCRETE AREA
- BRICK AREA

Linetypes

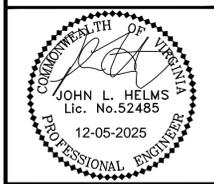
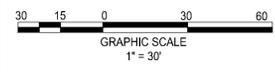
- INDEX CONTOUR (5')
- INT. CONTOUR (1')
- PROPERTY LINE
- ADJOINER LINE
- OVERHEAD UTILITY WIRE
- SANITARY PIPE
- STORM PIPE

UTILITY LEGEND

- Utilities - Electric
 - UTILITY POLE
 - LIGHT POLE
 - TRANSFORMER
 - ELECTRIC VAULT
 - ELECTRIC MANHOLE
 - GROUND LIGHT
- Utilities - Communication
 - COMMUNICATION VAULT
- Utilities - Water
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
- Utilities - Water
 - GAS VALVE
 - GAS METER
 - TEST STATION
- Utilities - Miscellaneous
 - END OF INFORMATION
 - CAPPED LINE

Linetypes

- Quality Level B - Field Located (Underground)
 - DOMINION ELECTRIC MARKING
 - PRIVATE ELECTRIC MARKING
 - VERIZON COMMUNICATION MARKING
 - COMCAST COMMUNICATION MARKING
 - PRIVATE COMMUNICATION MARKING
 - VAW WATER MARKING
 - PRIVATE WATER MARKING
 - WASHINGTON GAS MARKING
- Quality Level D - From Records and Observations (Underground)
 - DOMINION
 - VAW WATER
 - WASHINGTON GAS



OLD TOWN POOL
CONCEPT 1
CITY OF ALEXANDRIA, VIRGINIA

CONCEPT 1 SUBMISSION	BAR SUBMISSION	DATE	DESCRIPTION
1	08/19/25		
2	12/03/25		
3			
4			
5			
6			
7			
8			
9			

PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 08/12/2025
SCALE: 1"=30'
DESIGN: NL
DRAWN: JH
CHECKED: JH

SHEET TITLE:
EXISTING CONDITIONS
SHEET No.
C200



BLOCK 2 BAGGETT TRACT
D.B. 179 PG. 233
ZONED: RB

1501 CAMERON STREET
TAX MAP #064.03-01-01
LOT 500
CITY OF ALEXANDRIA AT CAMERON & N WEST STREET (JEFFERSON HOUSTON SCHOOL)
D.B. 688 PG. 581
CITY OF ALEXANDRIA
D.B. 688 PG. 581
ZONED: RB

CAMERON STREET
66' PUBLIC RIGHT-OF-WAY

BUCHANAN STREET
80' RIGHT-OF-WAY

1 2 3 4 5 6

D
C
B
A

LEGEND

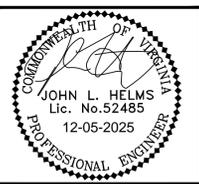
- EX. TREE TO BE REMOVED
- TO BE DEMOLISHED

NOTES:

- 1.) EXISTING ARTWORKS SHALL BE RELOCATED OFFSITE BY OTHERS PRIOR TO CONTRACTOR MOBILIZATION TO PERFORM THE WORK OF THIS CONTRACT.
- 2.) DEMOLISH EXISTING POOLS, POOL DECK, BATH HOUSE AND POOL PUMP BUILDING IN THEIR ENTIRETY, INCLUDE ALL FOUNDATION WALKS, FOOTINGS AND UTILITIES SERVING THEM.



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P. 703.273.6820
engineering • surveying • land planning



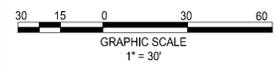
OLD TOWN POOL
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	08/19/25	CONCEPT 1 SUBMISSION
2	12/05/25	BAR SUBMISSION
3		
4		
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PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 08/12/2025
SCALE: 1"=30'
DESIGN: NL
DRAWN: JH
CHECKED: JH

SHEET TITLE:
DEMOLITION PLAN

SHEET No.
C201



G:\2025\0503815.00\Design\Civil\C201\Plot\Concept\IM\CD1 - DEMOLITION PLAN.dwg, 11/24/2025 11:02:40 AM, John L. Helms



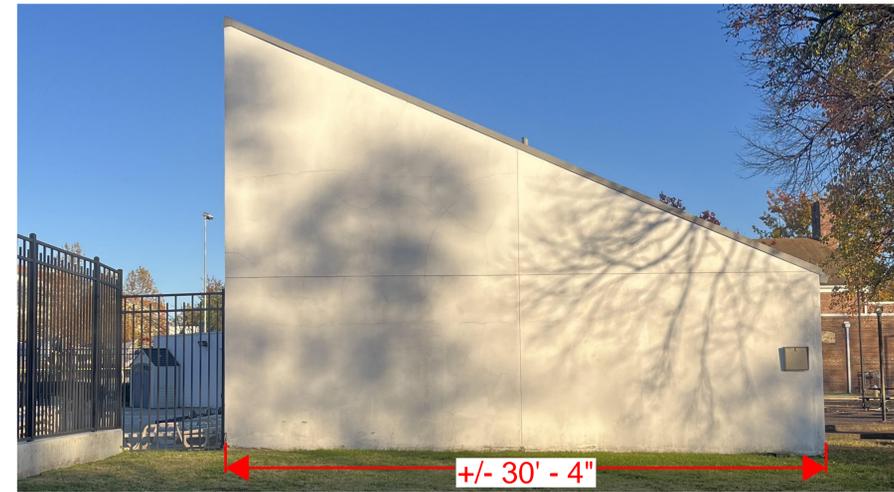
NORTH ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED



EAST ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED



WEST ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED



SOUTH ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	DATE	BY	DES
12/5/2025	20116-07	STZ	STZ	KDL			

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	DATE	BY	DES
12/5/2025	20116-07	STZ	STZ	KDL			



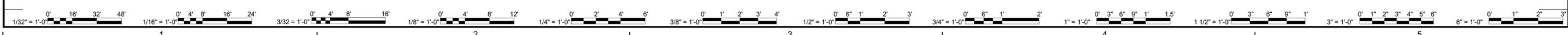
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(703)998-0101



PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING EXISTING EXTERIOR ELEVATIONS

SHEET
A-002

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CAMERON STREET



BACK OF BUCHANAN STREET



BACK OF BOYLE STREET



JEFFERSON HUSTON ELEMENTARY



DURANT CENTER



DES
BY
MARK DATE
REVISIONS

DATE	12/5/2025	PROJECT	20116-07	STZ	STZ	KDL
DESIGNED		DRAWN		CHECKED		

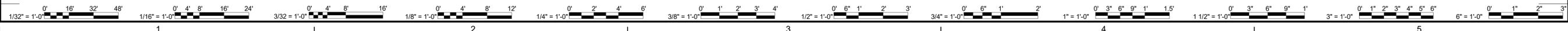


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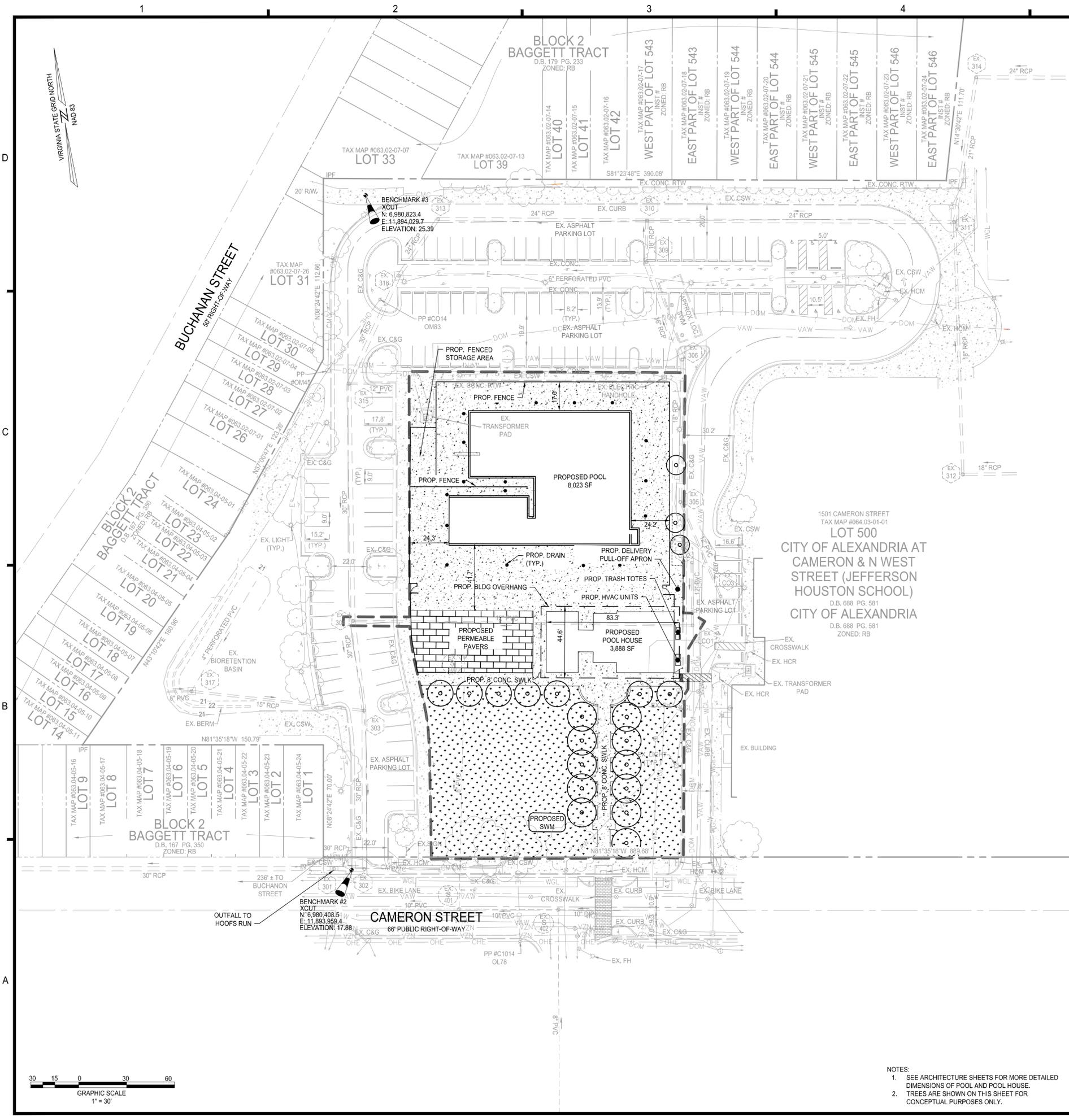


PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING
SURROUNDING CONTEXT SITE PHOTOS

SHEET
A-002



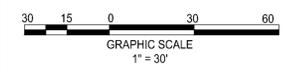
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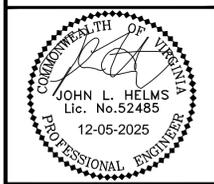
SITE ADDRESS:	1609 CAMERON STREET
TAX MAP NUMBER:	064.03-01-01
EXISTING ZONE:	RB (RESIDENTIAL/TOWNHOME)
PROPOSED ZONE:	RB (RESIDENTIAL/TOWNHOME)
SMALL AREA PLAN DISTRICT:	BRADDOCK ROAD METRO STATION
HISTORIC DISTRICT:	PARKER GRAY LOCAL
EXISTING USE:	PUBLIC RECREATION (SWIMMING POOL) / PUBLIC SCHOOL AND PARK
PROPOSED USE:	PUBLIC RECREATION (SWIMMING POOL) / PUBLIC SCHOOL AND PARK
EXISTING SITE AREA:	447,967 S.F. OR 10.28 AC.
PROPOSED SITE AREA:	447,967 S.F. OR 10.28 AC.
LIMITS OF DISTURBANCE:	51,241 SF OR 1.18 AC.
EXISTING FAR:	0.33 (MAX PERMITTED FAR IS 0.75)
PROPOSED FAR:	= 147,737 SF / 447,967 SF = 0.33
OPEN SPACE REQUIRED:	35% OF TOTAL SITE AREA = 35% X 447,967 SF = 156,789 SF (3.6 AC.)
PROVIDED OPEN SPACE:	AT-GRADE: 236,535 SF / 447,967 SF = 53.1% ABOVE GRADE: 0 SF TOTAL = 236,535 SF OR 5.43 AC. = 53.1%

LEGEND

	PROJECT LIMITS
	PROP. BUILDING OUTLINE
	PROP. BUILDING OVERHANG
	PROP. POOL OUTLINE
	PROP. SIDEWALK
	PROP. FENCE
	PROP. CONCRETE
	PROP. GRASS
	PROP. PERMEABLE PAVEMENT
	PROP. DRAIN
	PROP. TREE



- NOTES:**
- SEE ARCHITECTURE SHEETS FOR MORE DETAILED DIMENSIONS OF POOL AND POOL HOUSE.
 - TREES ARE SHOWN ON THIS SHEET FOR CONCEPTUAL PURPOSES ONLY.



**OLD TOWN POOL REPLACEMENT
CONCEPT 2**
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	08/19/25	CONCEPT I SUBMISSION
2	12/05/25	BAR SUBMISSION
3		
4		
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6		
7		
8		
9		

PROJECT No.: 25003815.00
 DRAWING No.: 109632
 DATE: 08/12/2025
 SCALE: 1"=30'
 DESIGN: NL
 DRAWN: JH
 CHECKED: JH

**CONCEPT II SITE
PLAN**

SHEET No.
C300

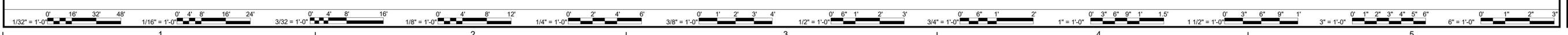
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LEGEND

-  EXISTING TREE
-  DEMOLISHED TREE
-  NEW TREE

A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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12/5/2025	20116-07	STZ	STZ	KDL				

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
12/5/2025	20116-07	STZ	STZ	KDL				

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PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING **ARCHITECTURAL SITE PLAN**

SHEET
A-002

SQUARE FOOTAGE

- 2,790 SF - OUTSIDE OF EXTERIOR WALLS
- 3,339 SF - OUTSIDE OF EXTERIOR WALLS + 1/2 OF THE ROOF OVERHANG
- 3,888 SF - TOTAL AREA UNDER ROOF OVERHANG

MARK	DATE	BY	DES

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
12/5/2025	20116-07	STZ	STZ	KDL



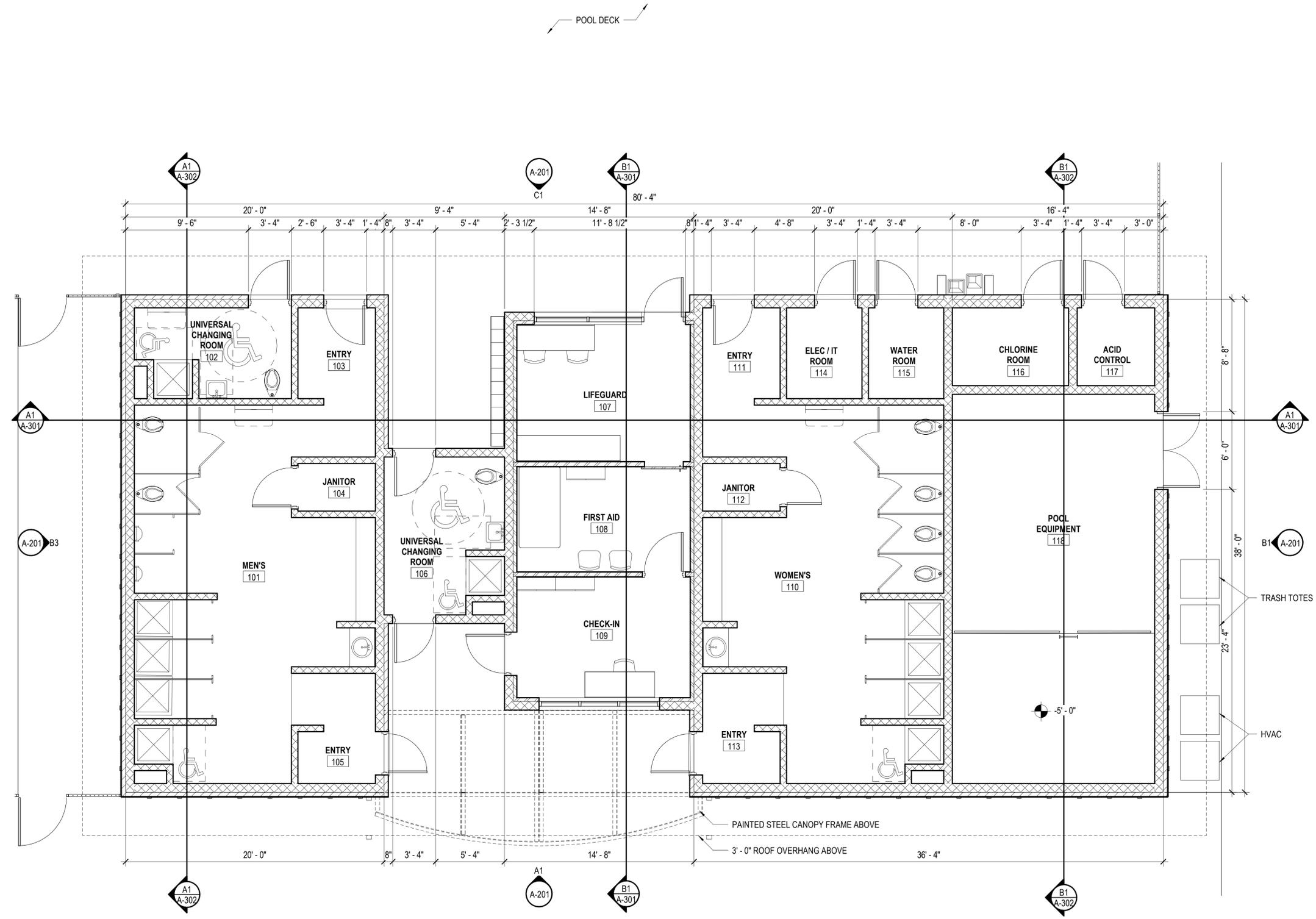
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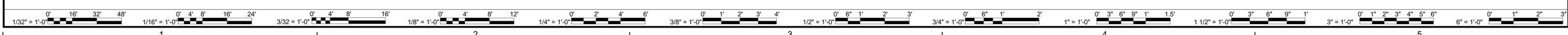
PROJECT
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DRAWING
FIRST FLOOR PLAN

SHEET
A-101



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

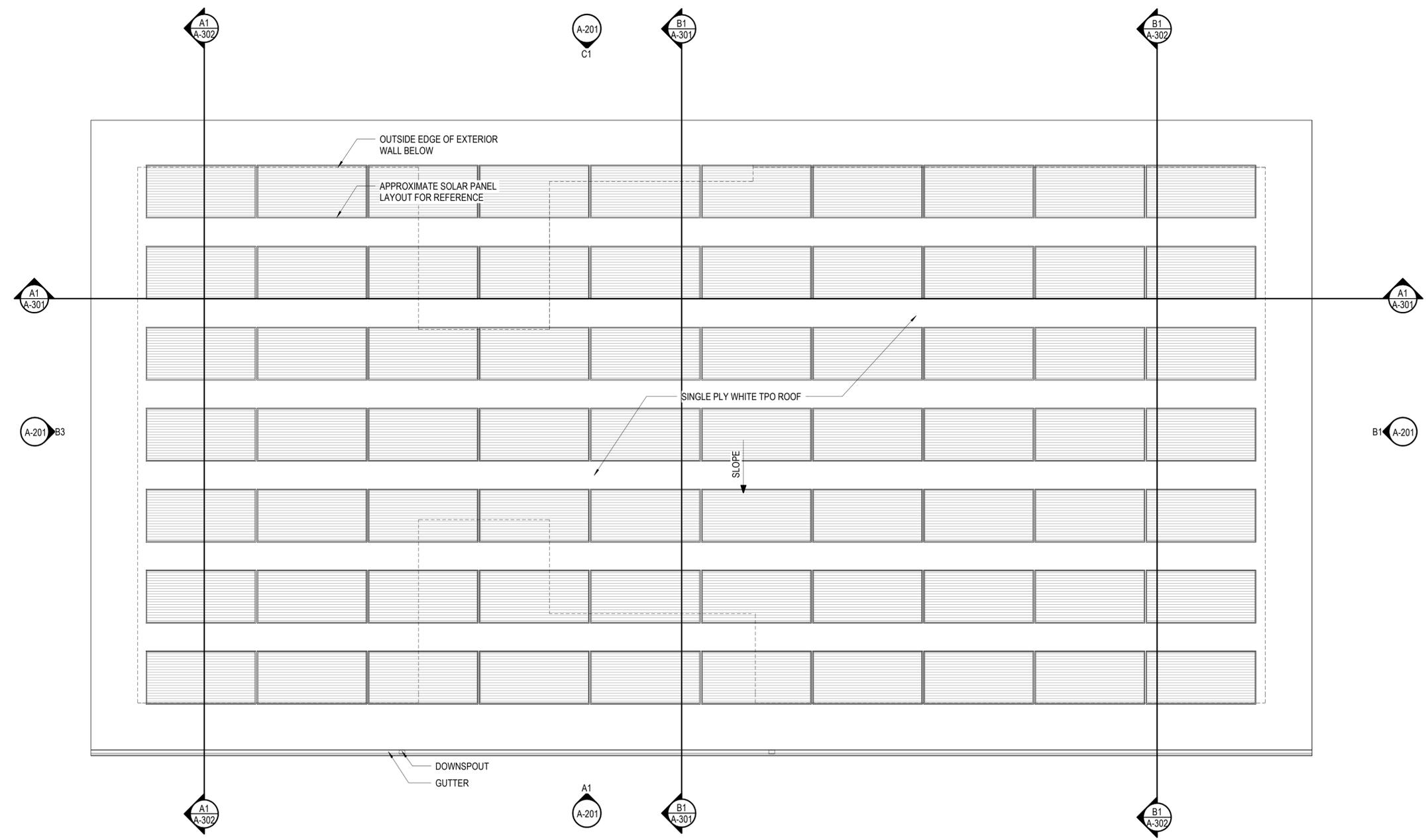


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1 2 3 4 5

ROOF PLAN LEGEND

	ROOF DRAIN / OVERFLOW DRAIN - REF DTLs A1/A-123, A-124, & PLUMBING DWGS FOR ADDITIONAL INFO - COORD EXACT LOCATION W/ STRUCTURAL SUPPORT		TAPERED ROOF INSULATION SLOPE AS NOTED
	DS DOWNSPOUT		ROOF TOP UNIT - REF. MECHANICAL DRAWINGS
	EF EXHAUST FAN - REF CURB DTL A5/A-122		PRE-FIN STANDING SEAM MTL ROOF SYSTEM - SLOPE AS INDICATED
	VTR PLUMBING VENT THROUGH ROOF (VTR)- REF DTLs ON A-123		DASHED LINE INDICATES LOCATION OF WALL BELOW
	2'-0" X 2'-0" X 1/4" WALKWAY PADS AS SHOWN SPACED 6" APART TYPICAL		ROOF VENT- REF MECHANICAL DWGS AND CURB DTL
	SLOPED ROOF STRUCTURE AS INDICATED		OUTDOOR UNIT - REF MECHANICAL DWGS
			CONDENSING UNIT - REF MECHANICAL DWGS



ROOF PLAN
A1-A-106 SCALE: 1/4" = 1'-0"



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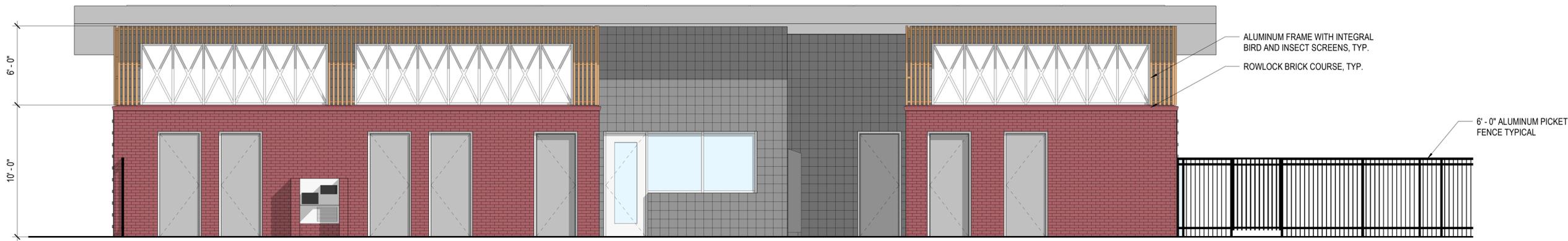


PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314

DRAWING **ROOF PLAN**

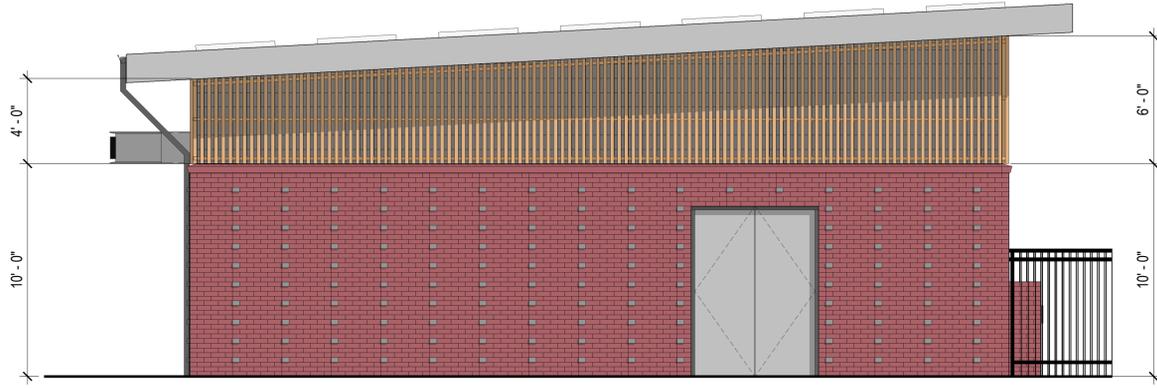
SHEET
A-106

12/2/2025 11:25:09 AM Autodesk Docs://20116-07 COA Old Town Pool/20116-07 v24 COA Old Town Pool - AFCH.rvt



ALUMINUM FRAME WITH INTEGRAL BIRD AND INSECT SCREENS, TYP.
 ROWLOCK BRICK COURSE, TYP.
 6'-0" ALUMINUM PICKET FENCE TYPICAL

C1 EXTERIOR ELEVATION - NORTH
 A-201 SCALE: 1/4" = 1'-0"



B1 EXTERIOR ELEVATION - EAST
 A-201 SCALE: 1/4" = 1'-0"

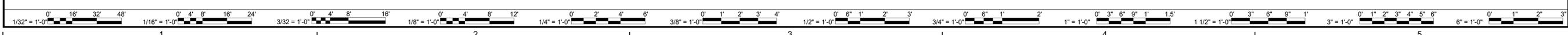
B3 EXTERIOR ELEVATION - WEST
 A-201 SCALE: 1/4" = 1'-0"



MATERIALS LEGEND

-  MODULAR BRICK WITH ACCENT HEADERS
-  8 x 8 GROUND FACE CMU
-  HARDWOOD SLATS
-  TPO ROOFING

A1 EXTERIOR ELEVATION - SOUTH
 A-201 SCALE: 1/4" = 1'-0"



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PROJECT OLD TOWN POOL
 CITY OF ALEXANDRIA
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 DRAWING EXTERIOR ELEVATIONS

SHEET
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MATERIAL SPECIFICATIONS:

ROOFING - White Heavy Duty TPO Membrane. Holcim Elevate Ultraply TPO

SIDING - Nominal 8" Ground Face CMU Masonry, Manufacturer TBD

Nominal 4" Brick - Red Brick with Darker Accent, Manufacturer TBD

WINDOWS - Kawneer 451 Storefront 2" x 4 1/2". Color Anodized Aluminum

DOORS - Painted Fiberglass Reinforced Plastic

LIGHTING - TBD, Lighting Similar to Existing Surrounding Site Lighting



LIGHTING ALONG THE
ONSITE WALKWAY

FENCING - 6' - 0" Aluminum Picket Fencing TBD, Similar to Existing Site Fencing



HVAC
EQUIPMENT - TBD



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DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
12/5/2025	20116-07	STZ	STZ	KDL				

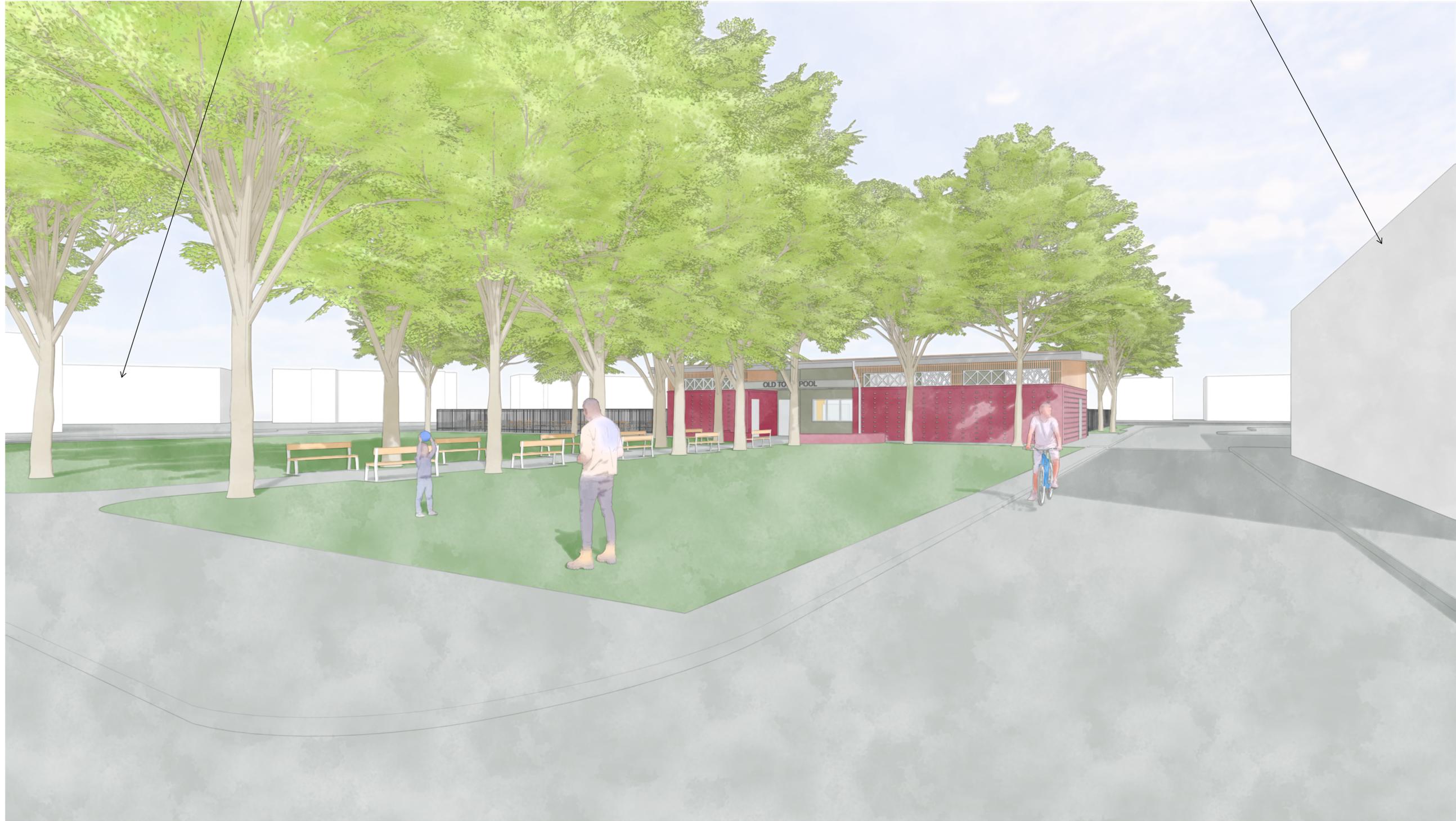
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PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
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DRAWING **SITE CONTEXT MODEL**

SHEET
A-201



BUCHANAN STREET RESIDENTIAL TOWNHOUSES

DURANT CENTER

MARK	DATE	BY	DES

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	STZ	STZ	KDL
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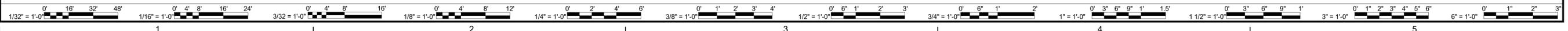


PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314

DRAWING
SITE CONTEXT MODEL

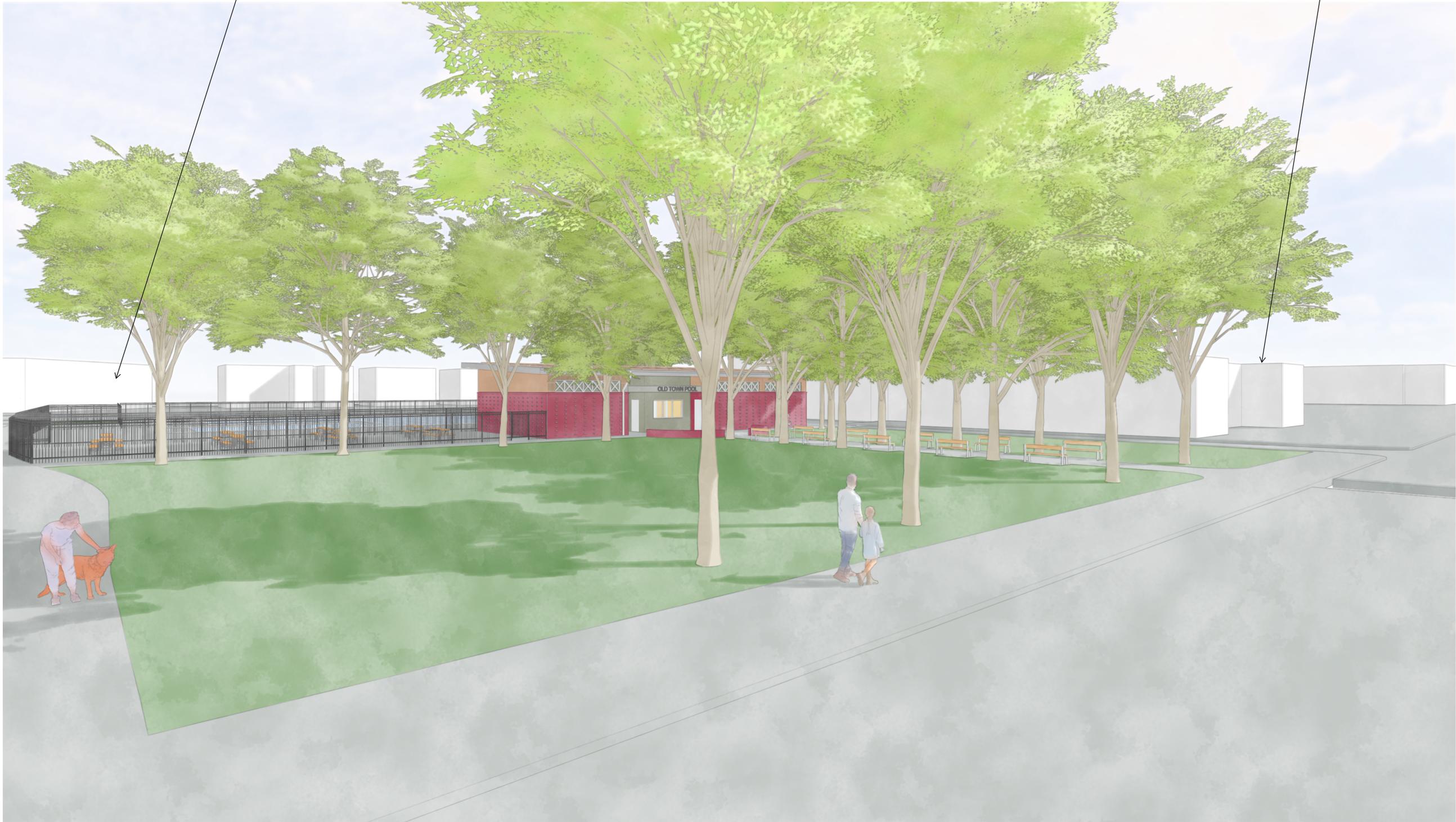
SHEET
A-201

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BOYLE STREET RESIDENTIAL TOWNHOUSES

DURANT CENTER



MARK	DATE	BY	DES

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
12/5/2025	20116-07	STZ	STZ	KDL

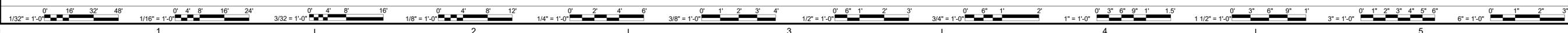


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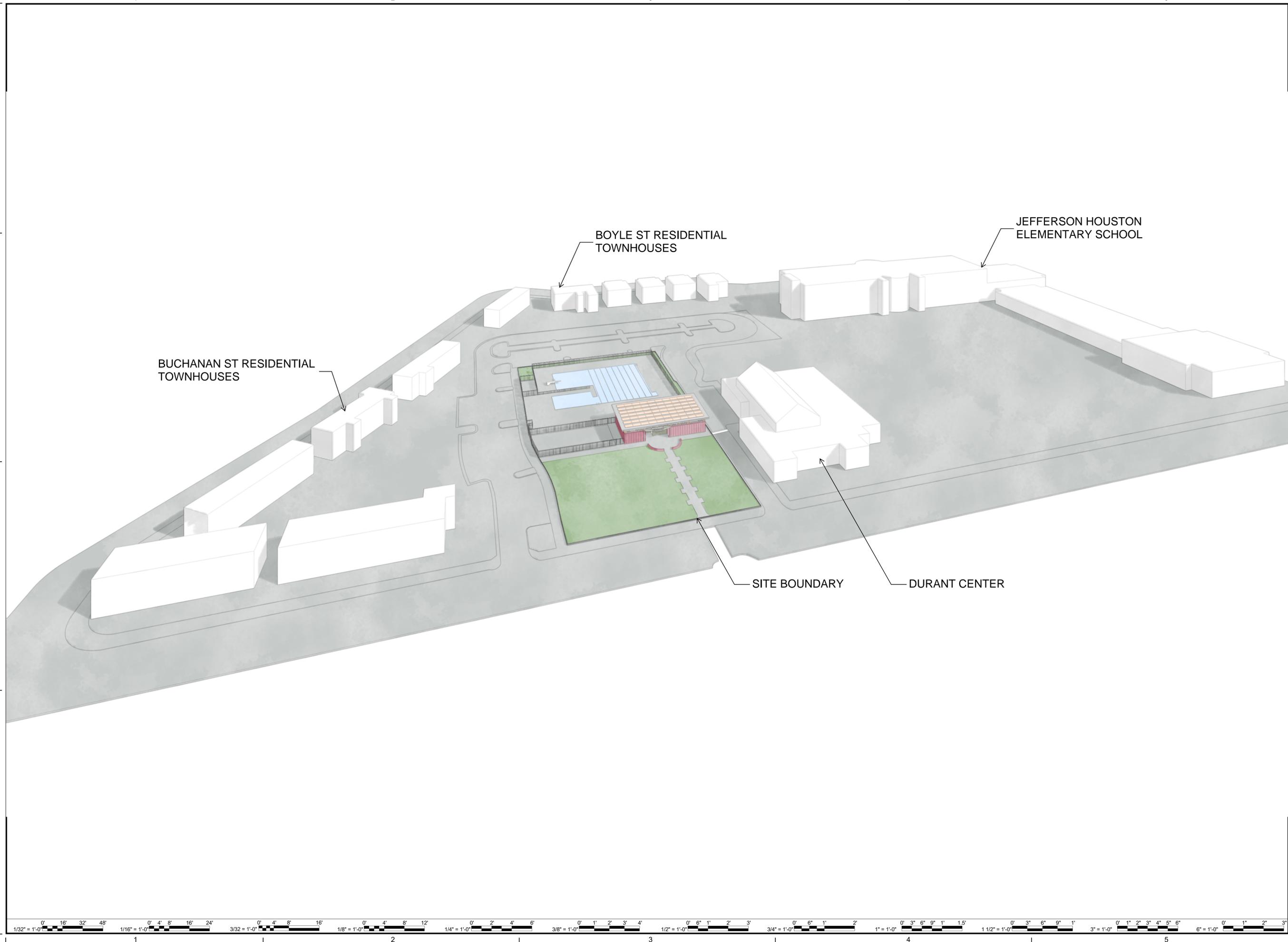


PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
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ALEXANDRIA, VA, 22314
DRAWING **SITE CONTEXT MODEL**

SHEET
A-201



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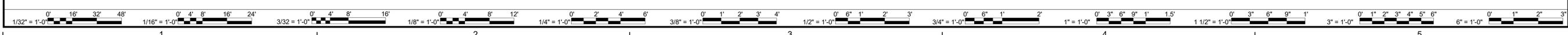
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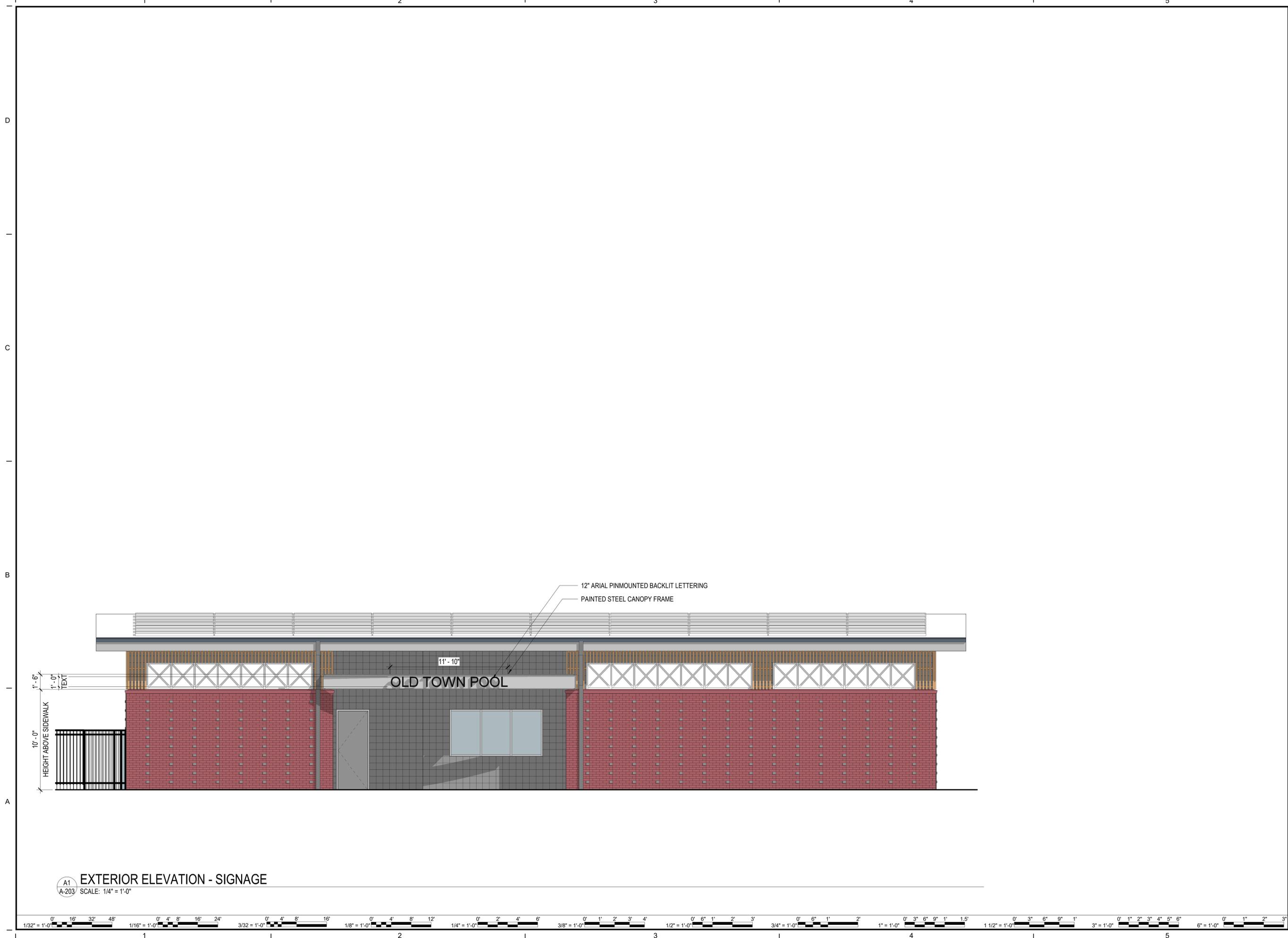
PROJECT
OLD TOWN POOL
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ALEXANDRIA, VA, 22314

DRAWING
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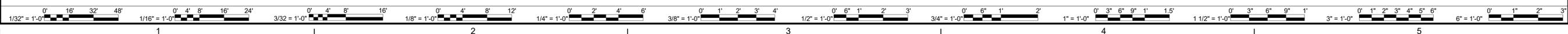
SHEET
A-201



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A1
A-203 EXTERIOR ELEVATION - SIGNAGE
 SCALE: 1/4" = 1'-0"



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BY	DES

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
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PROJECT OLD TOWN POOL
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 ALEXANDRIA, VA, 22314
 DRAWING SIGNAGE DRAWINGS

SHEET
A-203