



DEPARTMENT OF  
**PLANNING &  
ZONING**

421 King St.  
703.746.4666

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DATE: March 18, 2026

TO: CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

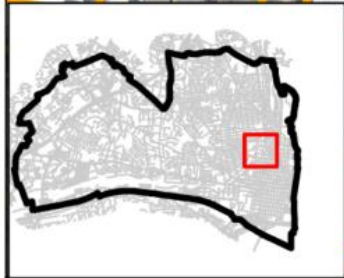
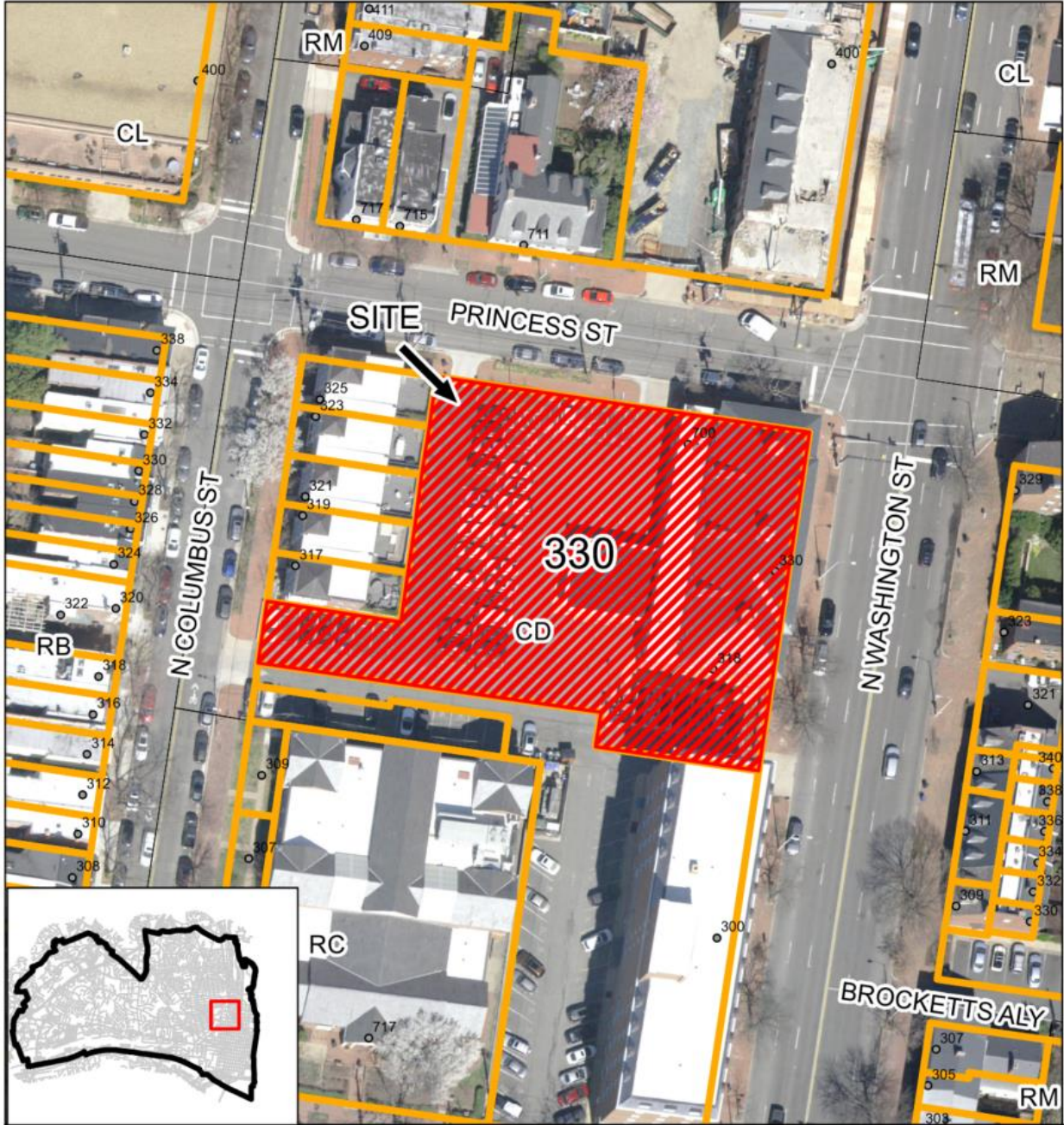
SUBJECT: CONCEPT REVIEW OF 330 NORTH WASHINGTON STREET  
BAR #2026-00033

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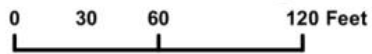
**I. SUMMARY**

The applicant is requesting BAR Concept Review of the redevelopment of the property at 330 North Washington Street, to include the construction of 6 new townhouses.

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#2026-00033 & BAR#2026-00034  
OHAD  
330 North Washington Street**



## **II. SITE CONTEXT AND HISTORY**

### *Site Context*

The project site is located in the middle of the north side of the block bound by Queen Street, Princess Street, North Columbus Street, and North Washington Street. The site is currently home to a surface parking lot. The short end of the block of townhouses faces Princess Street to the north. Due to its location in the middle of the block, all sides of the block of townhouses will be visible from a public right of way.

### *History*

Development of this block first appears on the 1862 Coastal Survey Map. By 1885 the Sanborn Fire Insurance Map shows buildings facing North Washington Street, Princess Street, and North Columbus Street. The southern end of the block was dominated by a cemetery facing Queen Street. This configuration persisted until the 1941 Sanborn Fire Insurance Map shows a library constructed on the site of the cemetery.

The existing office building at 330 North Washington Street was built in 1964. The surface parking lot that is currently in place on the proposed site was created at the time of the construction of the office building.

## **III. PROPOSED DEVELOPMENT**

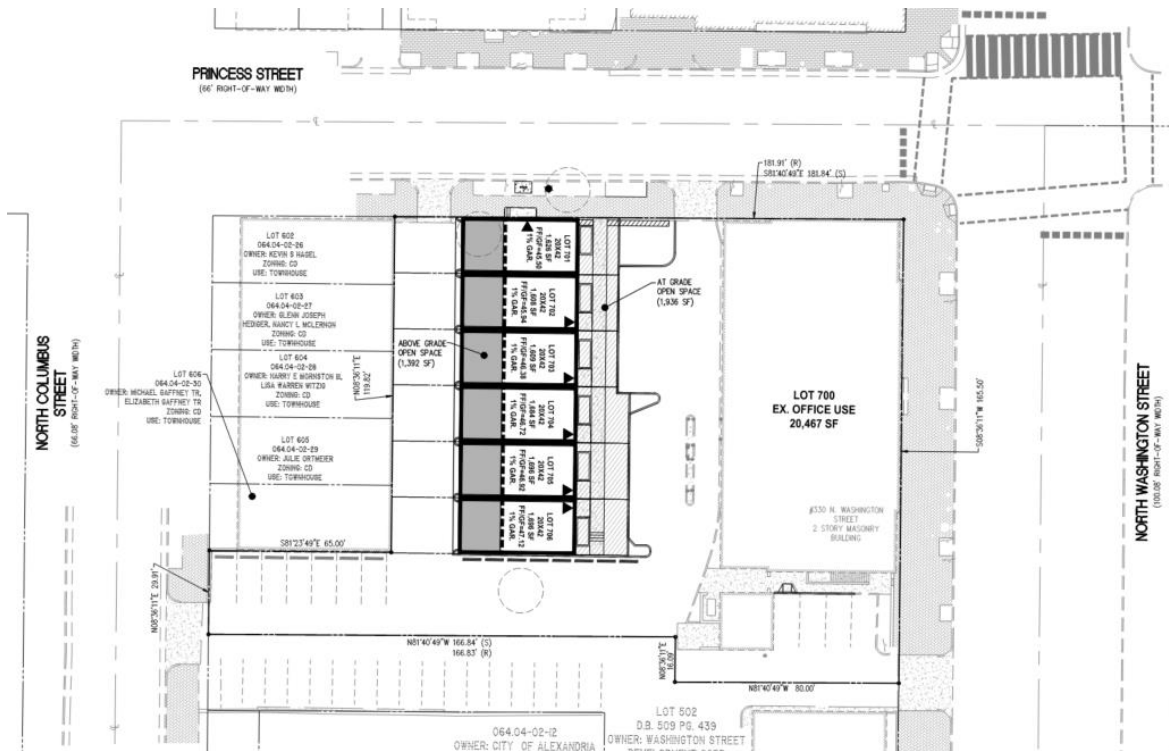
The applicant is requesting a Concept Review for a proposal to develop the site into six attached townhouses. The block of townhouses will be brick on the north, east, and south sides and horizontal cementitious siding on the west side. The northernmost townhouse will face Princess Street, while the remaining townhouses will face east.

A separate Permit to Demolish is being requested to remove a portion of the canopy at the drive through window for the bank to the east of the project site.

## **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 build six new townhouses in place of the surface parking lot behind the office building at 330 N Washington Street. The block of townhouses will be oriented such that they face the west side of the office building with the rear of the building facing the rear of the adjacent townhouses that face North Columbus Street to the west. The northernmost townhouse in the block will be oriented such that the main entry is on the long side of the townhouse unit facing Princess Street. Directly across Princess Street from this unit is located 711 Princess Street, dating from 1797 this Federal style residence is the most historic structure in the vicinity.



**Figure 1: Configuration of proposed townhouses on site**

The proposed townhouses will be four stories and 20'-0" wide by 42'-0" deep with a height measured to the middle of the dormer roof of approximately 38'-0". The fourth floor will be enclosed within a gable roof with large dormers on the east side and roof decks on the west side. The east elevation will include ground floor entry doors at five of the six townhouses and two over two punched windows in a masonry wall (Figure 2). Two of the units will feature a two story projecting bay that is three windows wide, one unit will include a bay with two windows and one will be without a projecting bay. The projecting bays will be clad in "synthetic trim". Each of the entry doors will be full lite glass with a projecting canopy.

The west elevation will be more consistent with the only variation between units being in the color of the exterior (Figure 3). This elevation will feature ground floor garage doors with brick to the second floor level. On the second floor will be four doors and a Juliet balcony with three punched windows at the fourth floor. On the fourth floor will be a roof deck with metal railing.

The Princess Street facing elevation will include a central three window wide projecting bay clad in “synthetic trim” flanked by two window wide brick sections with punched openings. At the second floor of the brick section there will be tall double doors with arched heads and Juliet balconies. A dormer will be located and aligned with the projecting central bay.



**Figure 2: Proposed east elevation**



**Figure 3: Proposed west elevation**



**Figure 4: North (left) and south (right) proposed elevations**

## V. STAFF RECOMMENDATION

The *Design Guidelines* state that “Building height should generally reflect the existing heights of buildings in the immediate vicinity of the proposed new construction.” When considering the appropriateness of the proposed townhouses it is important to consider all of the nearby building context. The townhouses to the west of the site facing North Columbus Street are approximately 3 ½ stories tall and the office building to the east of the site is 3 stories tall with a large, sloped roof. This places the proposed townhouses, which are four stories tall at slightly taller than other buildings on the blockface. However, the location in the middle of the block makes this height more appropriate because it is at a distance from any historic fabric.

The proposed site configuration includes a row of townhouses placed perpendicular to the street in the middle of a block, essentially creating two alleys in the middle of the block. While a single alley or central court at the center of a block is the more typical configuration, it is not unheard of to have parallel alleys within a block. Where these exist, there are often alley houses facing onto one of these alleys or interior courts. The challenge with the proposed configuration is that it places the side of the row of townhouses perpendicular to the street instead of facing the street. In order to create a pedestrian friendly street frontage, the applicant is proposing to make the long side of the end townhouse the front instead of the short side. The existing historic home across Princess Street from the site has a similar configuration where a five bay wide façade faces the street. The applicant should explore the proportions of this historic façade to evolve the proposed design in a way that is compatible with the nearby historic fabric.

Because of the site configuration there is no clearly defined front and rear to the townhouses. Typically, the rear elevation is minimally visible or if visible it is often from a less prominent location such as an alley. Since this proposal places the townhouse block perpendicular to the street, both the east and west sides are equally prominent. This lack of hierarchy means that all sides of the building should be treated with an equal level of decoration. In the proposed design, the west elevation uses siding in lieu of brick and includes more utilitarian wall openings. Staff recommends that the applicant reconsider the west elevation so that it is similar in material and design to the east elevation.

Staff recommends that the Board provide feedback to the applicant on the design and return for an additional Concept Design review having modified the proposal in response to comments from Staff and the Board.

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

- The proposed design features large dormers on the east side of the townhouses in both gable and shed roof designs. These proposed dormers are very large and overwhelm the roof form. The applicant should study dormers and roof forms in the historic district and apply principles from these buildings to the proposed design.
- In the proposed design, the roof form is asymmetrical including a large dormer on one side and a roof deck on the other. Since the block of townhouses will prominently be viewed from the short side, it would be appropriate for the roof on the end units to be symmetrical, creating a balanced appearance to the street. The applicant should explore revising the design to have a more simple roof form, maybe without the roof deck, on the two end units and keeping them on the four interior units.
- The submittal documents refer to the material on the projecting bays as “synthetic trim”. While the Design Guidelines do support the use of synthetic materials for various trim pieces, they are not intended to be used as a prominent cladding material. The applicant should consider the material for the projecting bays and select an option that is appropriate for the prominence of this location.
- The proposed design, including the window configuration, gives the composition a vaguely Victorian quality. This is an appropriate style given the number of historic Victorian structures nearby. As the design

progresses, the applicant should study Victorian detailing and include aspects of it in the final design.

- There is extensive metalwork on the proposed design, including railings and balconies. The applicant should study historic metalwork as the design progresses to create a design that recalls this historic fabric.
- The proposal includes a tall brick fence along the sidewalk at the east side of the north townhouse. This fence will help to screen the parking and the electrical transformer from street. As the design progresses, the applicant should explore decorative masonry elements that could be added to this fence.

### **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 subdivision for six townhouses will comply with Zoning.

C-2 Proposed concept review is subject to the approval and conditions of CDSP 2025-00010.

F-1 Applicant has requested approval of a Subdivision and DSUP for the six townhouses. Hearing date has also not been scheduled.

F-2 All lots don't appear to have frontage on a street which per CD zone requires 25 feet.

F-3 Setbacks, open space, and lot requirements can be modified at the DSUP stage to comply with the CD zone.

#### **Code Administration**

Building permit is required

## **Transportation and Environmental Services**

- F-1 Comply with all requirements of CDSP2025-00010. (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 The project area is located outside of Alexandria's original boundaries and would have remained undeveloped and rural throughout the seventeenth and eighteenth centuries. By the late eighteenth century more town blocks had been surveyed and laid out, including the block where the project area was located. This does not necessarily indicate the start of development, as the blocks were likely to be used for real estate dealings. One such real estate sale in 1784 involved the project area – Thomas West, who owned extensive tracts of land in and around Alexandria, sold a large section of his land that included the block bounded by Princess, N. Washington, Queen and N. Columbus. The land was transferred to Baldwin Dade and would be further subdivided in subsequent years.
  
- F-2. Development is first shown in the project area on an 1862 Coastal Survey map, although it is unclear the use or ownership of the buildings. An 1877 Hopkins map shows a more detailed layout of the block, including several buildings located within the project area and fronting on Princess St. There are five buildings noted with two different owners listed, W. Padgett, and Robert Brockett. An 1885 Sanborn map shows that the one structure on N. Washington St. has several associated out-buildings, including a detached kitchen.
  
- F-3 Given that the property has been covered with a parking lot since the 1960's, there is a high likelihood of surviving archaeological resources. The project area may contain valuable information pertaining to the development of Alexandria throughout the nineteenth century, including before the Civil War.

- R-1 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.\*  
(Arch)(P&Z)(RP&CA)
- R-2 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.  
(Archaeology)
- R-3 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities.\*  
(Archaeology)
- R-4 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-5 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)

R-6 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.\*\*\* (Archaeology)

C -1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

**VII. ATTACHMENTS**

- Application Materials

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 330 N. Washington St.

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

TAX MAP AND PARCEL: 064.04-02-31 ZONING: CD

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

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH *And Associated Concept Review for proposed infill development on surface parking lot*  
*(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: 330 N WASHINGTON LLC

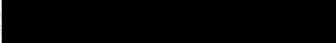
Address: 

City:

Phone:

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_

Name: Mary Catherine Gibbs, Wire Gill, LLP Phone: 

E-mail: 

Legal Property Owner:

Name: Same as applicant

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other Reduction in size of Bank canopy
  - 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).*

The Applicant is seeking permission to reduce the size of the bank canopy in the rear of the building at 330 N. Washington Street in order to bring the number of drive aisles down to one. The proposal is to cut the existing canopy at the edge of the first drive aisle adjacent to the bank wall and then refinish the trim on the outer edge where it was demolished to match what is there now. The bank no longer needs three drive aisles. The reduction in the canopy will facilitate a new infill townhouse development on the most of the existing surface parking lot in the rear of the bank building. The applicant is seeking concept review of the proposed infill townhouse development of 6 townhouses that follow the pattern of the adjacent Cromley Row townhouses with access to the rear loading parking garages from the existing public access easement that serves the rears of the Cromley Row townhouses. The front doors of the new townhouses will face the bank building in a newly configured parking area adjacent to the bank, including a one way drive aisle from Princess Street through the site to exit at either N. Columbus or N. Washington St. The unit on Princess Street will have a front door on Princess Street. The Applicant is seeking the BAR's review at this concept stage as to the height, mass, scale and general architectural character of the new infill development.

**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.

- <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: 

Printed Name: Mary Catherine Gibbs, Wire Gill, LLP

Date: 2/19/26

**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. 330 N Washington LLC	[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 330 N. Washington (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. MREC 10 LLC	[REDACTED]	10%
2. STM 330 N. Washington Inc.	[REDACTED]	90%
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. 3330 N. Washington St. LLC	None	None
2. STM 330 N. Washington Inc.	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.

2/9/20  
Date

Mary Catherine Gibbs, Agent  
Printed Name

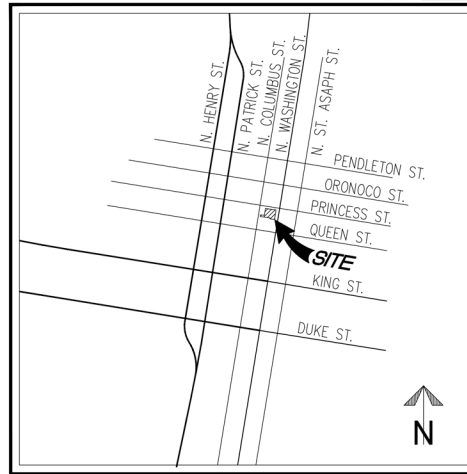
  
Signature

# MERION ROW

## BAR SUBMISSION #1 - PARTIAL DEMOLITION AND CONCEPT REVIEW

VICINITY MAP

SCALE: 1"=1000'



### SHEET INDEX

BAR-0101	COVER SHEET
BAR-0301	EXISTING CONDITIONS PLAN
BAR-0401	CONCEPTUAL LAYOUT PLAN
BAR-0403	CONCEPTUAL OPEN SPACE PLAN
BAR-0404	PARTIAL DEMOLITION LIMITS - SITE
BAR-0501	PARTIAL DEMOLITION LIMITS
A-1.0	FLOOR PLANS
A-2.0	FLOOR PLANS - FLOOR AREA EXCLUSIONS
A-3.0	ELEVATIONS
A-3.1	ELEVATIONS
ST-1.0	COLOR ELEVATIONS
ST-1.1	COLOR ELEVATIONS
R-1.0	3D RENDERINGS
R-1.1	3D RENDERINGS
R-1.2	3D RENDERINGS

### DEVELOPMENT TEAM INFORMATION

- |   |   |  |
|---|---|--|
| <p>1. <b>RECORD OWNER:</b><br/>330 N WASHINGTON LLC<br/>8100 OLD DOMINION DR, SUITE G<br/>MCLEAN, VA 22102</p>                | <p>3. <b>LAND USE ATTORNEY:</b><br/>WIRE GILL, LLP<br/>700 N. FAIRFAX ST, SUITE 600<br/>ALEXANDRIA, VA 22314<br/>ATTN: MARY CATHERINE GIBBS</p> | <p>5. <b>ARCHITECT:</b><br/>DEVEREAUX &amp; ASSOCIATES<br/>147 CHAIN BRIDGE RD, SUITE 200<br/>MCLEAN, VA 22101<br/>ATTN: WILLIAM DEVEREAUX</p> |
| <p>2. <b>DEVELOPER:</b><br/>MERION COMPANIES<br/>8100 OLD DOMINION DR, SUITE G<br/>MCLEAN, VA 22102<br/>ATTN: BRIAN VEITH</p> | <p>4. <b>CIVIL ENGINEER:</b><br/>WALTER L. PHILLIPS, INC.<br/>207 PARK AVE.<br/>FALLS CHURCH, VA 22066<br/>ATTN: TRAVIS F. BROWN, P.E.</p>      |  |

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1949  
Engineers • Surveyors • Planners • Landscape Architects • Architects  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22066  
(703) 524-4183 Fax: (703) 524-1521 www.WLPHINC.com



NO.	DESCRIPTION	APPROVED BY		DATE
		DATE	BY	

**MERION ROW**  
330 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314  
**BOARD OF ARCHITECTURAL REVIEW**  
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

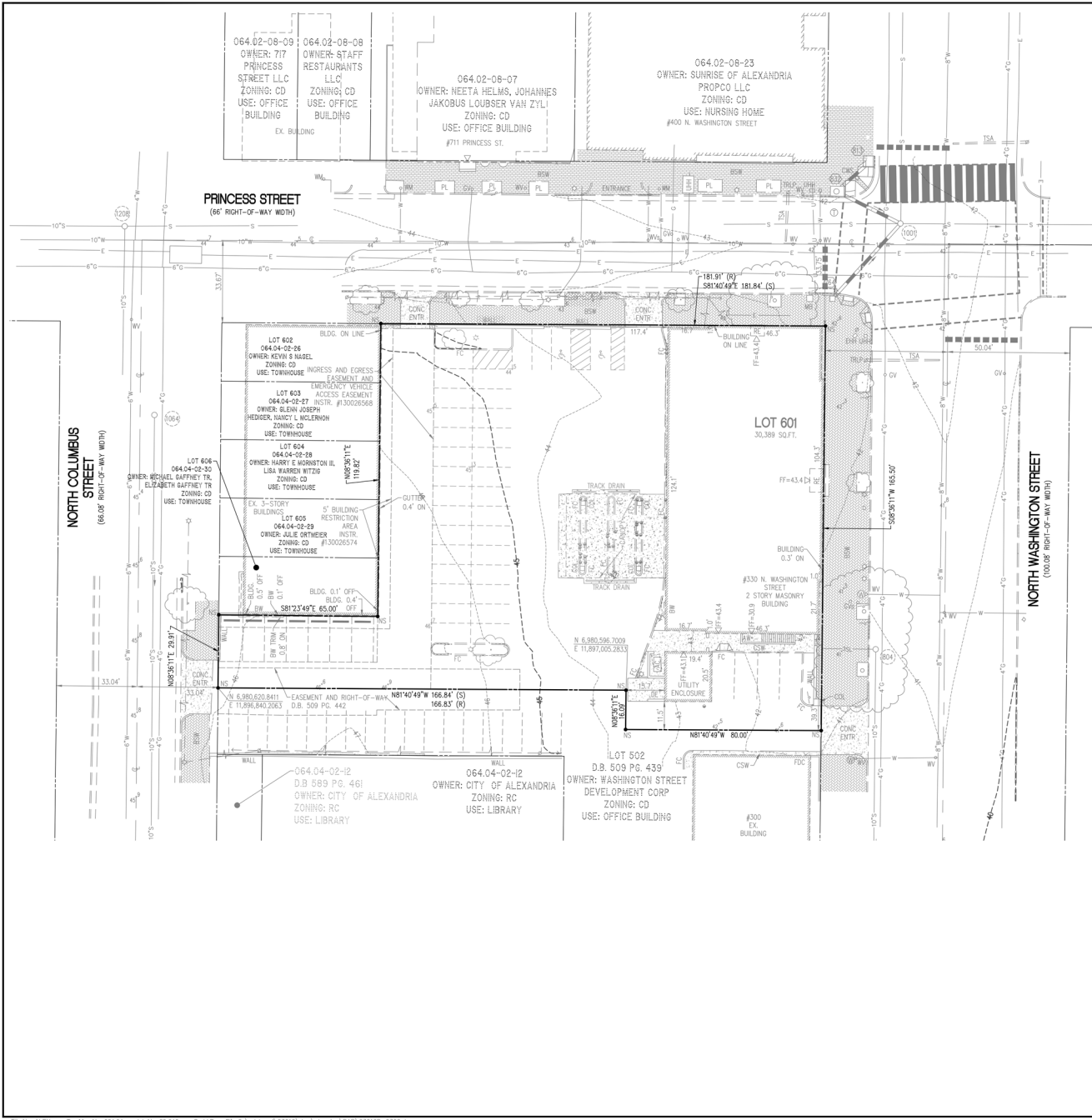
APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

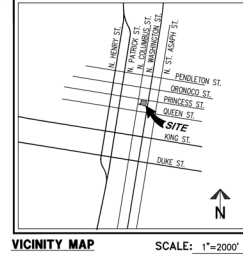
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



- LEGEND**
- AC ..... AIR CONDITIONER
  - AW ..... AREAWAY
  - BSW ..... BRICK SIDEWALK
  - BWH ..... BAY WINDOW
  - CO ..... CLEANOUT
  - COL ..... COLLAR
  - CONC ..... CONCRETE
  - CSW ..... CONCRETE SIDEWALK
  - DB ..... DEED BOOK
  - DE ..... DUMPSTER ENCLOSURE
  - EMH ..... ELECTRIC HANDHOLE
  - ENTR ..... ENTRANCE
  - ESMT ..... EASEMENT
  - FC ..... HEADER CURB
  - FF ..... FIRST/FINISH FLOOR ELEVATION
  - GV ..... GAS VALVE
  - INV ..... INVERT
  - MB ..... MAILBOX (PUBLIC)
  - NS ..... NAIL SET (PROPERTY CORNER)
  - PS ..... PASE
  - PL ..... PLANTER
  - (R) ..... RECORD
  - RCF ..... REINFORCED CONCRETE PIPE
  - RE ..... RECEIVED ENTRANCE
  - (S) ..... SURVEY
  - SD, (S) ..... STORM SEWER STRUCTURE
  - SM, (S) ..... SANITARY SEWER STRUCTURE
  - SO.FT ..... SQUARE FEET
  - SW ..... SIDEWALK
  - TRLP ..... TRAFFIC LIGHT/SIGNAL POLE
  - TS&L ..... TRAFFIC SIGNAL ARM
  - UHH ..... UTILITY HANDLE
  - WM ..... WATER METER
  - WV ..... WATER METER
  - WV ..... WATER VALVE
  - ..... FIRE HYDRANT
  - ..... DOORWAY/ENTRANCE
  - ..... UTILITY POLE
  - ..... LIGHT POLE
  - ..... GUY WIRE
  - ..... OVERHEAD WIRES
  - ..... UNDERGROUND ELECTRIC LINE
  - ..... UNDERGROUND GAS LINE
  - ..... UNDERGROUND SANITARY LINE
  - ..... UNDERGROUND SANITARY LATERAL LINE
  - ..... UNDERGROUND STORM SEWER LINE
  - ..... UNDERGROUND TELECOMMUNICATIONS LINE
  - ..... UNDERGROUND WATER LINE
  - ..... TREE
  - ..... LIMITS OF TREE CANOPY/VEGETATION
  - ..... CURB AND GUTTER
  - ..... BOLLARD
  - ..... SPOT ELEVATION
  - ..... SIGN
  - ..... RESERVED FOR DISABLED

- NOTES**
1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 064.04-02-31, AND IS ZONED CD.
  2. THE PROPERTY, CONSISTING OF LOT 601 CROMLEY ROW, AS RECORDED IN INSTRUMENT NUMBER 130026568, IS NOW IN THE NAME OF 330 N. WASHINGTON LLC, AS RECORDED IN INSTRUMENT NUMBER 160010517 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
  3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO WARRANTIES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
  4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
  5. TOTAL AREA OF THE PROPERTY IS 30,389 SQUARE FEET OR 0.6976 ACRES.
  6. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 06/01/2023.
  7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519041E, REVISED DATE JUNE 15, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT PREPARED BY SUBJECT TITLE GROUP, INC, CASE NUMBER STG# 230947 DATED JUNE 13, 2023.
  9. THE PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 130026574.
  10. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)] [EPOCH:2010.0000] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO MDAAGNS MONUMENT PID NUMBER DMS144; LMK1 STERILING CONS APP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995681. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
  11. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 1, 2023; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



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DATE: 03/26/2023  
SCALE: 1" = 20'  
BAR SUBMISSION #1: 03/26/2023

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**MERION ROW**  
330 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314  
**BOARD OF ARCHITECTURAL REVIEW**  
CITY OF ALEXANDRIA, VIRGINIA  
**EXISTING CONDITIONS PLAN**

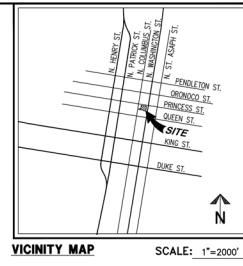
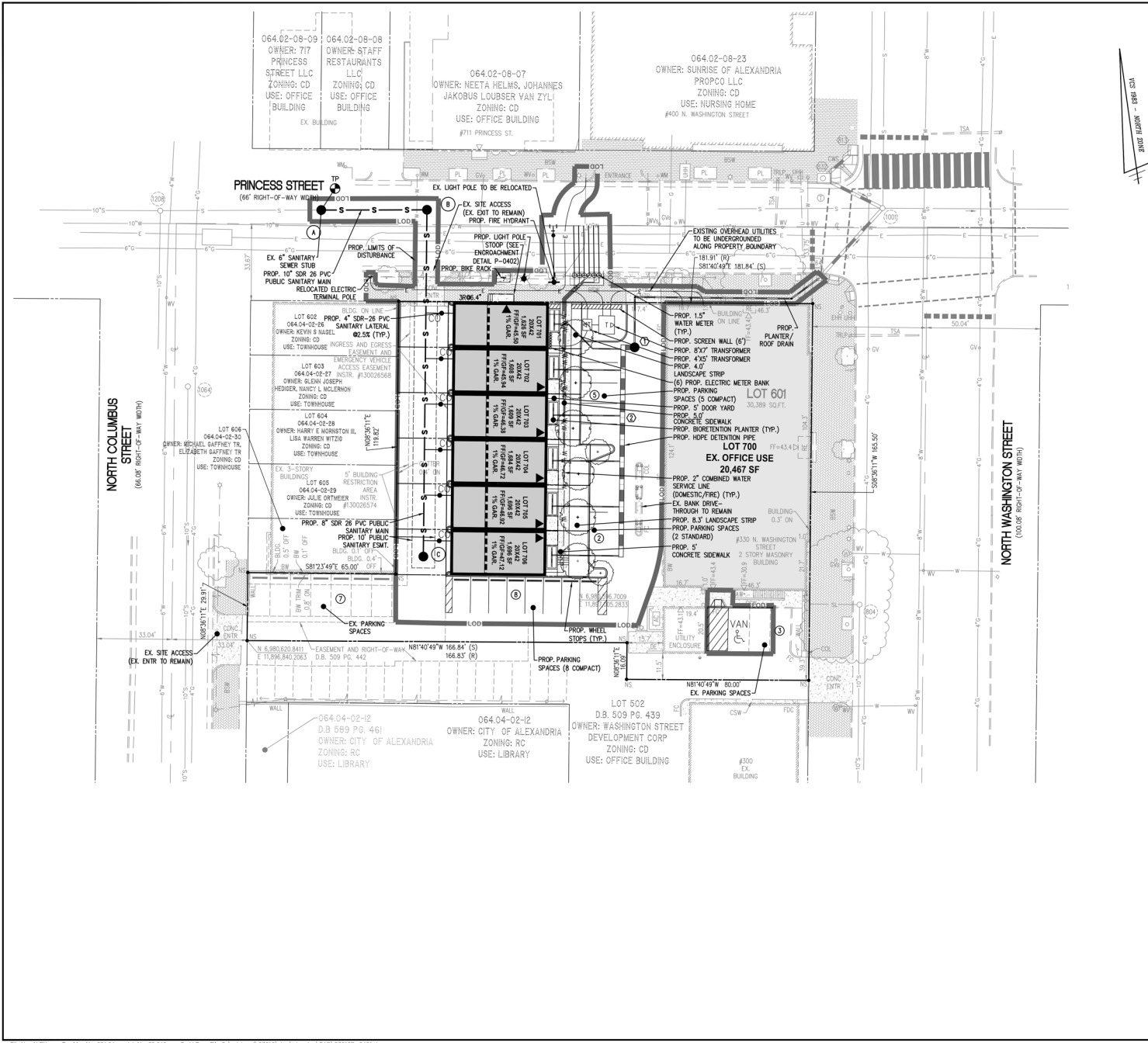
APPROVED SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & OUTER CO-2	[Symbol]
[Symbol]	TRANSITION FROM CO-6 TO CO-2	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	PLUS	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMPS (CG-12)	[Symbol]
[Symbol]	GUARDRAIL	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	LIGHT	[Symbol]
[Symbol]	DOOR	[Symbol]
[Symbol]	TREES	[Symbol]
[Symbol]	CONTOURS	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
[Symbol]	TOP OF CURB	[Symbol]
[Symbol]	BOTTOM OF CURB	[Symbol]
[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	HP	[Symbol]
[Symbol]	HIGH POINT	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	LOO	[Symbol]
[Symbol]	LIMITS OF DISTURBANCE	[Symbol]

- NOTES:**
1. THERE ARE NO KNOWN FLOODPLAINS, RESOURCE PROTECTION AREAS, ASSOCIATED BUFFERS, OR EXISTING STORMWATER FACILITIES LOCATED ON THIS SITE ACCORDING TO AVAILABLE RECORDS.
  2. THE SITE IS LOCATED IN THE CITY OF ALEXANDRIA OLD AND HISTORIC DISTRICT.
  3. EXISTING EASEMENTS, OTHER ENCUMBRANCES, AND PUBLIC UTILITIES NOT SHOWN MAY EXIST ON THE PROPERTY.
  4. SEE SHEET P-0401A FOR LOT LINE + EASEMENT INFORMATION.

**COMBINED SEWER NARRATIVE**

STORMWATER RUNOFF FROM THE SITE CURRENTLY FLOWS TOWARD PRINCESS STREET AND NORTH WASHINGTON STREET WHERE IT ENTERS A COMBINED SEWER SYSTEM AND ULTIMATELY DISCHARGING INTO THE POTOMAC RIVER.

SANITARY SEWER DISCHARGE FROM THE SITE ENTERS AN EXISTING SANITARY SEWER MAIN RUNNING WEST IN PRINCESS STREET, THAT MEETS A COMBINED SEWER MAIN. THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14.

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DATE: 03/09/2008  
 DRAWN: [ ]  
 CHECKED: [ ]  
 INCH: [ ]  
 TITLING: [ ]

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**MERION ROW**  
 330 NORTH WASHINGTON STREET  
 ALEXANDRIA, VIRGINIA 22314  
**BOARD OF ARCHITECTURAL REVIEW**  
 CITY OF ALEXANDRIA, VIRGINIA

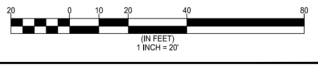
**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

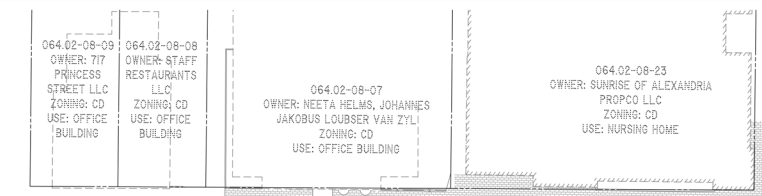
\_\_\_\_\_  
 DIRECTOR DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
 DIRECTOR DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

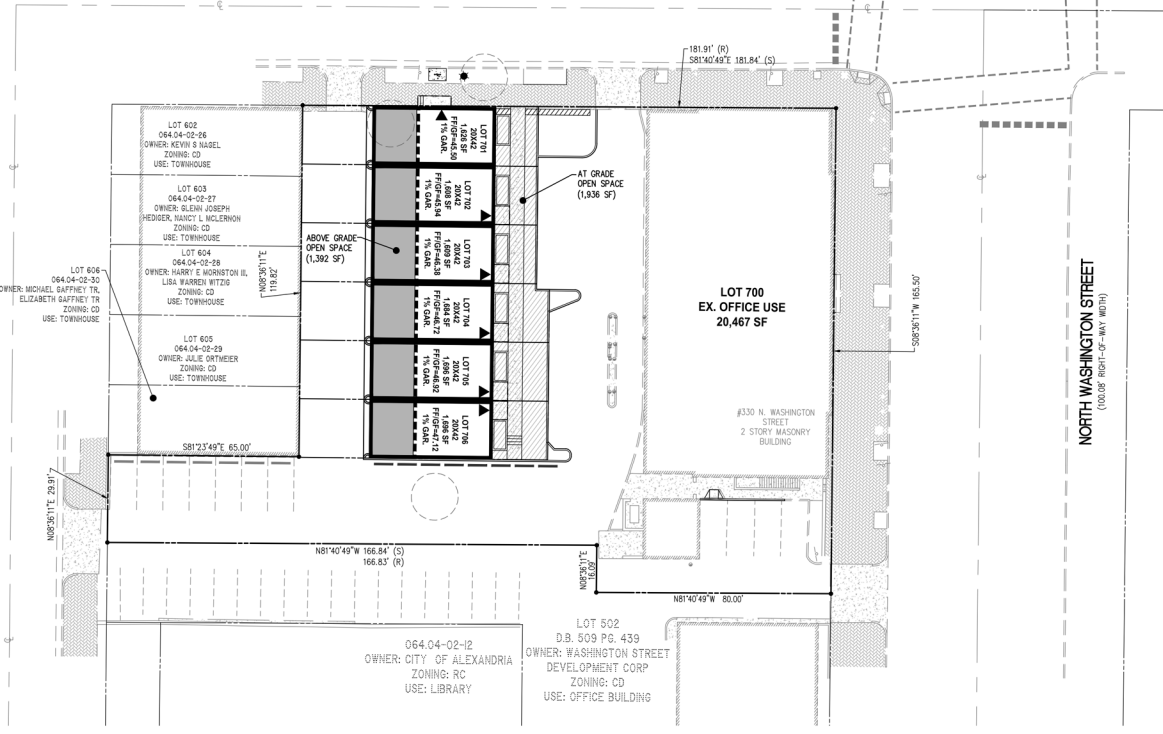
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_





PRINCESS STREET  
(66' RIGHT-OF-WAY WIDTH)

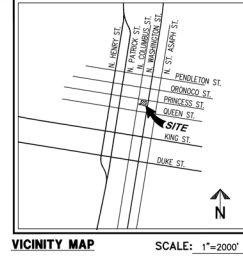
NORTH COLUMBUS STREET  
(66.00' RIGHT-OF-WAY WIDTH)



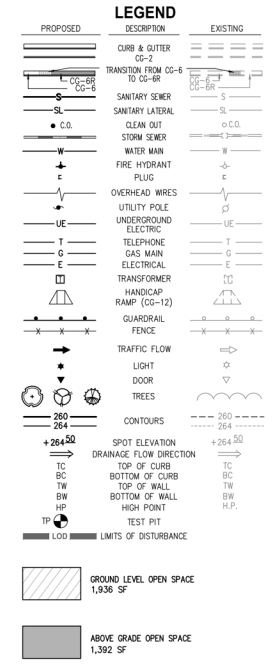
LOT 700  
EX. OFFICE USE  
20,467 SF

LOT 502  
D.B. 509 PG. 439  
OWNER: WASHINGTON STREET  
DEVELOPMENT CORP  
ZONING: CD  
USE: OFFICE BUILDING

NORTH WASHINGTON STREET  
(100.00' RIGHT-OF-WAY WIDTH)

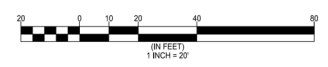


VICINITY MAP SCALE: 1"=2000'



LOT	LOT AREA (SF)	OPEN SPACE REQUIRED (35% OF LOT AREA) (SF)	GROUND LEVEL OPEN SPACE PROVIDED (SF)	ABOVE GRADE OPEN SPACE PROVIDED (SF)	TOTAL OPEN SPACE PROVIDED (SF)	%OPEN SPACE PROVIDED	OPEN SPACE MODIFICATION REQUIRED (SF)
LOT 701	1626	570	285	222	517	32%	53 SF (3%)
LOT 702	1608	563	280	222	512	32%	51 SF (3%)
LOT 703	1609	564	280	222	512	32%	62 SF (3%)
LOT 704	1684	590	295	222	569	35%	1 SF (<1%)
LOT 705	1696	594	297	222	569	35%	REQUIREMENT MET
LOT 706	1668	584	292	222	569	35%	REQUIREMENT MET
TOTAL	9619	3475	1508	1392	3328	34%	

\*OPEN SPACE REQUIRED = 35%  
(\*MODIFICATION REQUIRED FOR LOTS PROVIDING LESS THAN 35% OPEN SPACE)



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DATE: 03/09/08  
DRAWN: [ ]  
CHECKED: [ ]  
SCALE: 1"=200'

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**MERION ROW**  
330 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314  
**BOARD OF ARCHITECTURAL REVIEW**  
CITY OF ALEXANDRIA, VIRGINIA

**CONCEPTUAL OPEN SPACE PLAN**

APPROVED SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**GREEN BUILDING INFORMATION**

CERTIFICATION PROGRAM CONSIDERING:  
 EARTHCRAFT HOUSE PROGRAM - TOWNHOMES, DUPLEX, & SINGLE FAMILY DETACHED HOMES  
 GOAL: TO PROVIDE A HIGH PERFORMANCE ENERGY MODEL WITH THE USE OF ELEVATED BUILDING PRACTICES, AND INDUSTRY-RECOGNIZED ENERGY MODELING, THE USE OF LARGE ENERGY EFFICIENT WINDOWS, AND DOORS TO PROVIDE LARGE AREAS OF NATURAL DAYLIGHTING THROUGHOUT, ENERGY EFFICIENT MECHANICAL (HVAC) UNITS THAT ARE DESIGNED TO PROVIDE COMFORT WHILE KEEPING OPERATING COSTS LOW, INSULATED PERIMETER WALLS AND CEILINGS COMBINED WITH PROPERLY SIZED HEATING AND COOLING SYSTEMS TO MAINTAIN INTERIOR COMFORT LEVELS, PROVIDE BUILDING MATERIAL AND CONSTRUCTION PRACTICES TO BENEFIT THE ENVIRONMENT AND ARE TRUE TO THE NATURAL RESOURCES, PROVIDE THE USE OF BIO-RETENTION PLANTERS TO COLLECT RAIN WATER WITH THE USE OF NATURAL NATIVE PLANTS FOR FILTRATION PURPOSES.

**CODE INFORMATION**

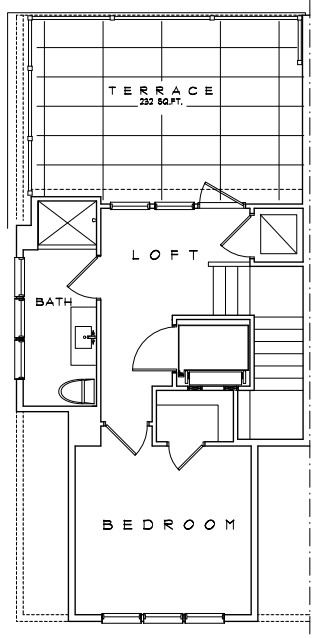
-USE GROUP: R3  
 -FULLY SPRINKLERED-NFPA 13R  
 -CONSTRUCTION TYPE: 5B  
 4 STORY TOWNHOUSE W/ TERRACE



**Devereaux & Associates, PC**  
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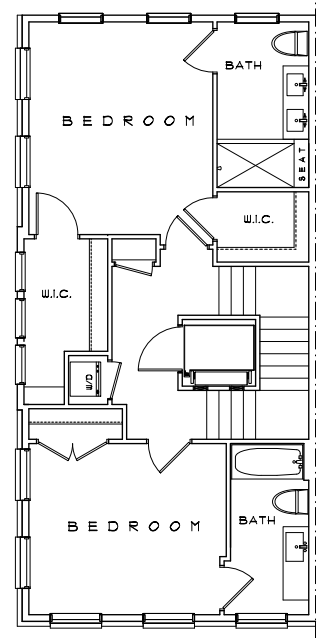
**MERION ROW**  
 330 NORTH WASHINGTON STREET  
 CITY OF ALEXANDRIA, VIRGINIA  
**MERION GROUP, LLC.**

232 S.F.



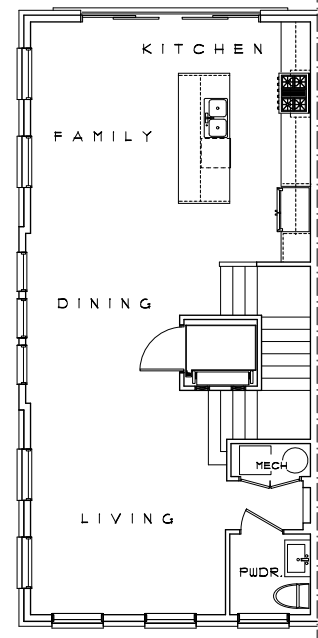
411 SQ.FT.

LOFT LEVEL



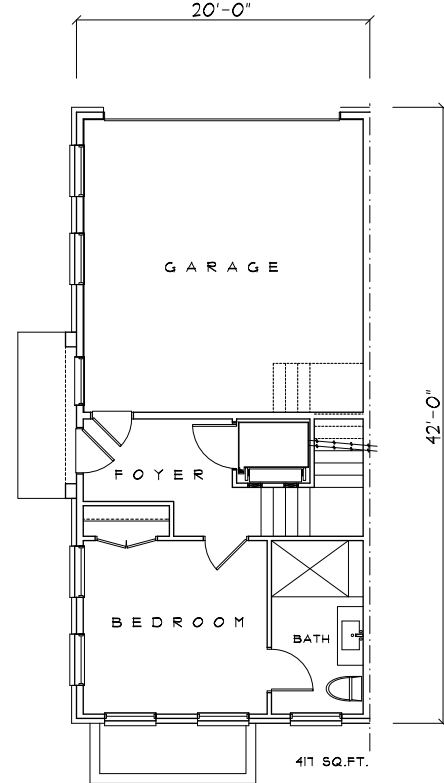
831 SQ.FT.

SECOND FLOOR



831 SQ.FT.

FIRST FLOOR



411 SQ.FT.

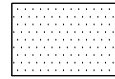
LOWER LEVEL

GROSS SQ.FT.: 2,556 S.F.  
 GARAGE: 409 S.F.  
 TERRACE: 232 S.F.

PROJECT NUMBER	
DATE	DESCRIPTION
1.12.2025	
1.21.2025	
1.25.2025	
12.1.2025	
12.17.2025	
01.2.2024	
01.4.2024	
02.05.2024	

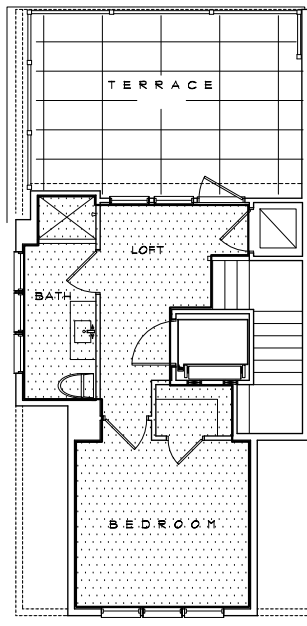
**A-1.0**

PRELIMINARY - NOT FOR CONSTRUCTION



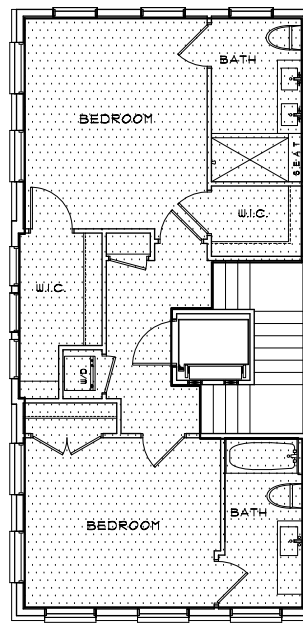
HATCHED AREA INCLUDED IN NET FREE FLOOR AREA

LOFT  
LEVEL



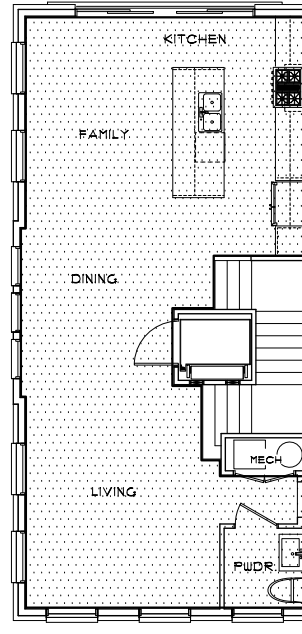
365 SQ.FT.  
(NET)

SECOND  
FLOOR



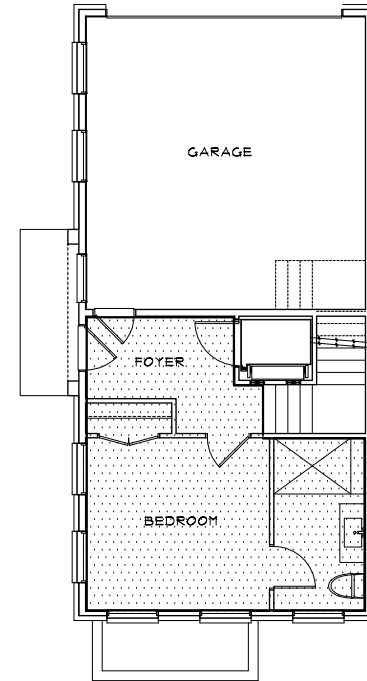
753 SQ.FT.  
(NET)

FIRST  
FLOOR



730 SQ.FT.  
(NET)

LOWER  
LEVEL



347 SQ.FT.  
(NET)

NET FLOOR AREA.: 2,195 sq.ft.

PROJECT NUMBER:	
DATE	DESCRIPTION
02.2025	
01.2025	
11.2024	
12.1.2024	
12.11.2024	
01.02.2024	
01.14.2024	
02.08.2024	
02.04.2024	

**A-2.0**



PRINCESS STREET  
LANDSCAPE



FRONT LANDSCAPE



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**MERION ROW**  
330 NORTH WASHINGTON STREET  
CITY OF ALEXANDRIA, VIRGINIA  
**MERION GROUP, LLC.**

PROJECT NUMBER:

DATE	DESCRIPTION
1.12.2025	02.01.2024
1.26.2025	
1.28.2025	
12.1.2025	
12.11.2025	
01.2.2024	
01.4.2024	
01.6.2024	
02.05.2024	

**A-3.0**

PRELIMINARY - NOT FOR CONSTRUCTION



REAR LANDSCAPE

PROJECT NUMBER:

DATE	DESCRIPTION
1.12.2025	02.04.2024
1.21.2025	
1.26.2025	
12.1.2025	
01.12.2024	
01.14.2024	
01.16.2024	
02.05.2024	

**A-3.1**



PRINCESS STREET  
LANDSCAPE

MATERIAL INFO:

- 1 HORIZONTAL CEMENTITIOUS SIDING
- 2 BRICK VENEER
- 3 SYNTHETIC TRIM BOARDS
- 4 ALUM. RAILING SYSTEM
- 5 SYNTHETIC PANEL TRIM
- 6 ENTRY DOOR CANOPY W/ RECESSED LIGHT FIXT.
- 7 SYNTHETIC TRIM/PANEL BO. ENTRY FEATURE
- 8 DOUBLE HUNG ALUMINUM CLAD WINDOW UNIT
- 9 EXTERIOR ELECT. LIGHT FIXTURE
- 10 EXTERIOR ELECT. GARAGE LIGHT FIXTURE
- 11 BRICK ROWLOCK COURSE PULLED 3/4"
- 12 SINGLE LIGHT - FRENCH DOOR DOOR 3/0 x 6/8
- 13 SINGLE LIGHT - DOUBLE FRENCH DOOR DOOR 4/0 x 8/0
- 14 BIO-RETENTION PLANTER BOX



FRONT ELEVATION



Devereaux  
&  
Associates, PC  
ARCHITECTS & PLANNERS

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MERION ROW  
330 NORTH WASHINGTON STREET  
CITY OF ALEXANDRIA, VIRGINIA  
MERION GROUP, LLC.

PROJECT NUMBER:

DATE	DESCRIPTION
11.2.2025	
12.10.2025	
12.11.2025	

ST-1.0

PRELIMINARY - NOT FOR CONSTRUCTION



**SIDE ELEV. AT PARKING**

**MATERIAL INFO:**

- 1 HORIZONTAL CEMENTITIOUS SIDING
- 2 BRICK VENEER
- 3 SYNTHETIC TRIM BOARDS
- 4 ALUM. RAILING SYSTEM
- 5 SYNTHETIC PANEL TRIM
- 6 ENTRY DOOR CANOPY w/ RECESSED LIGHT FIXT. ENTRY FEATURE
- 7 SYNTHETIC TRIM/PANEL BO. ENTRY FEATURE
- 8 DOUBLE HUNG ALUMINUM C-I-O WINDOW UNIT
- 9 EXTERIOR ELECT. LIGHT FIXTURE
- 10 EXTERIOR ELECT. GARAGE LIGHT FIXTURE
- 11 BRICK ROWLOCK COURSE PULLED 3/4"
- 12 SINGLE LIGHT - FRENCH DOOR DOOR 3/0 x 4/8
- 13 SINGLE LIGHT - DOUBLE FRENCH DOOR DOOR 4/0 x 8/0
- 14 BIO-RETENTION PLANTER BOX



**REAR ELEVATION**



**Devereaux & Associates, PC**  
 ARCHITECTS & PLANNERS

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 703.893.0102

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**MERION ROW**  
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 CITY OF ALEXANDRIA, VIRGINIA  
**MERION GROUP, LLC.**

PROJECT NUMBER:	
DATE	DESCRIPTION
11.2.2025	
12.10.2025	
12.11.2025	

**ST-1.1**

PRELIMINARY - NOT FOR CONSTRUCTION







---

**Fw: [EXTERNAL]BAR CASE: CDSP#2025-00010 (330 N. Washington St) – Stakeholder Objection**

---

**From** Preservation <Preservation@alexandriava.gov>

**Date** Tue 2/24/2026 3:11 PM

**To** Luke Cowan <luke.cowan@alexandriava.gov>; Ashley Casimir <ashley.casimir@alexandriava.gov>

FYI

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**From:** Nancy McLernon <nancymclernon@gmail.com>

**Sent:** Tuesday, February 24, 2026 3:07 PM

**To:** Preservation <Preservation@alexandriava.gov>; William Conkey <william.conkey@alexandriava.gov>

**Cc:** Stephanie Sample <Stephanie.Sample@alexandriava.gov>

**Subject:** [EXTERNAL]BAR CASE: CDSP#2025-00010 (330 N. Washington St) – Stakeholder Objection

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To: B.A.R. Staff, B.A.R. Chair and Members of the Alexandria Old & Historic District Board of Architectural Review

We are a unified group of homeowners at 323-329 N. Columbus Street (Lots 603-606), whose historic properties share a direct property line with the proposed development at 330 N. Washington Street. As neighbors in the Northwest Quadrant, we support the sensitive redevelopment of this lot. However, the current Concept II proposal fails to meet the BAR's fundamental standards for Compatibility, Massing, and Orientation within the Old and Historic Alexandria District.

We formally submit the following objections for the record:

1. Lack of Street-Facing

Orientation (Princess Street)

The "face" of Old Town is defined by active frontages. This proposal places the side-elevation of a townhome row along Princess Street. This creates a "blank wall" effect on a prominent corner, disrupting the historic rhythm of the streetscape. A side-wall is a service-orientation, not a primary-street orientation.

2. Absence of a Stepped-Down Transition

The proposal features a sheer 4-story verticality just 22 feet from our 2-story historic residential structures. This lacks the "Human Scale" mandated by the District Guidelines. Without a meaningful stepped-down transition or upper-level setback, the massing creates an aggressive "Alley Canyon" that overwhelms the existing historic fabric.

3. Materiality and "The Monolith" Effect

While the developer proposes an "all-brick" facade, the sheer scale of the building without architectural relief or material variation creates a monolithic, institutional appearance. In our quadrant, historic blocks are characterized by a variety of textures, lintel details, and "voids." An unbroken brick wall of this height and length is inconsistent with the "fine-grained" architectural detail of the

surrounding homes.

#### 4. Forced "Mews" Configuration

By squeezing 6 units onto the lot, the developer is forced to use a "Mews" style inward-facing layout. This is a suburban infill model that is historically foreign to this specific block of the Northwest Quadrant.

#### Conclusion:

We believe the current proposal is a result of attempting to maximize density at the expense of sound urban design and neighbor property rights. As the most directly impacted stakeholders, we are unified in our opposition to the massing, orientation, and technical constraints presented in Concept II. We have reached out to the applicant to express these concerns directly and to offer the opportunity to work together on a concept that is more compatible with the site's limitations and the character of the neighborhood. We hope to engage in a productive dialogue that results in a project we can collectively support. Until such a mutually agreeable concept is reached, we respectfully request that the Board and City Staff withhold support for the current plan and the requested modifications.

Respectfully submitted,

Nancy McLernon & Glenn Hediger, (Owner, Lot 603)

Lisa Witzig & Harry E. Mornston, III, 325 N Columbus St (Owner, Lot 604)

Julie Ortmeier (Owner, Lot 605)

Michael & Elizabeth Gafney (Owner, Lot 606)

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