

**ISSUE:** Permit to Demolish/Capsulate (partial)

**APPLICANT:** 330 N Washington LLC

**LOCATION:** Old and Historic Alexandria District  
330 North Washington Street

**ZONE:** CD / Commercial Downtown Zone

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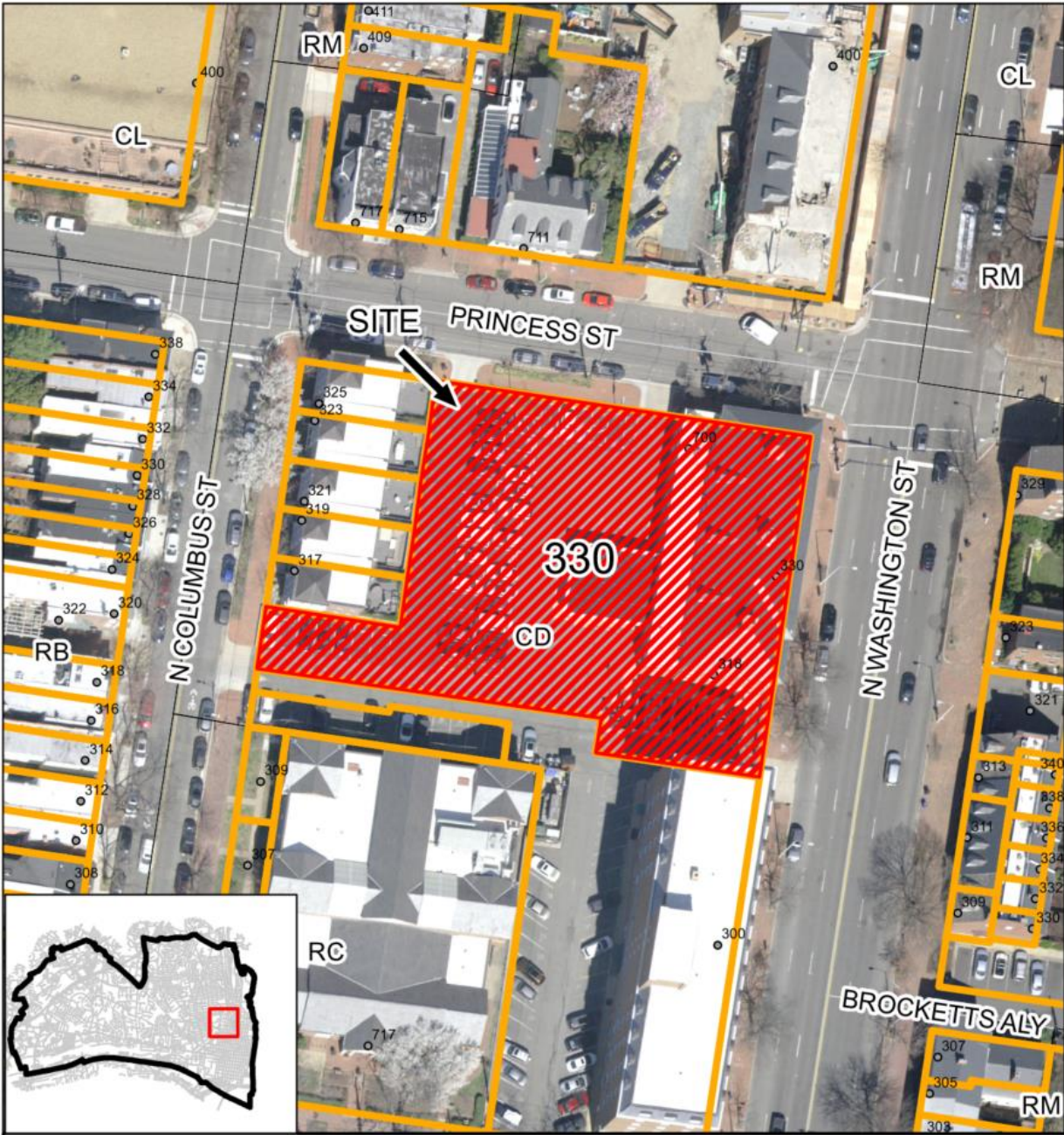
### **STAFF RECOMMENDATION**

Staff recommends **approval** of the Permit to Demolish/Capsulate with the following conditions:

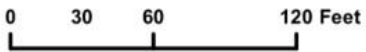
- Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- 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.

### **GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



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



## I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) to demolish a portion of the drive through canopy at the rear of the building at 330 North Washington Street.

### Site context

The subject site is located at the south west corner of the intersection of North Washington Street and Princess Street. The canopy to be partially removed is on the west side of the building and is visible from Princess Street.

## II. 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.



Figure 1: Extent of canopy to be demolished

**III. ANALYSIS**

In considering a Permit to Demolish/Capsulate, 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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish /Capsulate should be granted. The canopy to be modified dates from 1964 and is not of unusual design or construction.

Staff therefore has no objection to the demolition/capsulation and recommends **approval** of the Permit to Demolish/Capsulate, with the following conditions:

- 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.

- 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.

**STAFF**

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

**IV. 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**

C-1 Building permits are 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)

**Alexandria 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.

**V. ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

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: 

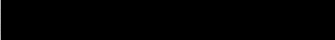
City:

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

**Request for Permit to Partially Demolish the Rear Bank Canopy  
at 330 N. Washington Street**

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**Partial Demolition of Rear Canopy**

**Property:** 330 N. Washington Street, Alexandria, Virginia 22314

**Request:** Permit approval for partial demolition/encapsulation of a portion of the existing bank canopy located at the rear of the building (reduction from three drive aisles to one).

**1) Description of the Reason for Demolition/Encapsulation**

The applicant is requesting approval to demolish and remove a portion of the existing drive-through canopy structure located at the rear of the bank building at 330 N. Washington Street. The existing canopy currently serves three drive-through aisles; however, the current and anticipated operational needs of the bank no longer require three lanes. The proposal will reduce the existing drive-through configuration from three aisles to one aisle, allowing for a more efficient site layout and reducing the overall visual and structural footprint of the canopy.

The removal of the unused portions of the canopy will improve the functionality of the rear service area, enhance circulation and safety for both vehicles and pedestrians, and reduce the amount of unnecessary built infrastructure on site. This change will also improve the appearance of the rear elevation by eliminating excess canopy coverage and associated support elements, which are not aligned with the character and scale encouraged in the Old and Historic District.

The proposed partial demolition is limited in scope and is intended to minimize impacts to the primary building structure while improving the overall site condition. The remaining canopy portion will continue to provide covered access for the single retained drive aisle, allowing continued operation while reducing the overall size and presence of the drive-through structure.

**2) Description of the Alternatives to Demolition/Encapsulation and Why Such Alternatives Are Not Considered Feasible**

The applicant evaluated alternatives to demolition or encapsulation of the existing canopy structure, including (a) retaining the full canopy and simply closing the additional lanes, (b) repurposing the additional canopy area for other uses, and (c) fully encapsulating or screening the structure without removal.

- a) **Retaining the full canopy without demolition** was not considered feasible because the additional canopy area would remain a large and visually prominent structure serving no functional purpose. Maintaining an oversized, unused canopy would require continued long-term maintenance and repair of roofing, structural components, and drainage systems, without providing a corresponding benefit. In addition, leaving the structure in place would preserve an unnecessary auto-oriented feature in the rear yard that is

inconsistent with the objective of reducing excess site infrastructure in the Old and Historic District.

- b) **Repurposing the canopy structure** for an alternative use was also considered, but was determined to be impractical due to the canopy's original design and structural configuration, which is specifically tailored for drive-through operations. The existing lane layout, clearance requirements, and column placement limit adaptive reuse and do not readily support conversion to meaningful pedestrian or landscaped space without significant structural modifications. Such modifications would likely be more invasive than selective removal and would still result in an oversized structure inconsistent with the desired scale and character of the district.
- c) **Encapsulation or screening of the unused canopy lanes** was considered but not deemed feasible because screening would not reduce the physical mass or footprint of the structure and would likely introduce additional visual elements (walls, panels, fencing, or cladding) that could increase the appearance of bulk. Screening would also not eliminate the need for ongoing maintenance of the roof system and structural supports, nor would it address the inefficiencies of retaining a structure that is no longer required.

For these reasons, the proposed partial demolition and removal of the unused canopy sections is the most reasonable and least impactful approach. It reduces the overall size of the drive-through infrastructure, improves the rear appearance, minimizes unnecessary long-term maintenance burdens, and better aligns the site with the goals and character of the Old and Historic Alexandria District.

### **3) Consistency with BAR Guidelines / Old and Historic District Character**

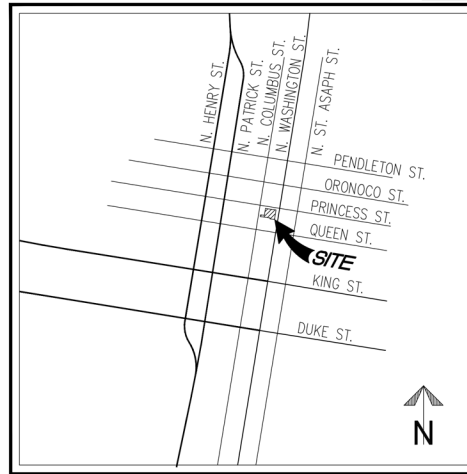
The proposed partial demolition of the existing rear drive-through canopy is consistent with the goals of the City of Alexandria's Old and Historic District design guidelines, which encourage site improvements that reduce unnecessary visual clutter and ensure that accessory and service-area features remain subordinate to the primary building and historic streetscape character. The reduction of the canopy from three drive aisles to one significantly decreases the scale and massing of an auto-oriented rear structure, thereby improving the appearance of the site and limiting the prominence of modern site elements within the historic district. The proposed work is confined to the rear of the property, will not impact character-defining features of the primary building, and represents a sensitive modification that supports continued use of the property while minimizing adverse effects on the surrounding historic context.

# 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/>706 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**

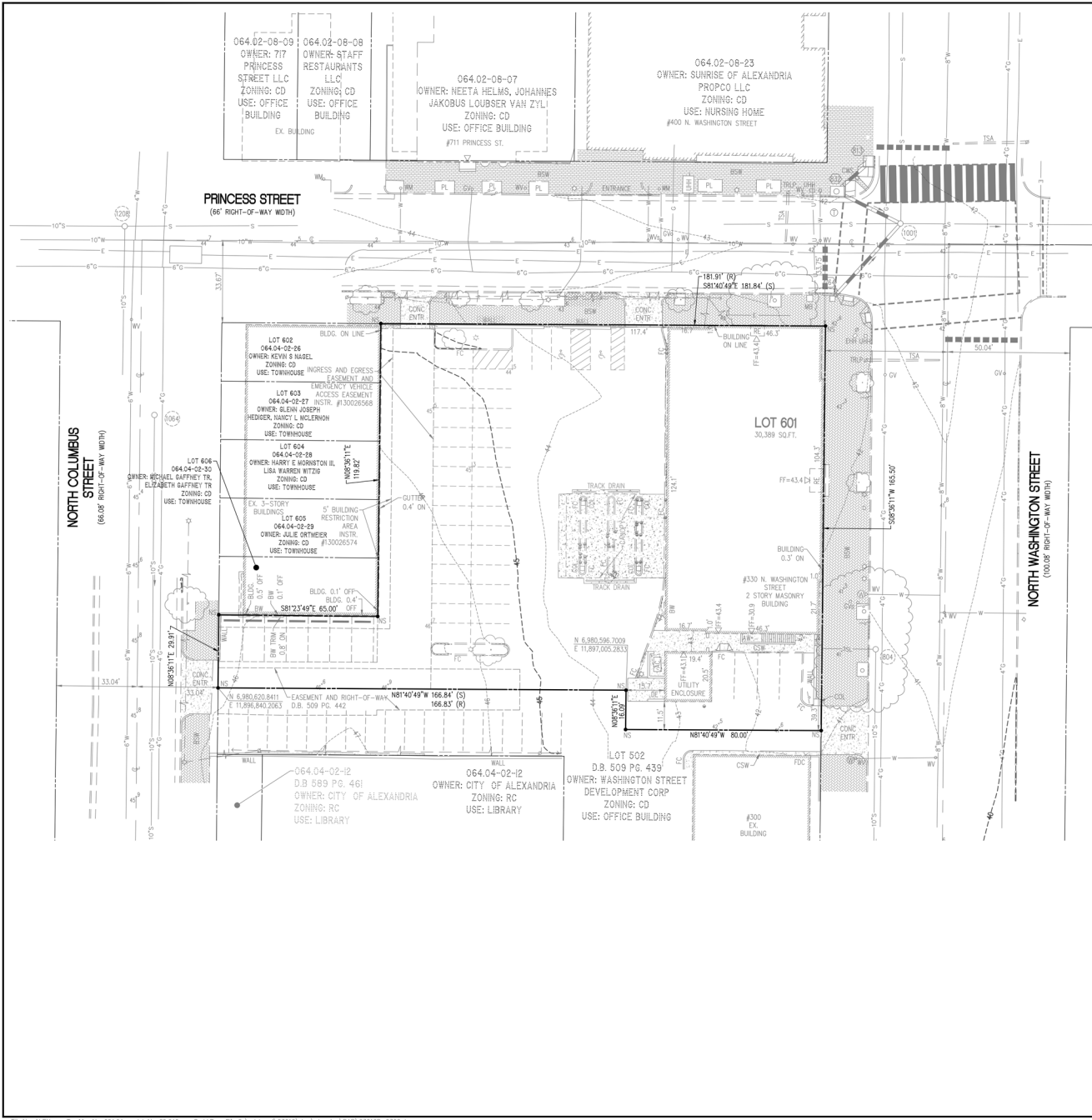
**APPROVED**  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

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

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

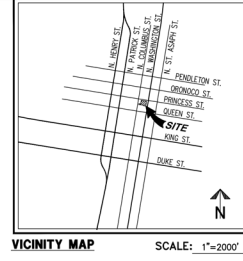
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

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
  - WM ..... WATER METER
  - WW ..... 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 OR [ ] 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.



**WALTER L. PHILLIPS**  
 INCORPORATED  
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 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 524-1483 Fax: (703) 524-1501 www.wlphillips.com

DATE: 03/26/2023  
 DRAWN: DECKARD  
 CHECKED: TRINITY  
 BAR SUBMISSION #1: 130026568  
 SCALE: 1" = 20'

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**

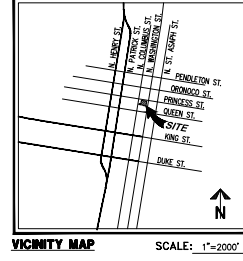
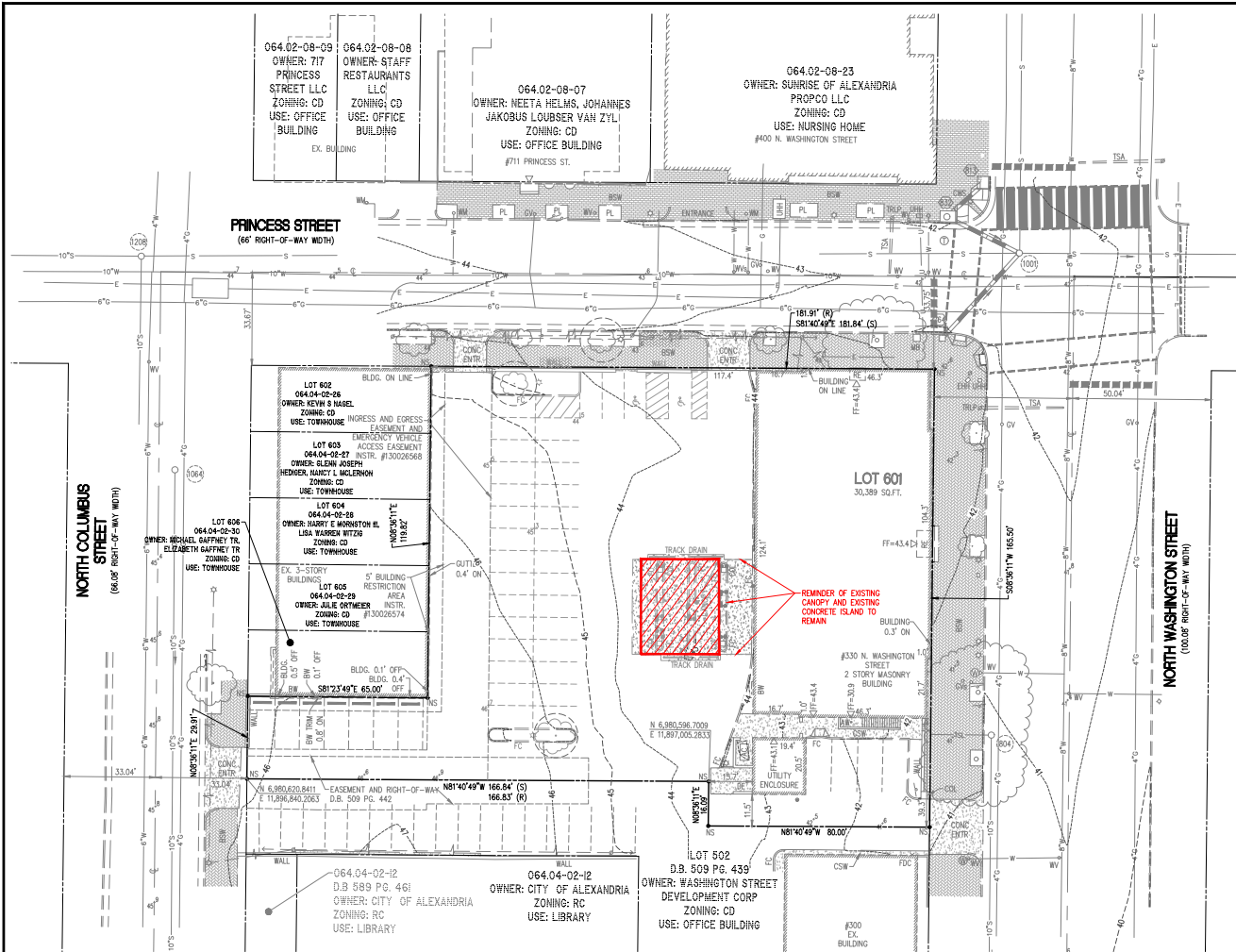
APPROVED SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

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

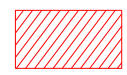
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

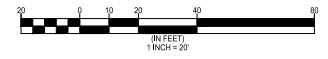
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



- LEGEND**
- AC ..... AIR CONDITIONER
  - AW ..... AREAWAY
  - BSW ..... BRICK SIDEWALK
  - BW ..... BAY WINDOW
  - CO ..... CLEANOUT
  - COL ..... COLUMN
  - CON ..... CONCRETE
  - CSW ..... CONCRETE SIDEWALK
  - DB ..... DEED BOOK
  - DE ..... DUMPSITE ENCLOSURE
  - EMH ..... ELECTRIC HANDKLE
  - 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
  - RCP ..... REINFORCED CONCRETE PIPE
  - RE ..... RECESSED ENTRANCE
  - (S) ..... SURVEYED
  - SD, (SD) ..... STORM SEWER STRUCTURE
  - SM, (SR) ..... SANITARY SEWER STRUCTURE
  - SQ.FT. .... SQUARE FEET
  - SW ..... SIDEWALK
  - TRLP ..... TRAFFIC LIGHT/SIGNAL POLE
  - TSB ..... TRAFFIC SIGNAL ARM
  - UH ..... UTILITY HANDLE
  - WM ..... WATER METER
  - WV ..... WATER VALVE
  - WH ..... FIRE HYDRANT
  - DOORWAY/ENTRANCE
  - UTILITY POLE
  - LIGHT POLE
  - BOY 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
  - SVGN
  - RESERVED FOR DISABLED



**LIMITS OF CANOPY DEMOLITION**



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 (703) 524-1183 Fax (703) 524-1191 www.WLPH.com

DATE: 03/09/2008  
 DRAWN: DECADE  
 CHECK: TONY  
 SAN SUBMIT #1: 130026568

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED

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

**PARTIAL DEMOLITION LIMITS - SITE**

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

DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE	
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**

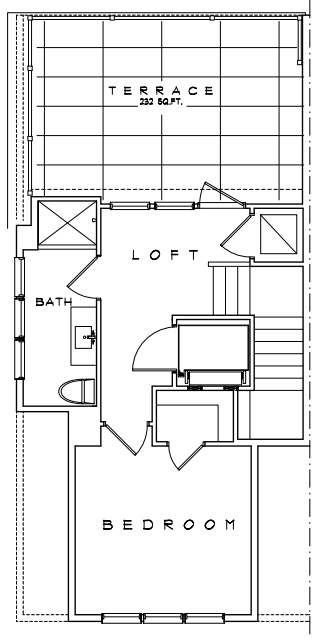
-USE GROUP: R3  
 -FULLY SPRINKLERED-NFPA 13R  
 -CONSTRUCTION TYPE: 5B  
 4 STORY TOWNHOUSE W/ TERRACE



**Devereaux & Associates, PC**  
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 McLean, Virginia 22101  
 703.853.0102  
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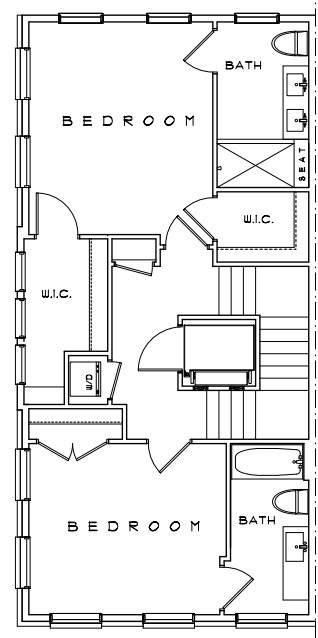
**MERION ROW**  
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 CITY OF ALEXANDRIA, VIRGINIA  
**MERION GROUP, LLC.**

232 S.F.



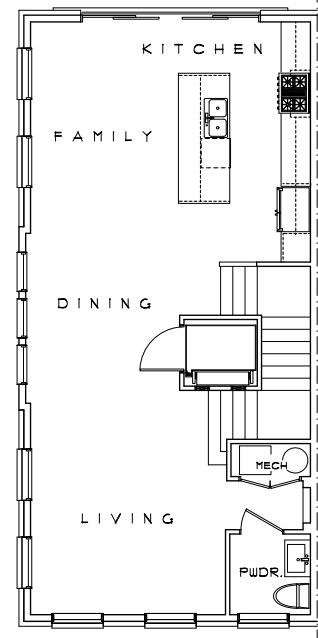
411 SQ.FT.

LOFT LEVEL



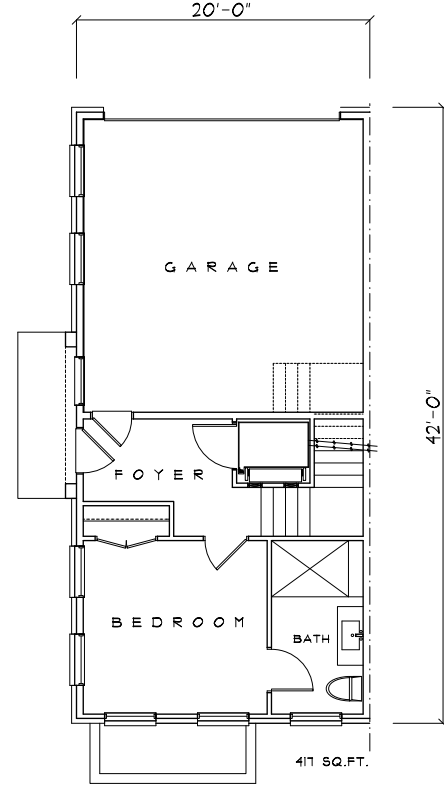
831 SQ.FT.

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.

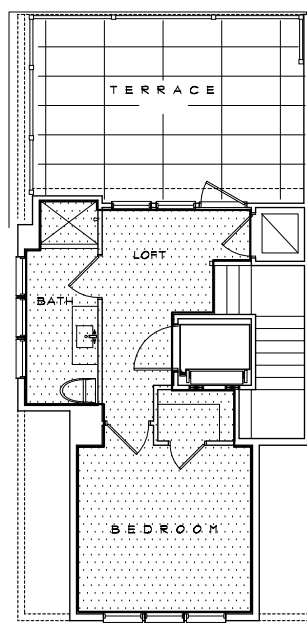
PROJECT NUMBER	
DATE	DESCRIPTION
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11.20.2025	
11.25.2025	
12.1.2025	
12.17.2025	
01.2.2026	
01.4.2026	
02.05.2026	

**A-1.0**

PRELIMINARY - NOT FOR CONSTRUCTION

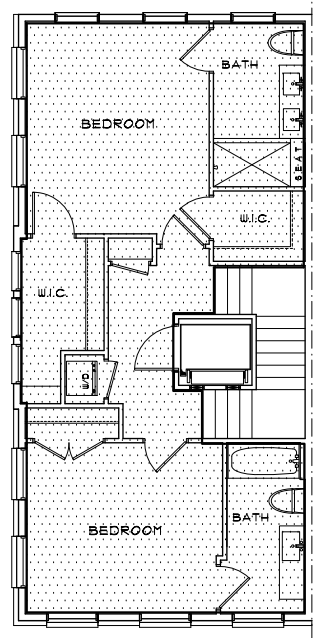
 HATCHED AREA INCLUDED IN NET FREE FLOOR AREA

LOFT LEVEL



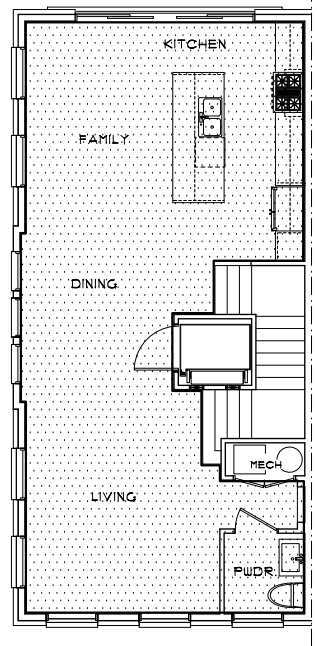
365 SQ.FT. (NET)

SECOND FLOOR



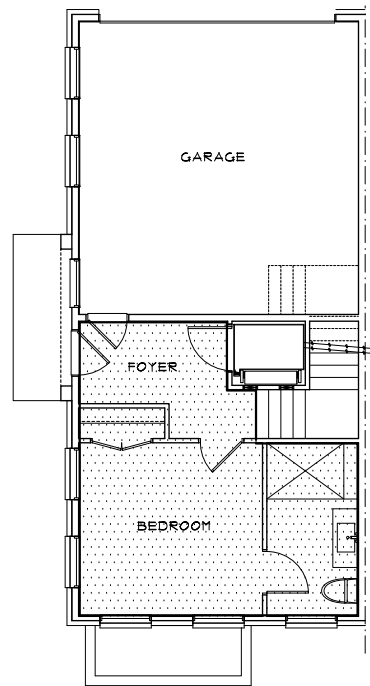
753 SQ.FT. (NET)

FIRST FLOOR



730 SQ.FT. (NET)

LOWER LEVEL



347 SQ.FT. (NET)

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

DATE	DESCRIPTION
02.2025	
03.2025	
04.2025	
05.2025	
06.2025	
07.2025	
08.2025	
09.2025	
10.2025	
11.2025	
12.2025	
01.2026	
02.2026	
03.2026	
04.2026	
05.2026	
06.2026	
07.2026	
08.2026	
09.2026	
10.2026	
11.2026	
12.2026	



PRINCESS STREET  
LANDSCAPE



FRONT LANDSCAPE



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

PROJECT NUMBER:  
DATE: 02.01.2024

DATE	DESCRIPTION
11.02.2025	02.01.2024
11.26.2025	
12.05.2025	
12.11.2025	
01.02.2024	
01.14.2024	
01.18.2024	
02.05.2024	

**A-3.0**

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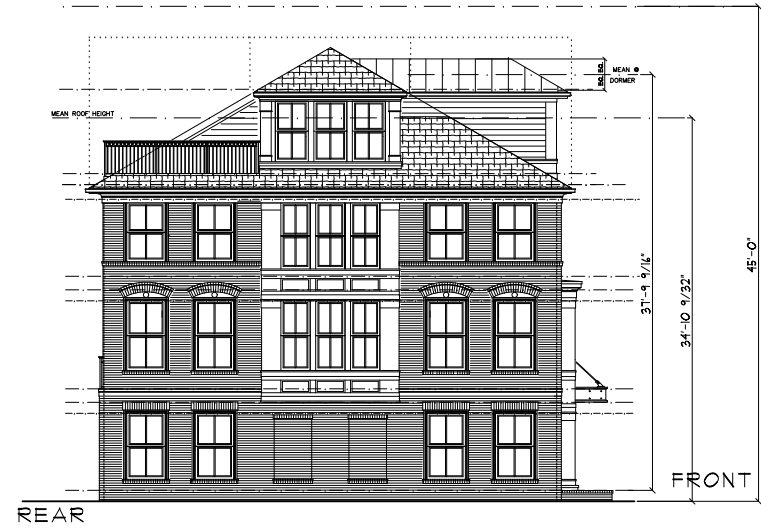
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**MERION ROW**  
 330 NORTH WASHINGTON STREET  
 CITY OF ALEXANDRIA, VIRGINIA  
 MERION GROUP, LLC.

PROJECT NUMBER:

DATE	DESCRIPTION
1.12.2025	02.04.2024
1.21.2025	
1.28.2025	
12.1.2025	
01.12.2024	
01.14.2024	
01.16.2024	
02.05.2024	

**A-3.1**



REAR LANDSCAPE



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



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

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12.11.2025	

PROJECT NUMBER:	
DATE	DESCRIPTION
11.2.2025	
12.10.2025	
12.11.2025	

**ST-1.1**

PRELIMINARY - NOT FOR CONSTRUCTION





