

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

APPLICANT: Christ Protestant Episcopal Church TRS owner; Linder Academy tenant

LOCATION: Old and Historic Alexandria District
112 North Washington Street & 113 North Columbus Street

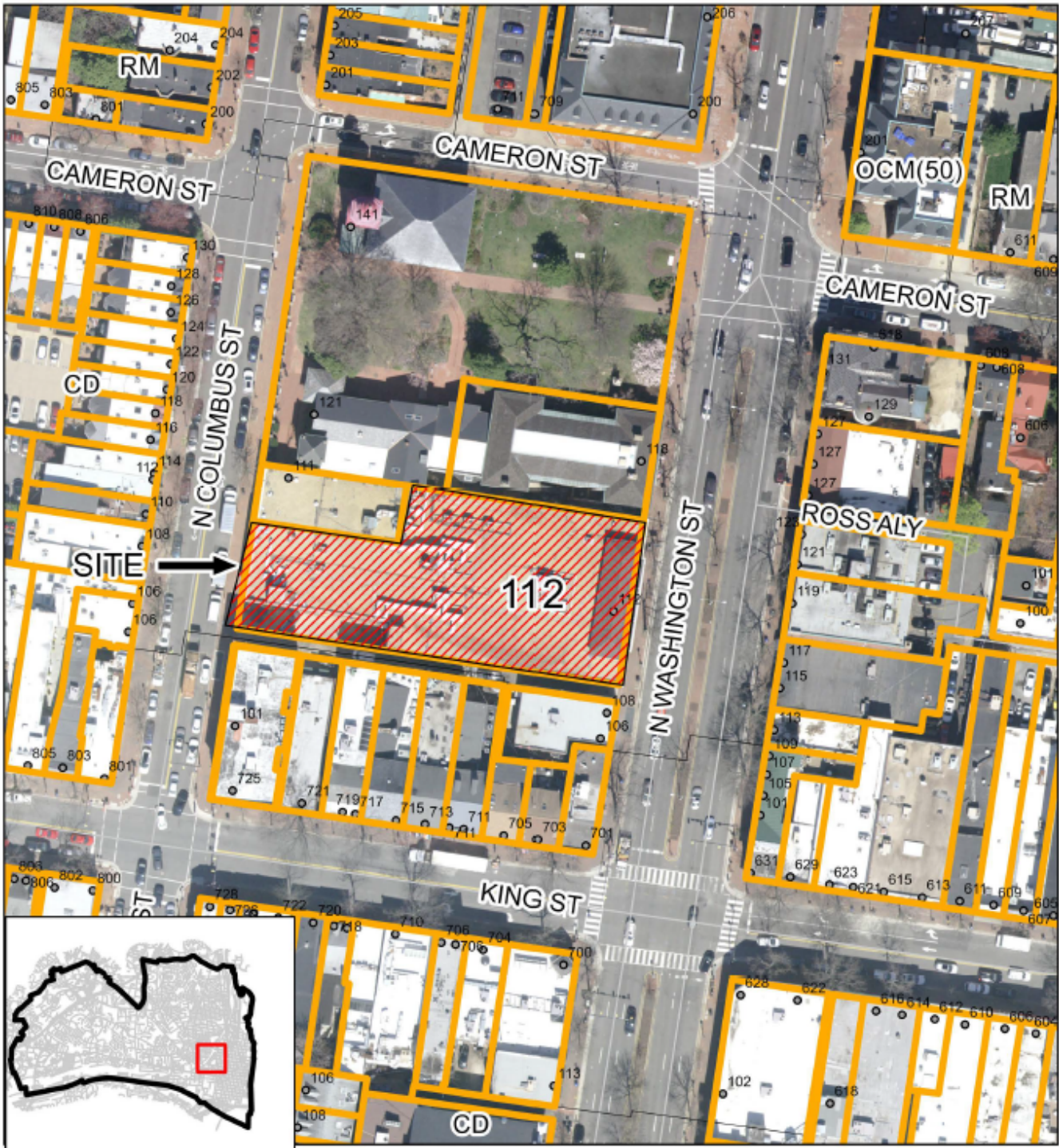
ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2025-00290 & BAR2025-00316
112 North Washington Street &
113 North Columbus Street



0 40 80 160 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00316) and Certificate of Appropriateness (BAR #2025-00290) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to infill a pair of doors on the east elevation, replace a door on the west elevation and another on the south elevation, add ten windows on the south elevation, replace the roof, and add skylights, at 112 North Washington Street and 113 North Columbus Street. The applicant will apply for signage approval in a separate and later application.

Site context

The building sits in the center of the west side of the 100 block of North Washington Street. It is therefore in a highly visible and prominent location.

II. HISTORY

Permit #5992 was issued on October 8, **1953** to builder E. Simpson and Bro for the construction of a J.C. Penney store at 110 – 116 North Washington Street. The Board of Architectural Review had approved this construction on July 9, 1953. The building first appears on the 1958 Sanborn map. Prior to 1958, Sanborn maps show this site populated by a Methodist Protestant Church and two semi-detached dwellings. The northernmost dwelling at 116 North Washington abutted the Christ Church property and cemetery to the north, and the southernmost dwelling at 114 North Washington abutted an alley to the south, between the dwelling and the church. The Board approved the demolition of these buildings on May 14, 1953. On December 4, 1966 Eugene Simpson & Son was issued permit #23738 for an addition and alterations to the J.C. Penney. In 1998, Fifer Property LP sold the property to the Trustees of Christ Protestant Episcopal Church for \$1,850,000.

Previous BAR Approvals

- May 14, 1953: Approval to demolish a church and two dwellings on site.
- July 9, 1953: Approval to construct the J.C. Penney building.
- October 13, 1965: Approval for an addition. Permit #23738 indicates that this addition was a patio on the North Columbus Street side.
- The most recent BAR approval was for signage in November of 1993. The BAR approved three other signage applications from 1989 – 1992.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to

neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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

The analysis of the standards indicated above relate only to the portions of the wall area 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 areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. The roof to be replaced is not historically significant, and the south elevation wall is not in any way significant, unique, or historic. The south elevation faces a private alley so the proposed windows will be minimally visible from a public right of way. That said, the addition of windows will improve the appearance of the existing wall. See Figures 1 & 2. The proposed windows will be located on the wall surface depicted in Figure 2 and greatly improve the appearance of the wall. In addition, although the Board does not take interiors into consideration, adding windows to this wall will greatly improve the classrooms by providing much-needed light and ventilation for the students and teachers.



Figure 1: S elevation from Washington St.



Figure 2: S elevation from Columbus St.

Certificate of Appropriateness

The *Design Guidelines* state that “Alterations are usually made to change or upgrade the physical appearance of a structure.” While that is not the primary reason that changes are proposed to this building, the proposed alterations will greatly upgrade the physical appearance of the structure. Infilling a pair of doors on the east elevation and converting them to a storefront brings symmetry to this important elevation facing Washington Street. See Figures 3 & 4.



Figure 3: Existing elevation

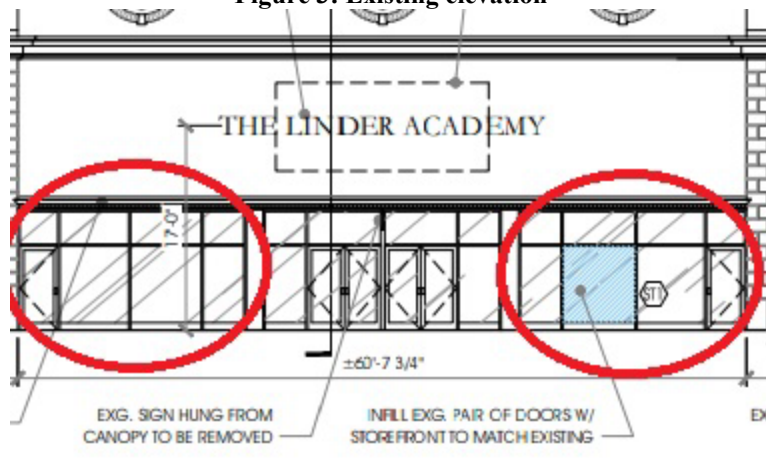


Figure 4: Proposed elevation

Also, as noted above, the south elevation will be greatly improved by the addition of windows. In addition, the aluminum-clad windows and their Low-E272 glazing comply with the window policies. Plus, replacing the existing metal doors on the south elevation with a new storefront door and cornice to match that on N. Columbus will also improve the appearance of this elevation.

On the west/N. Columbus elevation, the rolling overhead door will be replaced with a storefront, greatly improving the elevation, bringing symmetry and a less industrial look. The skylights will not be visible from a public right of way, nor will the updated HVAC materials or the new membrane roof.

Staff therefore recommends approval of the application as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed exterior improvements including new windows, skylights, new doors, new HVAC system and new roof will comply with Zoning.

F-1 Project was approved under SUP2023-00105 for a private school.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

F-1 No T&ES comments.

Alexandria Archaeology

F-1 No Archaeology comments.

National Park Service

F-1 NPS has no objections to BAR2025-00290 – Certificate of Appropriateness or BAR2025-00316 – Permit to Demolish jurisdiction of the George Washington Memorial Parkway (GWMP).

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Photographs

- Public comment
- Any other supporting documentation

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:Signature: 

Printed Name: _____

Date: _____

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.		
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 _____ (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.		
2.		
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.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

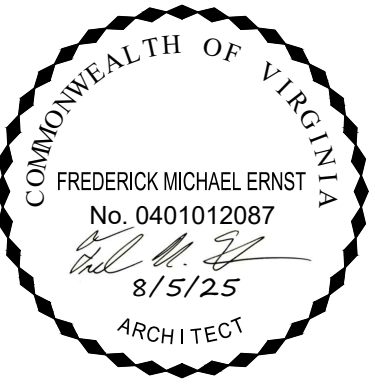
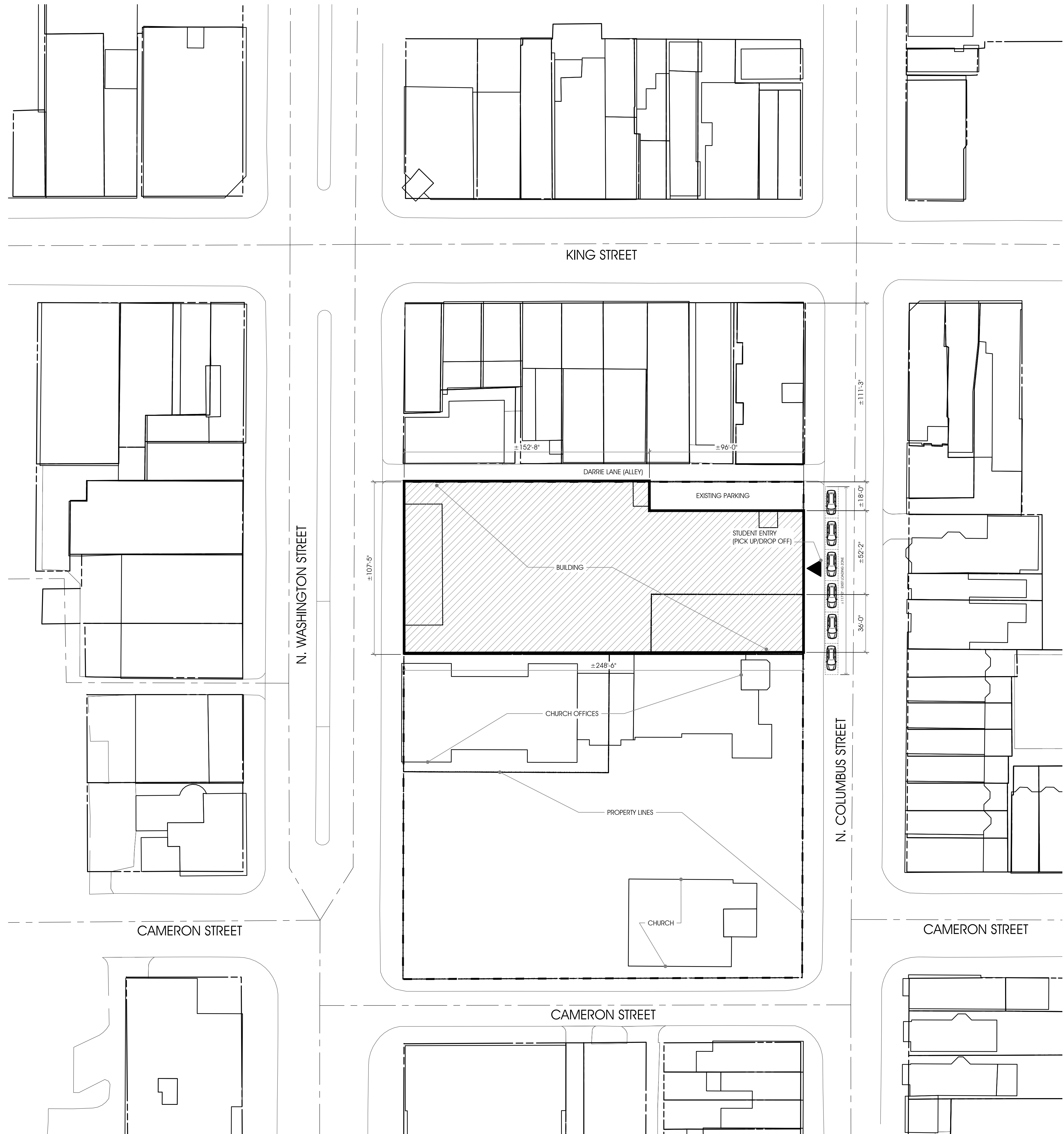
 Date

 Printed Name

 Signature

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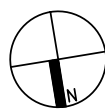
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BOARD OF
ARCHITECTURAL
REVIEW
8.5.2025

ARCHITECTURAL
SITE PLAN

SHEET NO.

A001



ARCHITECTURAL SITE PLAN
1/32"=1'-0"



E LOOKING NORTHEAST ACROSS N. COLUMBUS STREET W/ ADJACENT BUILDING
NORTH COLUMBUS STREET N.T.S.



D LOOKING SOUTHEAST ACROSS N. COLUMBUS STREET W/ ADJACENT BUILDING
NORTH COLUMBUS STREET N.T.S.



C LOOKING SOUTHEAST ACROSS N. COLUMBUS STREET W/ ADJACENT BUILDING
NORTH COLUMBUS STREET N.T.S.



B HEAD ON VIEW LOOKING EAST ACROSS N. COLUMBUS STREET
NORTH COLUMBUS STREET N.T.S.



A LOOKING NORTHEAST ACROSS N. COLUMBUS STREET W/ ADJACENT BUILDING
NORTH COLUMBUS STREET N.T.S.



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N. COLUMBUS
STREET EXISTING
PHOTOGRAPHS

SHEET NO.

A002b



F DARRIE LANE (ALLEY) FROM N. COLUMBUS STREET LOOKING EAST
N.T.S.



E DARRIE LANE (ALLEY) FROM PARKING AREA LOOKING WEST
N.T.S.



D DARRIE LANE (ALLEY) LOOKING EAST THROUGH ALLEY
N.T.S.



C DARRIE LANE (ALLEY) FROM PARKING AREA LOOKING WEST W/ BUILDING ACROSS ALLEY
N.T.S.



B DARRIE LANE (ALLEY) FROM STAIR D EXIT DOOR LOOKING WEST
N.T.S.



A DARRIE LANE (ALLEY) LOOKING WEST THROUGH ALLEY
N.T.S.



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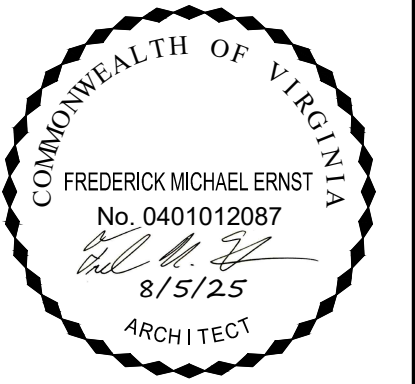
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DARRIE LANE
EXISTING
PHOTOGRAPHS

SHEET NO.

A002c



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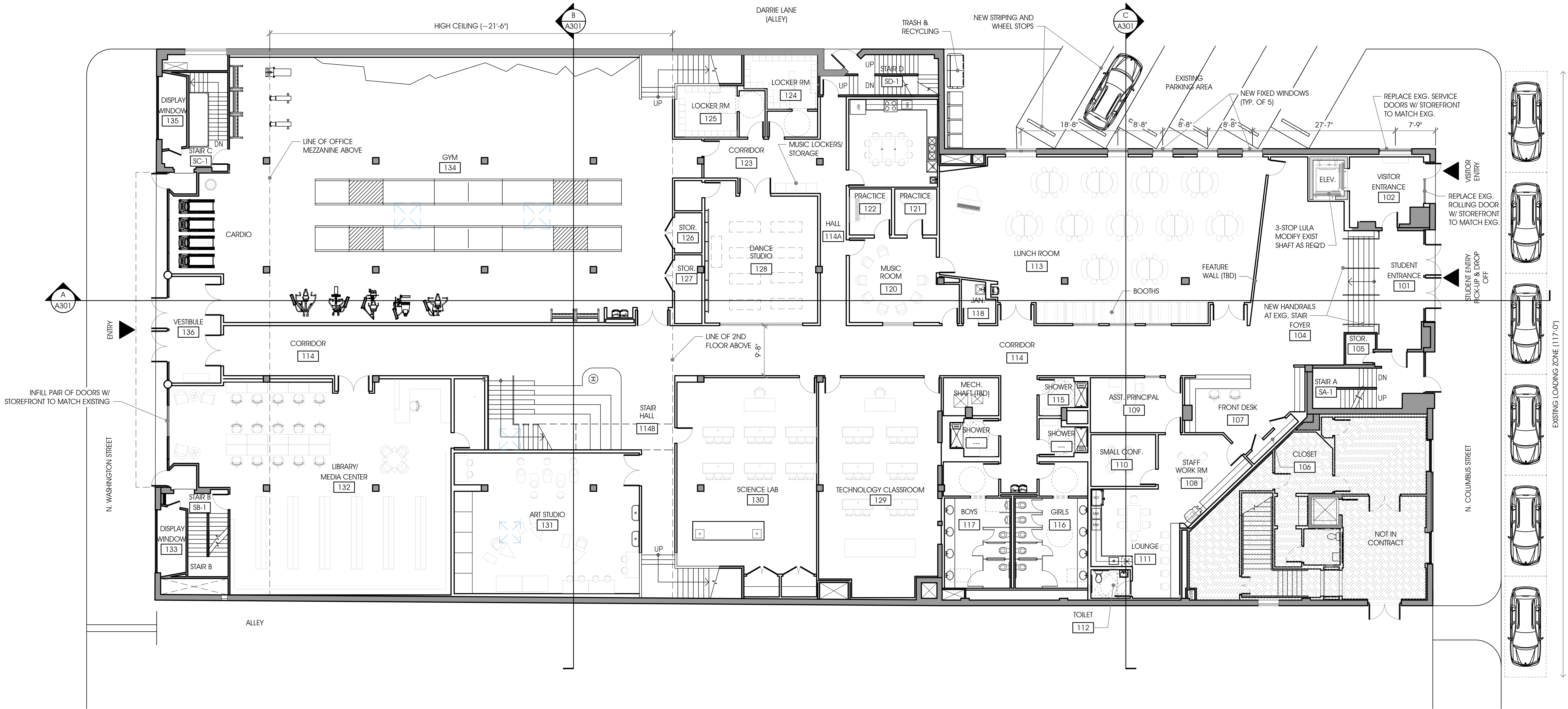
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PROPOSED
1ST FLOOR PLAN

SHEET NO.

A101



PROPOSED 1ST FLOOR PLAN
3/32"=1'-0"

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PROPOSED 2ND
FLOOR PLAN

SHEET NO.

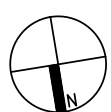
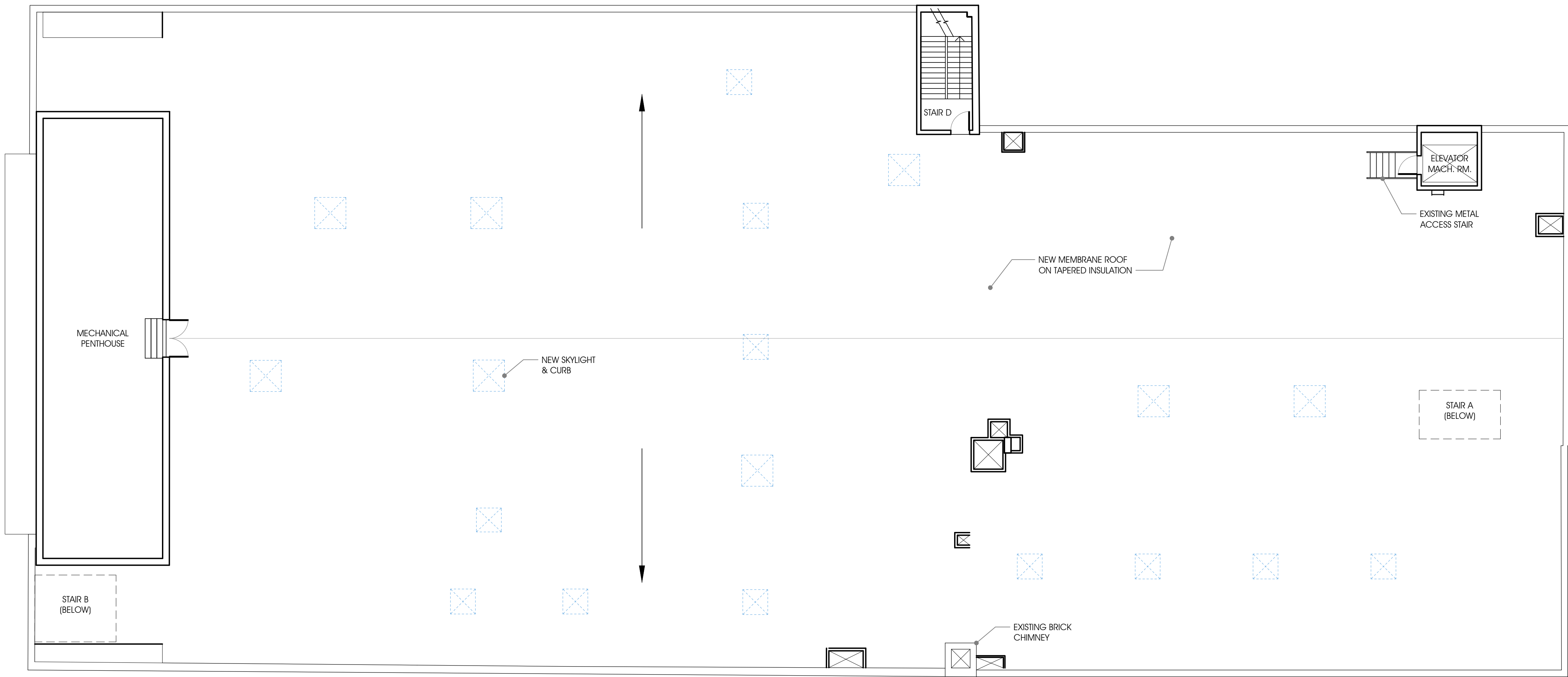
A102



PROPOSED 2ND FLOOR PLAN
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PROPOSED ROOF PLAN
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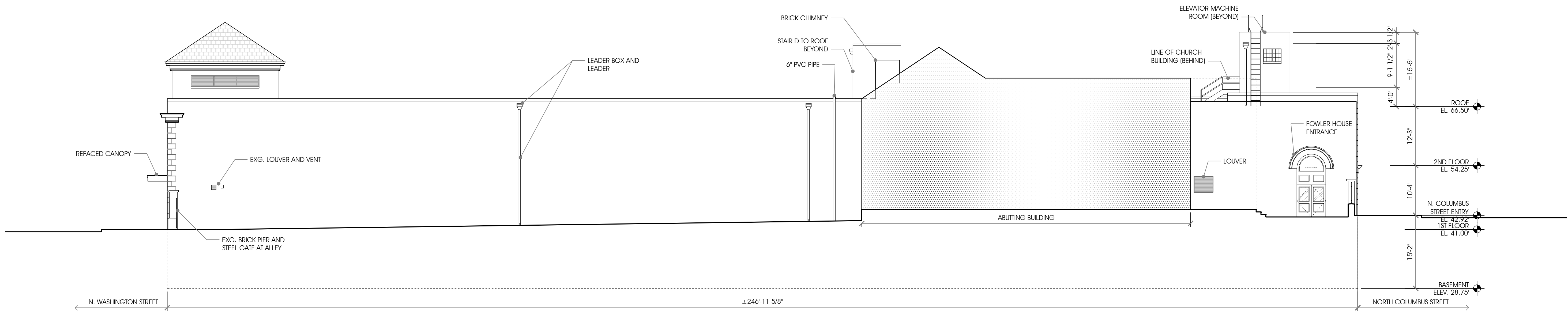
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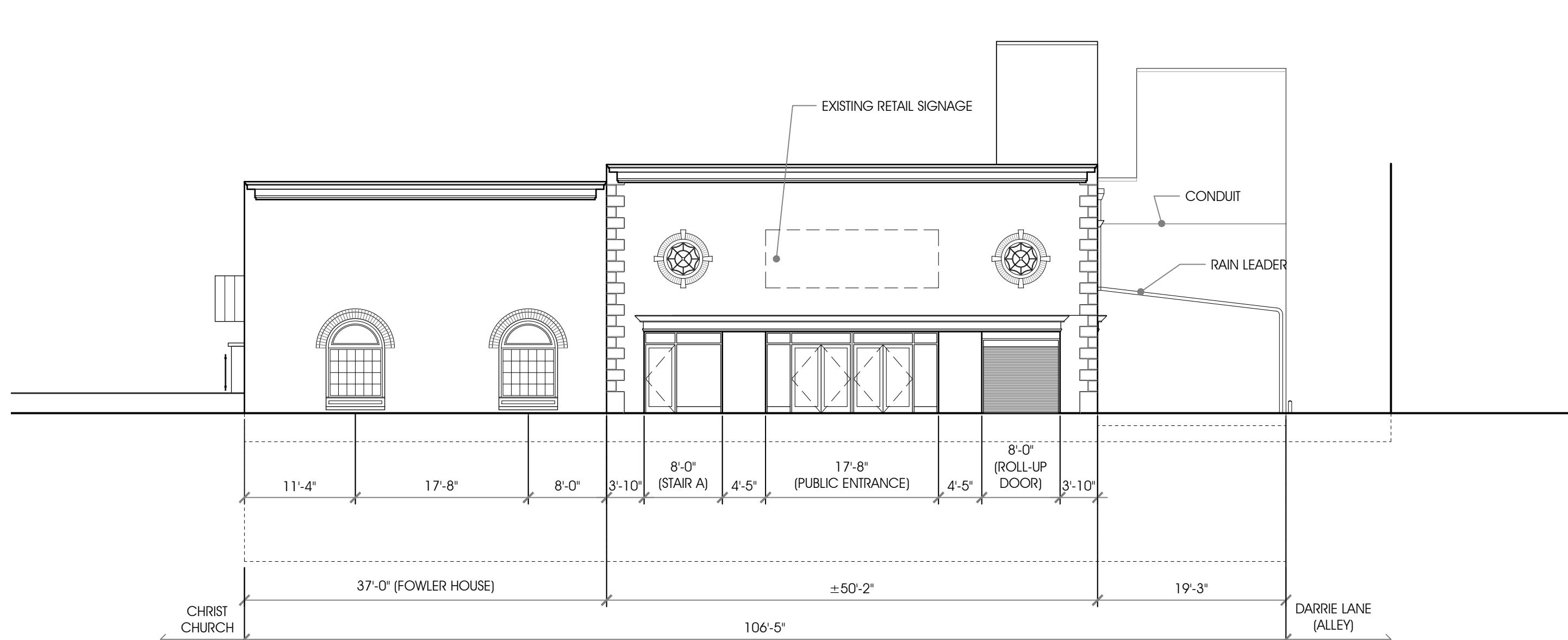
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ROOF PLAN

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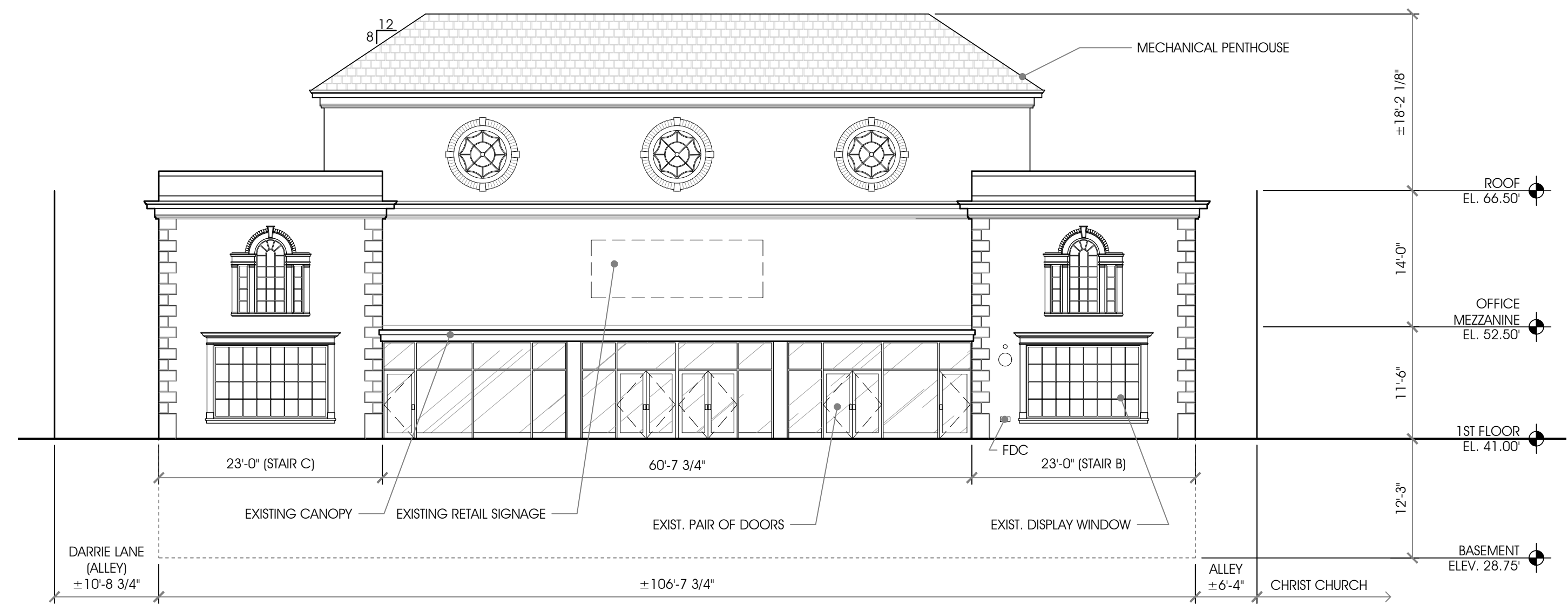
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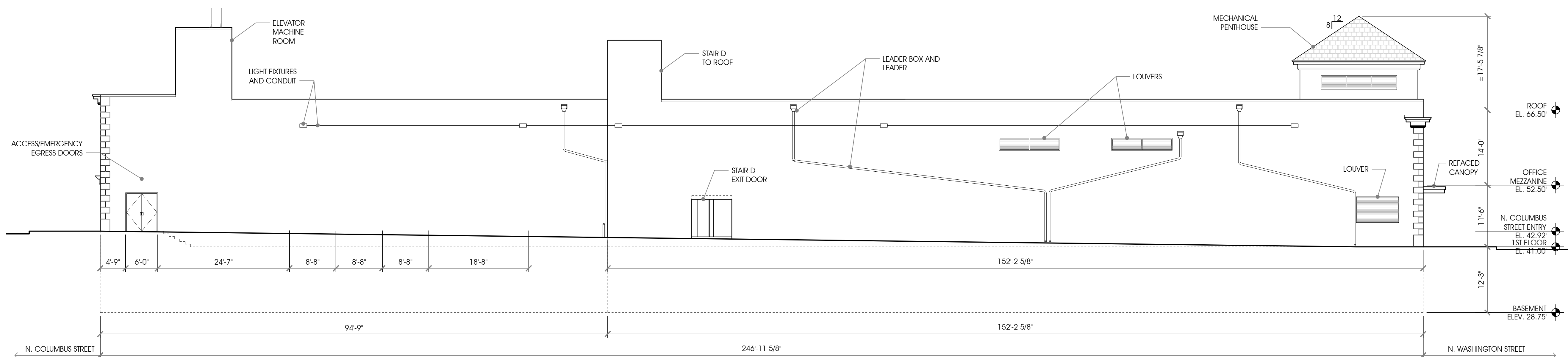
EXISTING NORTH ELEVATION - CHURCH ALLEY
3/32"=1'-0"



EXISTING WEST ELEVATION - NORTH COLUMBUS STREET
3/32"=1'-0"



EXISTING EAST ELEVATION - NORTH WASHINGTON STREET
3/32"=1'-0"



EXISTING SOUTH ELEVATION - DARRIE LANE
3/32"=1'-0"



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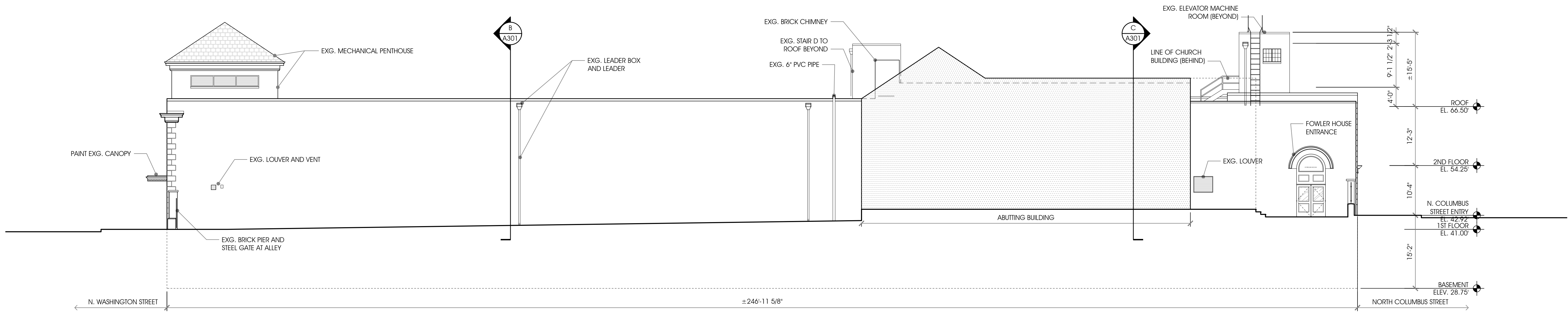
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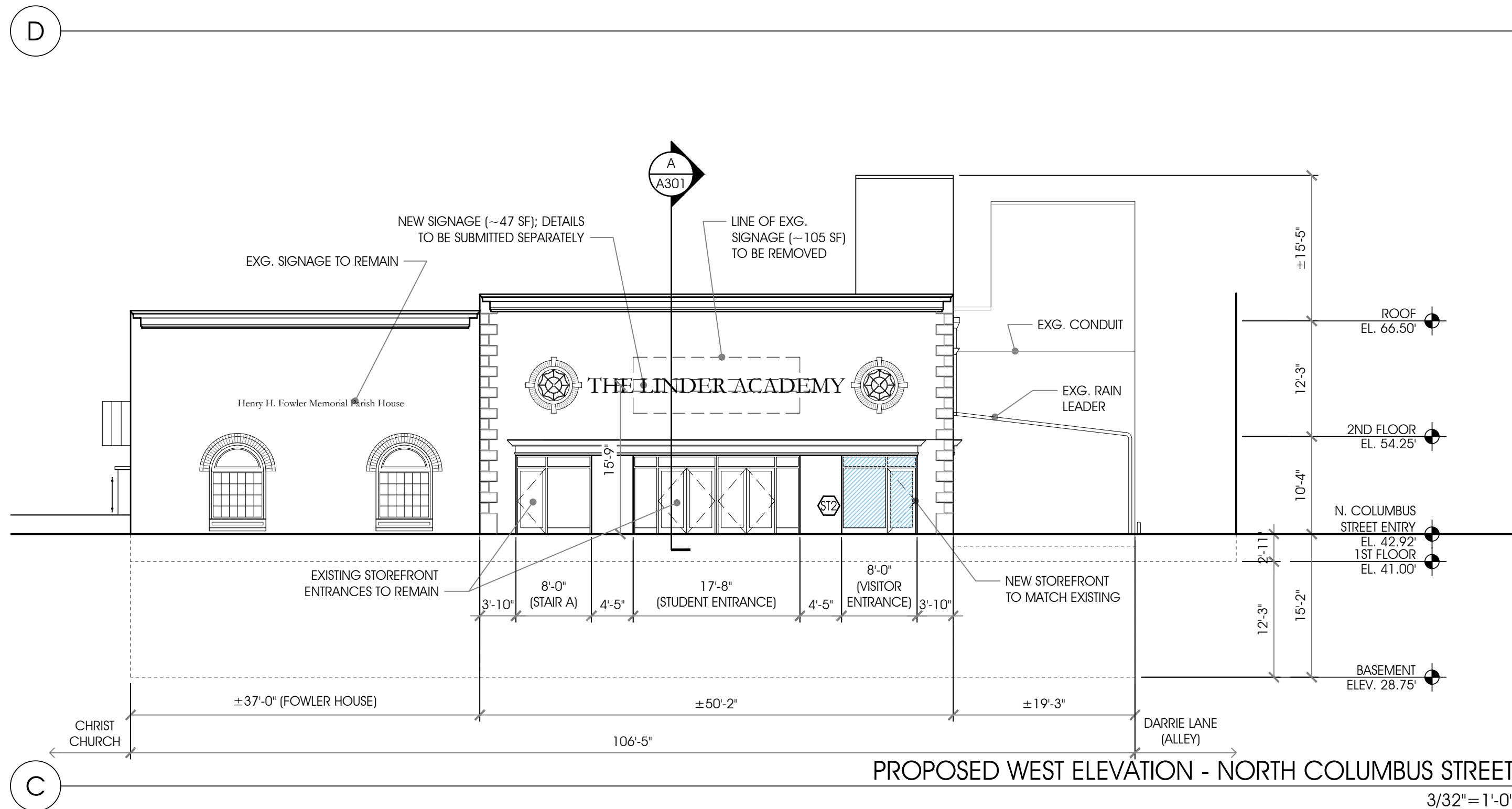
EXISTING
EXTERIOR
ELEVATIONS

SHEET NO.
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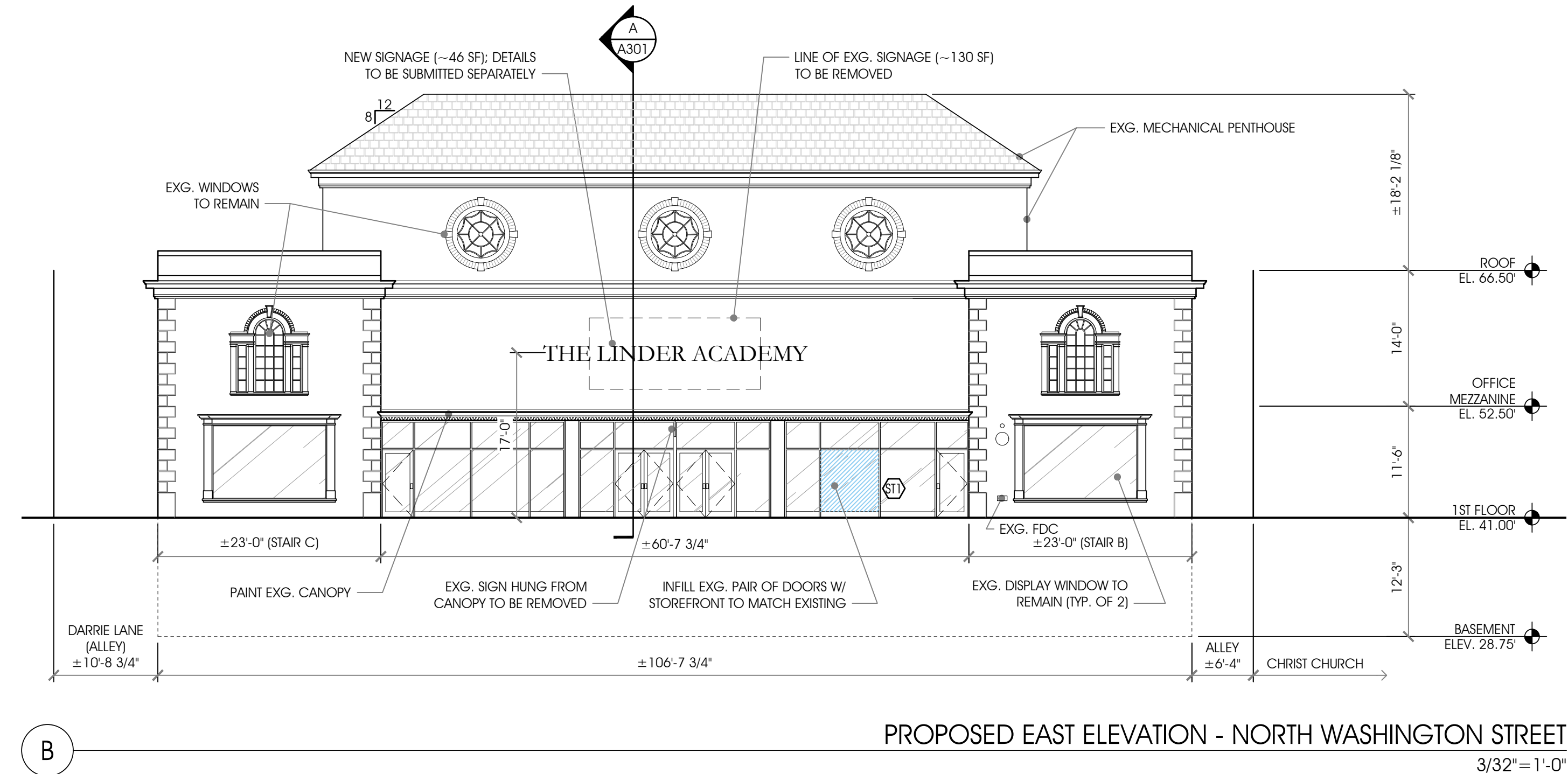
W:\2023\2025\Linder 2.0\Linder 2.0.dwg 8/5/2025 1:37:18 PM: adrienne archer, Copyright (c) 2025 Rust | Orling Architecture



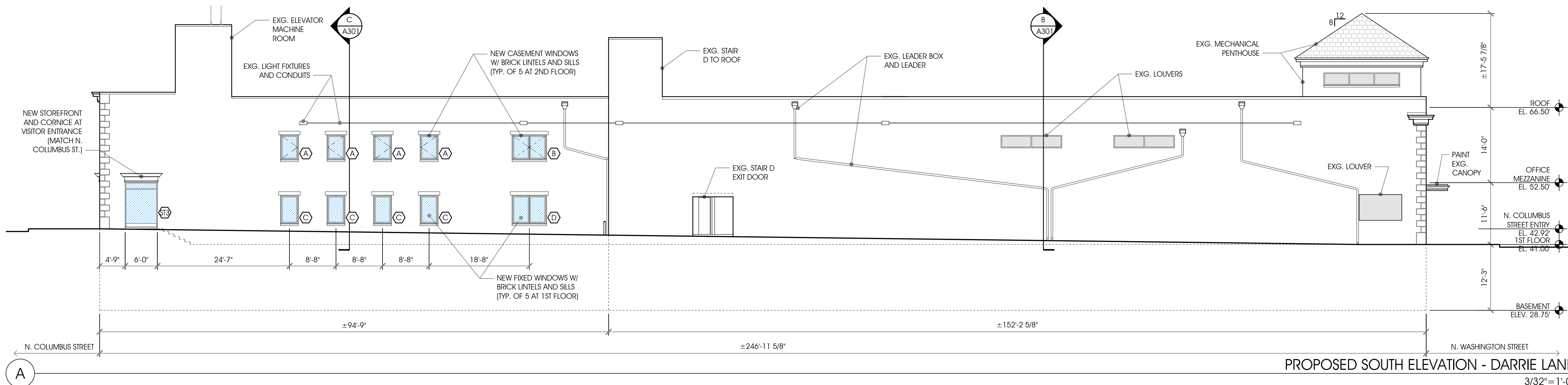
PROPOSED NORTH ELEVATION - CHURCH ALLEY
3/32" = 1'-0"



PROPOSED WEST ELEVATION - NORTH COLUMBUS STREET
3/32" = 1'-0"



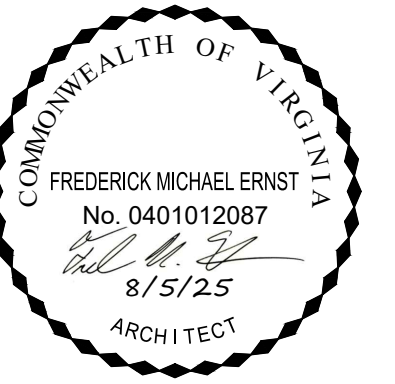
PROPOSED EAST ELEVATION - NORTH WASHINGTON STREET
3/32" = 1'-0"



PROPOSED SOUTH ELEVATION - DARRIE LANE
3/32" = 1'-0"

GENERAL NOTES:

1. DRAWINGS ARE INTENDED TO REFLECT EXISTING CONDITIONS. INFORMATION WAS OBTAINED FROM LANDLORD PROVIDED DRAWINGS WITH LIMITED FIELD VERIFICATION AND NOT WARRANTED TO BE 100% CORRECT OR COMPLETE.
2. ALL BUILDING ELEMENTS SHOWN ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL NEW WINDOWS SHALL COMPLY WITH THE CITY OF ALEXANDRIA'S WINDOW POLICY.
4. ALL SIGNAGE TO BE SUBMITTED SEPARATELY FOR ALEXANDRIA BAR APPROVAL.



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LINDER 2.0
112 N. WASHINGTON ST.
ALEXANDRIA, VIRGINIA

23.054

REVISIONS

DATE	DESCRIPTION

BOARD OF
ARCHITECTURAL
REVIEW
8.5.2025

PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO.

A201

112 N. WASHINGTON ST.
ALEXANDRIA, VIRGINIA

A704

GRAPHIC SCALE

2' 0 4' 8'

$1/4" = 1'$



MARK	TYPE	MANUFACTURER	SERIES	MATERIAL	OUTSIDE CURB DIMENSIONS	SILL	REMARKS
SL1	SKYLIGHT	KALWALL	27.25" PYRAMID	ALUMINUM / FIBERGLASS	4'-0" x 4'-0"	J1 / A705	
SL2	SKYLIGHT	KALWALL	27.25" PYRAMID	ALUMINUM / FIBERGLASS	5'-0" x 5'-0"	J1 / A705	

[illegible][illegible]