

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 601 Wythe Street, Alexandria VA 223414

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

TAX MAP AND PARCEL: 054.04-09-08 **ZONING:** CRMU-X

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: 601 Wythe Street LLC

Address: [Redacted]

City: [Redacted] State: [Redacted]

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

Authorized Agent *(if applicable):* Attorney Architect

Name: Matthew Lee, AIA Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: Water Pollution Control Federation

Address: [Redacted]

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

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

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - 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).*

This project consists of the renovation of an existing office building and change of occupancy from (B) Business to (R-2) residential. Type IA/IIB construction to include renovation of (5) stories and new construction of residential penthouse space with existing below-grade parking to remain. The proposed project contains eighteen (18) condo units with two (2) existing stairs to remain and one (1) existing elevator.

Please find the attached proposal package for a thorough description and details regarding the project.

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.

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: Matthew Lee Signature _____

Date: 12/15/2025

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. 601 Wythe Street LL	[REDACTED]	Lee R. Kenna ? 3%
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 601 Wythe Street (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. Water Environment Federr	[REDACTED]	100%
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. none	none	none
2. none		
3. none		

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.

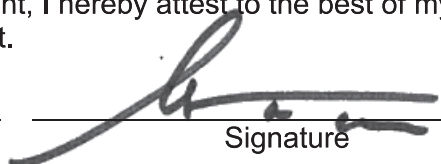
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/15/2025

Date

MATTHEW D. LEE, AIA

Printed Name


Signature

601 WYTHE STREET ALEXANDRIA, VA 22314

Board of Architectural Review Hearing
01 / 21 / 2026

*Permit to Demolish
Certificate of Appropriateness*

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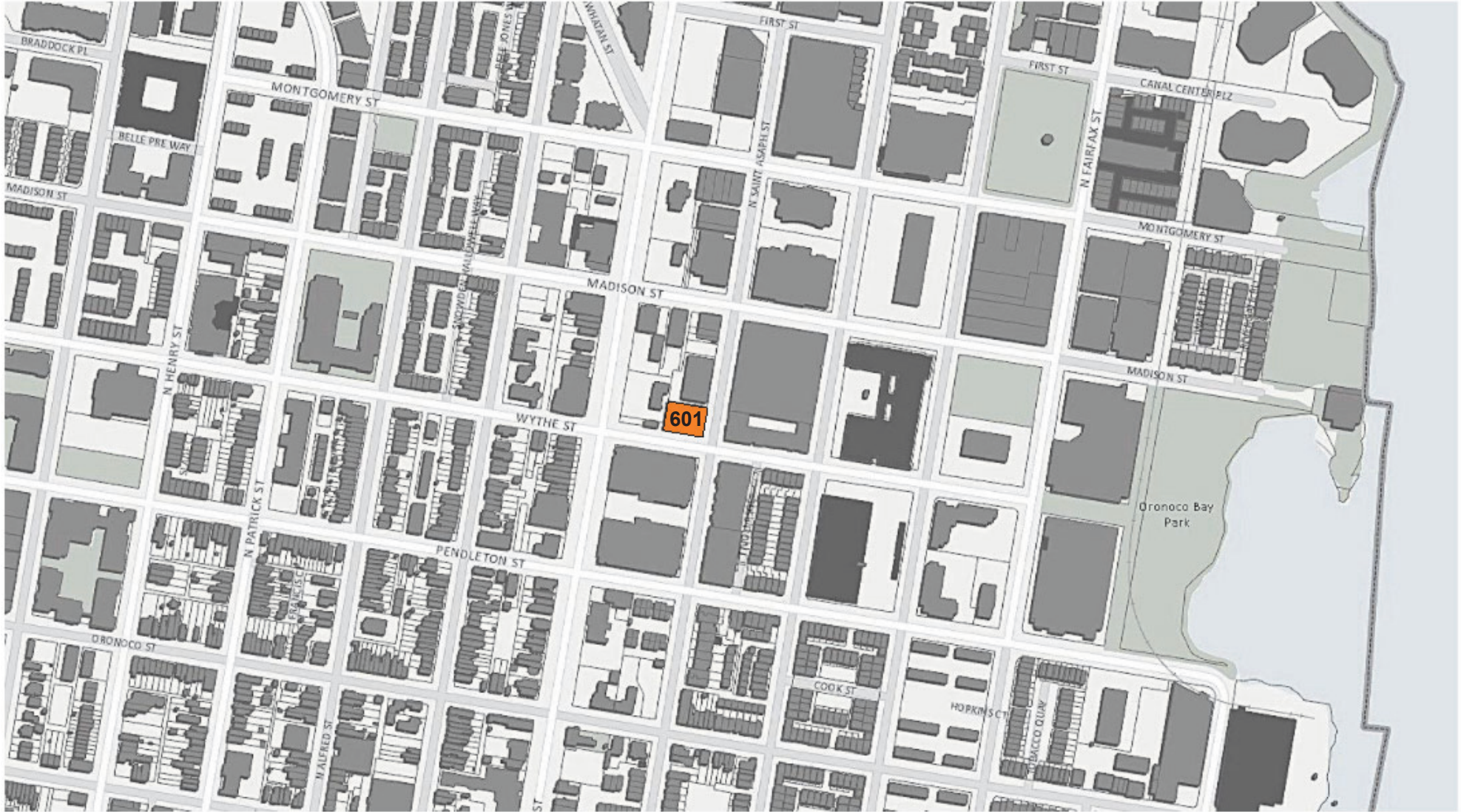
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VICINITY MAP - BAR HISTORIC OVERLAY

NTS



VICINITY MAP - GREATER CONTEXT

NTS

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

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VICINITY MAP - SITE AERIAL

NTS



SOUTHEAST AERIAL



NORTHWEST AERIAL

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N. ST ASAPH STREET
(EAST FACADE)

601 WYTHE STREET
ALEXANDRIA, VA 22314

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WYTHE STREET (SOUTH FACADE)



SE CORNER VIEW AT WYTHE AND N. ST ASAPH



VIEW FROM N. WASHINGTON ST.



VIEW FROM N. WASHINGTON ST.



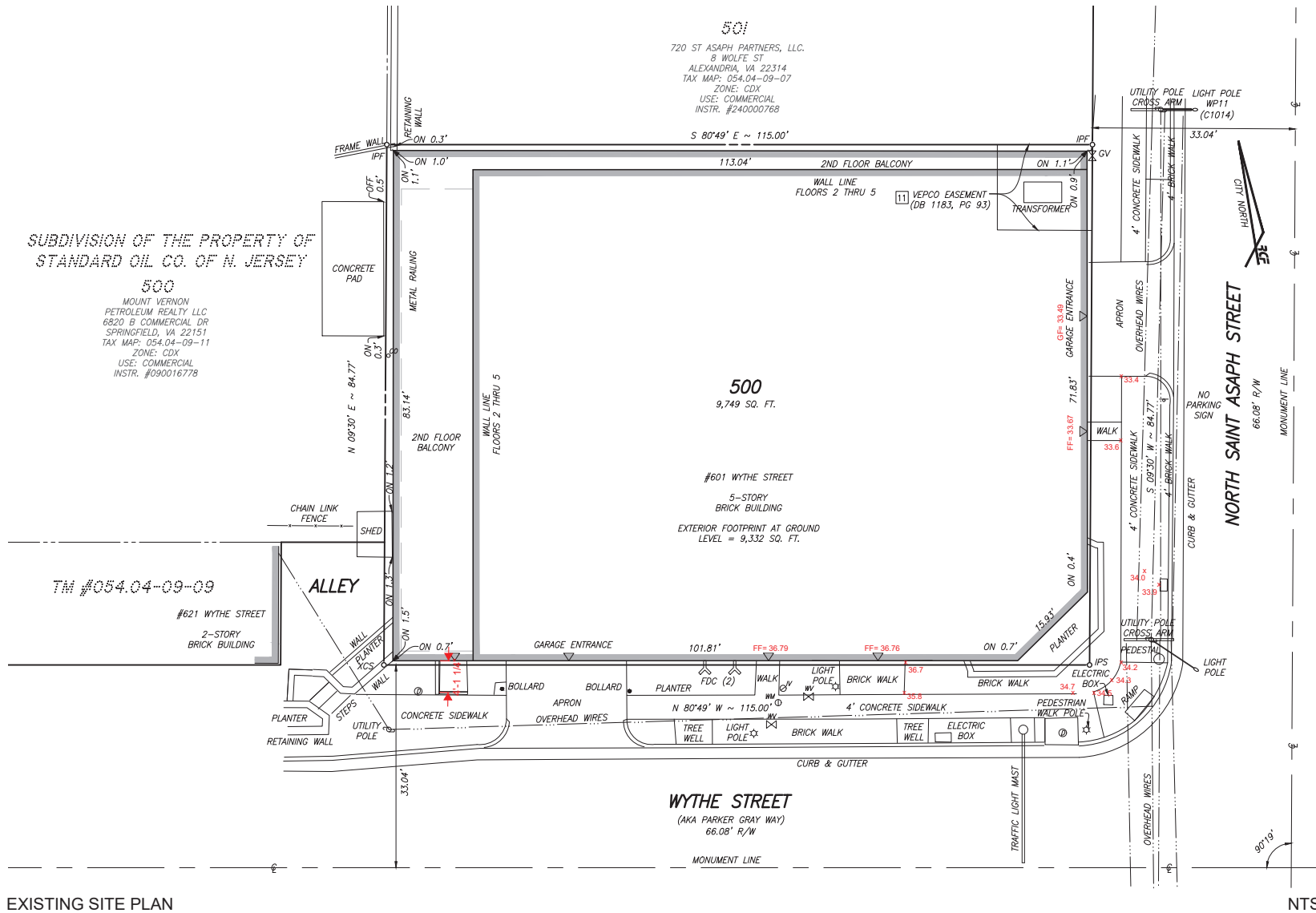
NE CORNER VIEW AT ST. ASAPH

EXISTING FINISH LEGEND

- 01 ALUM. COPING
- 02 FLUSH FACE BRICK HEADER
- 03 GAS LINE TO ROOFTOP GENERATOR
- 04 EXIST. AL. STOREFRONT SYSTEM
- 05 BRICK ROWLOCK SILL
- 06 ALUM. COPING
- 07 EXIST. BRICK REVEAL
- 08 EXIST. STL. TRANSFORMER GATE
- 09 EXIST. STL. LOUVERED GRILLE
- 10 EXIST. ROLLING OVERHEAD GARAGE DOOR
- 11 OVERSIZE FACE BRICK MASONRY

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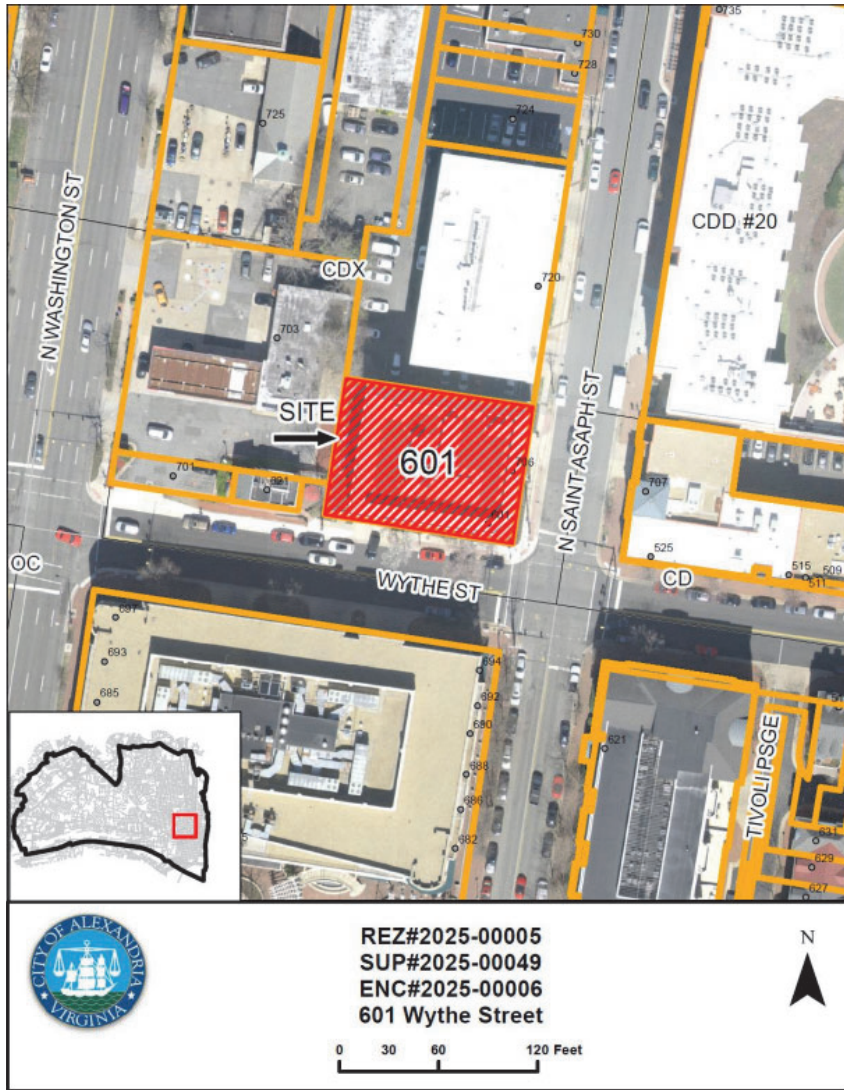
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REZONING PACKAGE EXHIBIT
 STATUS: APPROVED

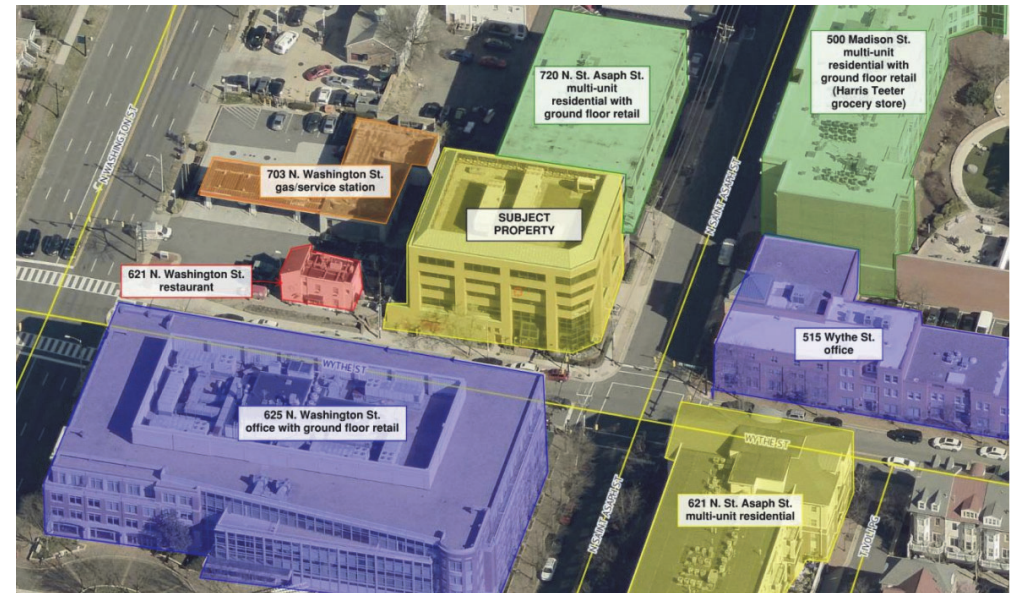
I. PROJECT SUMMARY

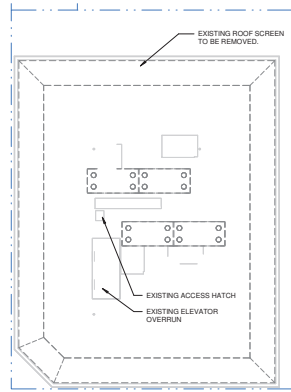
The applicant, 601 Wythe Street LLC, represented by Kenneth Wire attorney, requests:

- (A) a **rezoning from CD-X/Commercial Downtown Zone (Old Town North) to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone,**
- (B) a **special use permit (SUP)** for a multi-unit dwelling use, and
- (C) an **encroachment** into the public right-of-way for proposed upper floor balconies and other street level structures: bollards, a permanent landscaping planter box, and low walls.

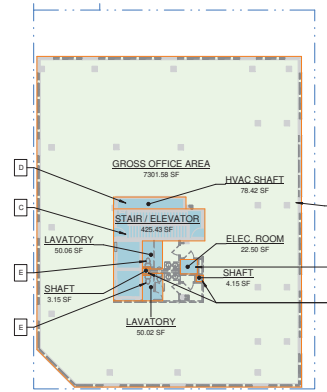
These approvals would allow an office-to-residential conversion of the existing building at 601 Wythe Street. The applicant proposes 18 dwelling units each with access to private and shared open space and off-street parking in the building's garage.

Staff **recommends approval** of all three requests as they generally meet all applicable criteria and are consistent with the City's planning goals and strategies for office to residential conversions as envisioned in the Old Town North Small Area Plan (SAP).

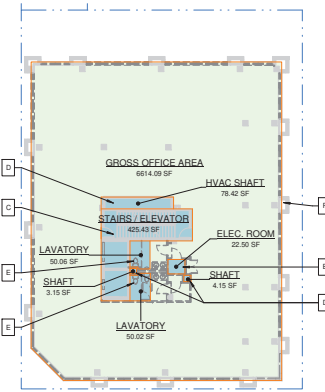




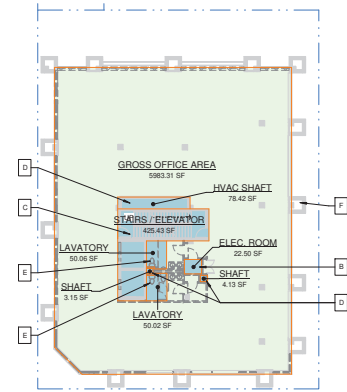
T.O. ROOF 8
1/16" = 1'-0" (201A)



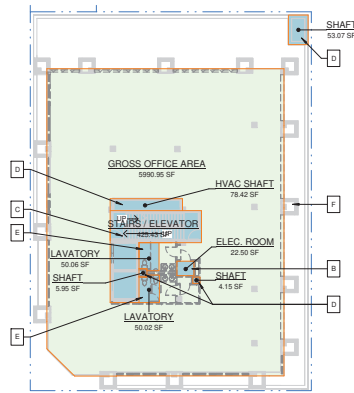
LEVEL 5 7
1/16" = 1'-0" (201A)



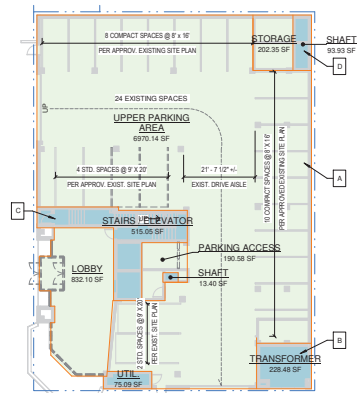
LEVEL 4 6
1/16" = 1'-0" (201A)



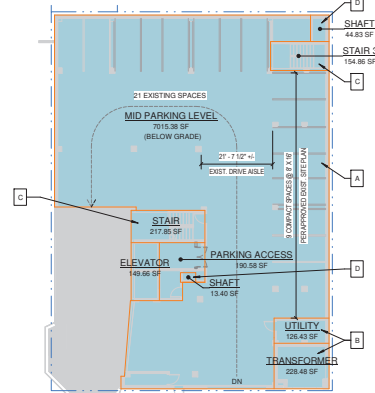
LEVEL 3 5
1/16" = 1'-0" (201A)



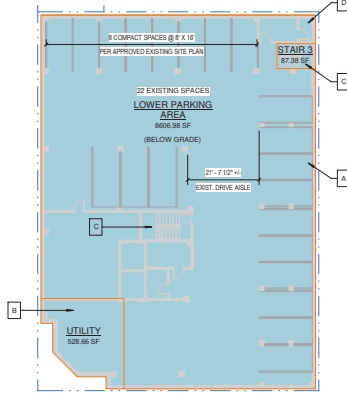
LEVEL 2 4
1/16" = 1'-0" (201A)



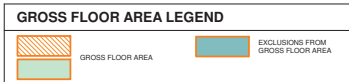
LOBBY LEVEL 3
1/16" = 1'-0" (201A)



MID PARKING LEVEL 2
1/16" = 1'-0" (201A)



LOWER PARKING LEVEL 1
1/16" = 1'-0" (201A)



EXISTING NON-RESIDENTIAL GROSS FLOOR AREA		
LEVEL	NAME	AREA
LOBBY LEVEL	UPPER PARKING AREA	8970 SF
LOBBY LEVEL	STORAGE	202 SF
LOBBY LEVEL	LOBBY	802 SF
LOBBY LEVEL	PARKING ACCESS	191 SF
LEVEL 3	GROSS OFFICE AREA	5991 SF
LEVEL 4	GROSS OFFICE AREA	6614 SF
LEVEL 5	GROSS OFFICE AREA	7302 SF
		34085 SF

EXCLUSIONS FROM GROSS FLOOR AREA

PER ALEXANDRIA CITY ZONING ORDINANCE

ARTICLE II, SECTION 2-145 - FLOOR AREA

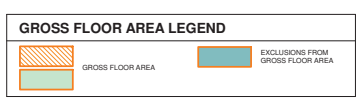
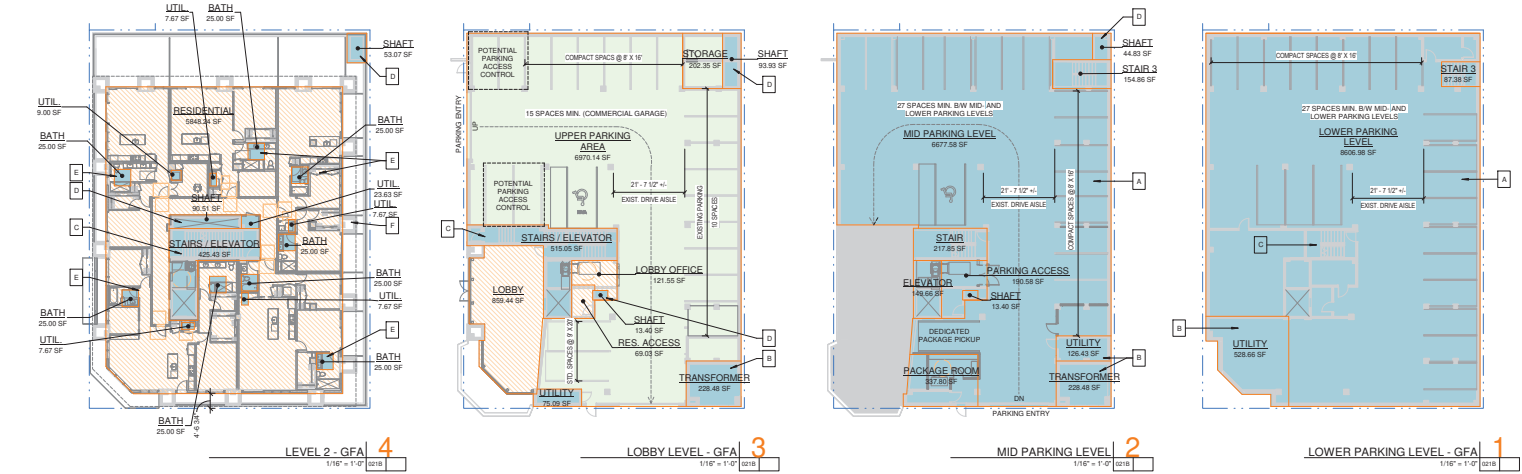
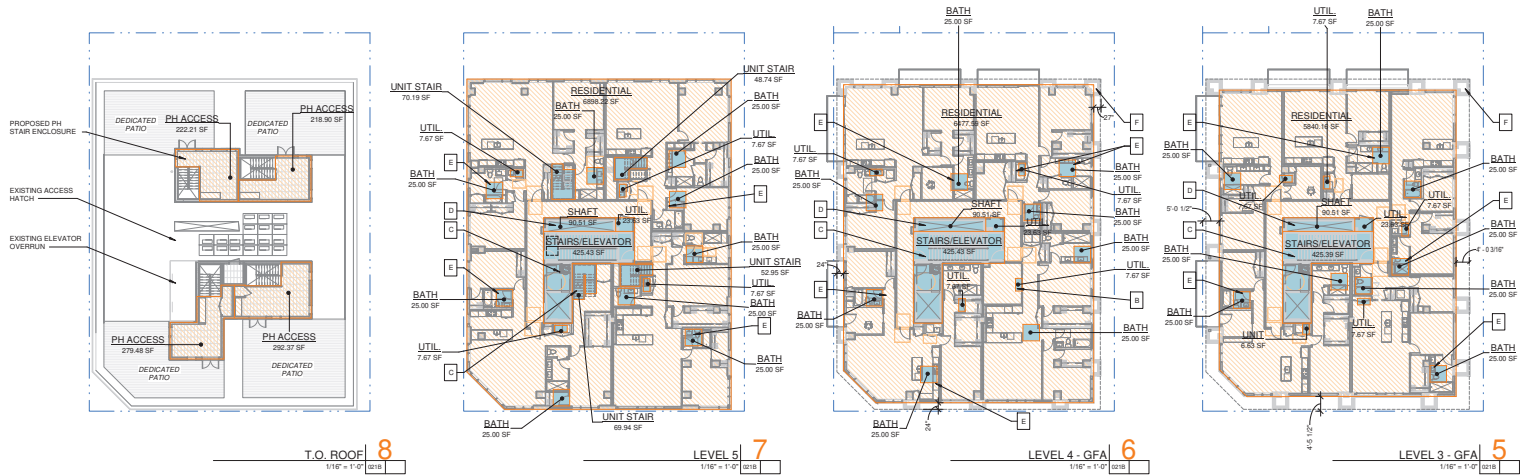
- A. ANY FLOOR AREA THAT WAS USED AS A PUBLIC OR PRIVATE GARAGE PRIOR TO MARCH 17, 2018 WITH A HEIGHT OF LESS THAN SEVEN FEET SIX INCHES.
- B. FLOOR SPACE FOR UTILITIES WHICH MAY INCLUDE ACCESSORY WATER TANKS, COOLING TOWERS, MECHANICAL AND ELECTRICAL EQUIPMENT, AND ANY SIMILAR CONSTRUCTION NOT SUSCEPTIBLE TO STORAGE OR OCCUPANCY.
- C. STAIRS AND ELEVATORS, THE TERM STAIRS INCLUDES RAMPS AND OTHER SIMILAR STRUCTURES DEEMED NECESSARY TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.
- D. MECHANICAL SHAFTS.
- E. LAVATORIES OF WHICH ONLY A MAXIMUM OF 50 SF OF EACH LAVATORY CAN BE EXCLUDED. THE MAXIMUM TOTAL OF EXCLUDABLE AREA FOR LAVATORIES SHALL BE NO GREATER THAN TEN PERCENT OF THE GROSS FLOOR AREA.
- F. ARCHITECTURAL FEATURES UP TO A MAXIMUM PROJECTION OF 30 INCHES EXTENDING BEYOND AN EXTERIOR FACE OF A BUILDING WALL OR COLUMN.
- G. SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM OF DEPTH OF EIGHT FEET.

REZONING PACKAGE EXHIBIT
STATUS: APPROVED

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
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GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
LOBBY LEVEL	6970 SF
LOBBY LEVEL	699 SF
LOBBY LEVEL	122 SF
LOBBY LEVEL	202 SF
LOBBY LEVEL	69 SF
LEVEL 2	6948 SF
LEVEL 3	6840 SF
LEVEL 4	6478 SF
LEVEL 5	6998 SF
T.O. ROOF	232 SF
T.O. ROOF	219 SF
T.O. ROOF	279 SF
T.O. ROOF	3900 SF

EXCLUSIONS FROM GROSS FLOOR AREA

PER ALEXANDRIA CITY ZONING ORDINANCE
ARTICLE II, SECTION 2-145 - FLOOR AREA

A. ANY FLOOR AREA THAT WAS USED AS A PUBLIC OR PRIVATE GARAGE PRIOR TO MARCH 17, 2018 WITH A HEIGHT OF LESS THAN SEVEN FEET SIX INCHES.

B. FLOOR SPACE FOR UTILITIES, WHICH MAY INCLUDE ACCESSORY WATER TANKS, COOLING TOWERS, MECHANICAL AND ELECTRICAL EQUIPMENT, AND ANY SIMILAR CONSTRUCTION NOT SUBJECT TO STORAGE OR OCCUPANCY.

C. STAIRS AND ELEVATORS, THE TERM STAIRS INCLUDES RAMPS AND OTHER SIMILAR STRUCTURES DEEMED NECESSARY TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.

D. MECHANICAL SHAFTS.

E. LAVATORIES OF WHICH ONLY A MAXIMUM OF 50 SF OF EACH LAVATORY CAN BE EXCLUDED, THE MAXIMUM TOTAL OF EXCLUDABLE AREA FOR LAVATORIES SHALL BE NO GREATER THAN TEN PERCENT OF THE GROSS FLOOR AREA.

F. ARCHITECTURAL FEATURES UP TO A MAXIMUM PROJECTION OF 30 INCHES EXTENDING BEYOND AN EXTERIOR FACE OF A BUILDING WALL OR COLUMN.

G. SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM OF DEPTH OF EIGHT FEET.

REZONING PACKAGE EXHIBIT
STATUS: APPROVED






601 WYTHE STREET
ALEXANDRIA, VA 22314

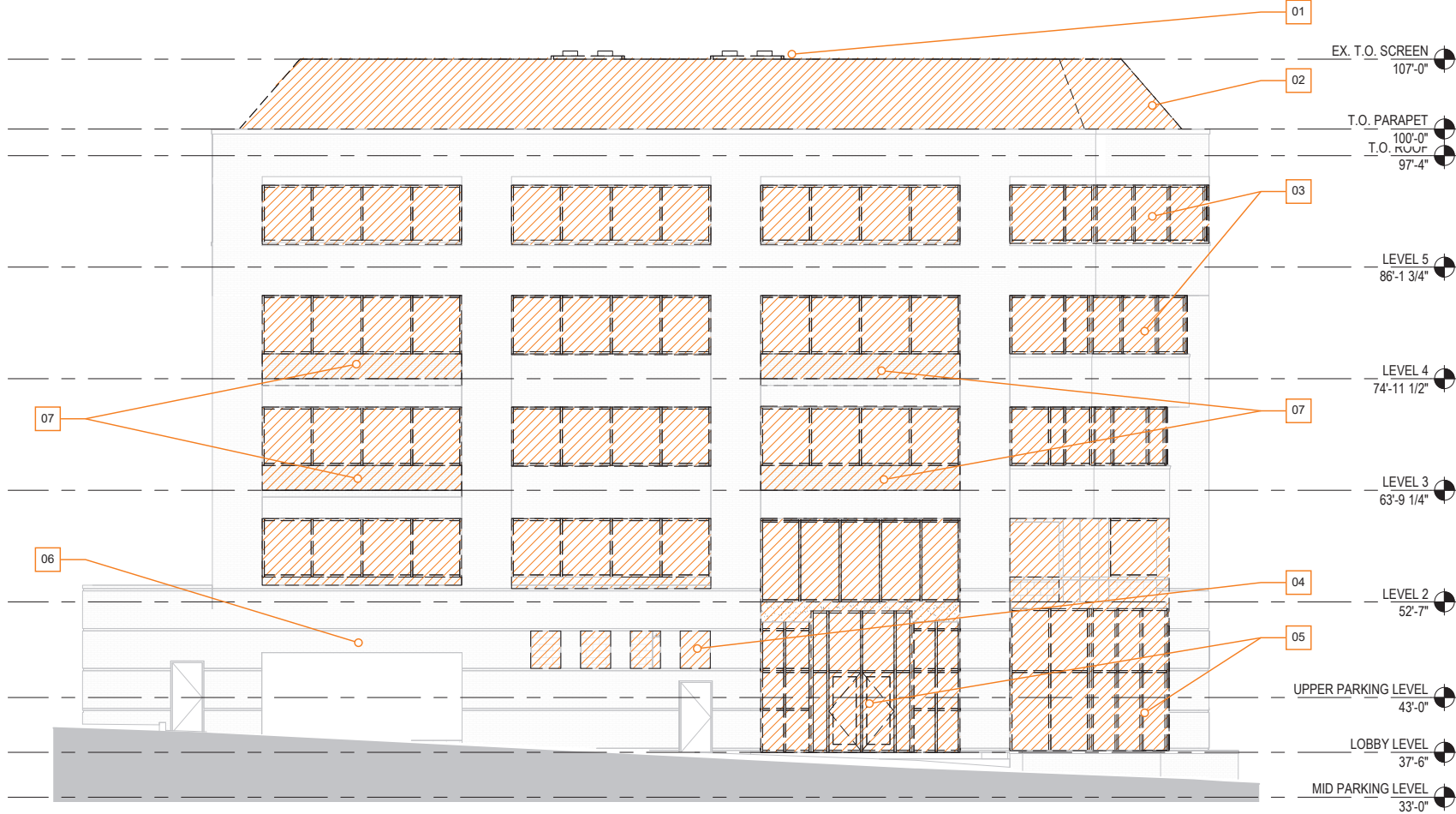
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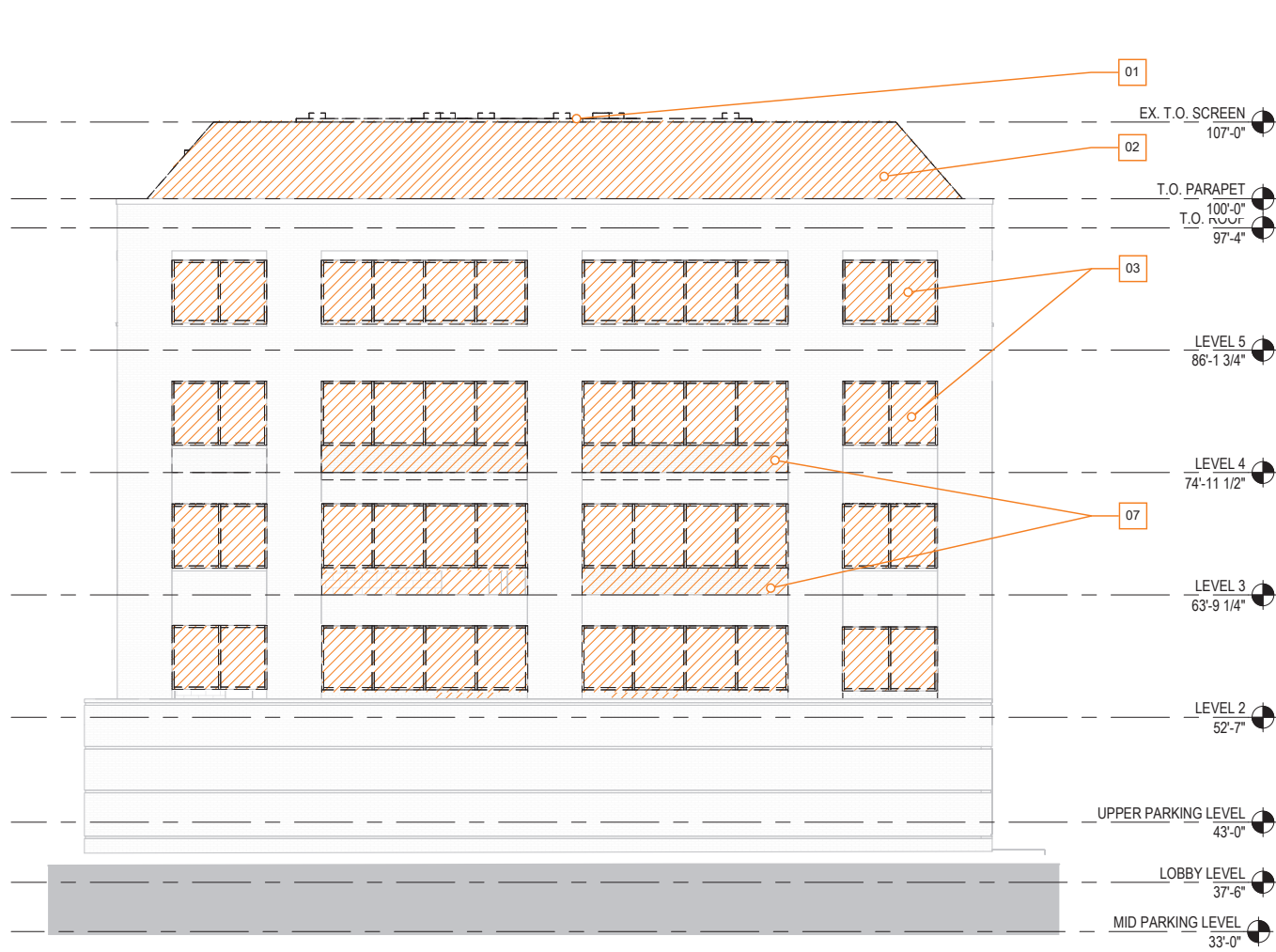
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



-  DEMOLISH FLOORS AND ROOF
-  DEMOLISH EXISTING WALL
-  CUT WALL DOWN TO 42"
-  EXISTING WALL TO REMAIN
-  DEMO DOOR



- DEMOLITION NOTES**
- 01 REMOVE EXISTING ROOFTOP MECHANICAL
 - 02 REMOVE EXISTING METAL SCREEN
 - 03 REMOVE EXISTING STOREFRONT, TYP.
 - 04 REMOVE EXISTING LOUVERED GRILLE, TYP.
 - 05 REMOVE EXIST. ENTRY STOREFRONT, TYP.
 - 06 REMOVE EXIST. LIGHT FIXTURE, TYP.
 - 07 REMOVE EXIST. FACE BRICK

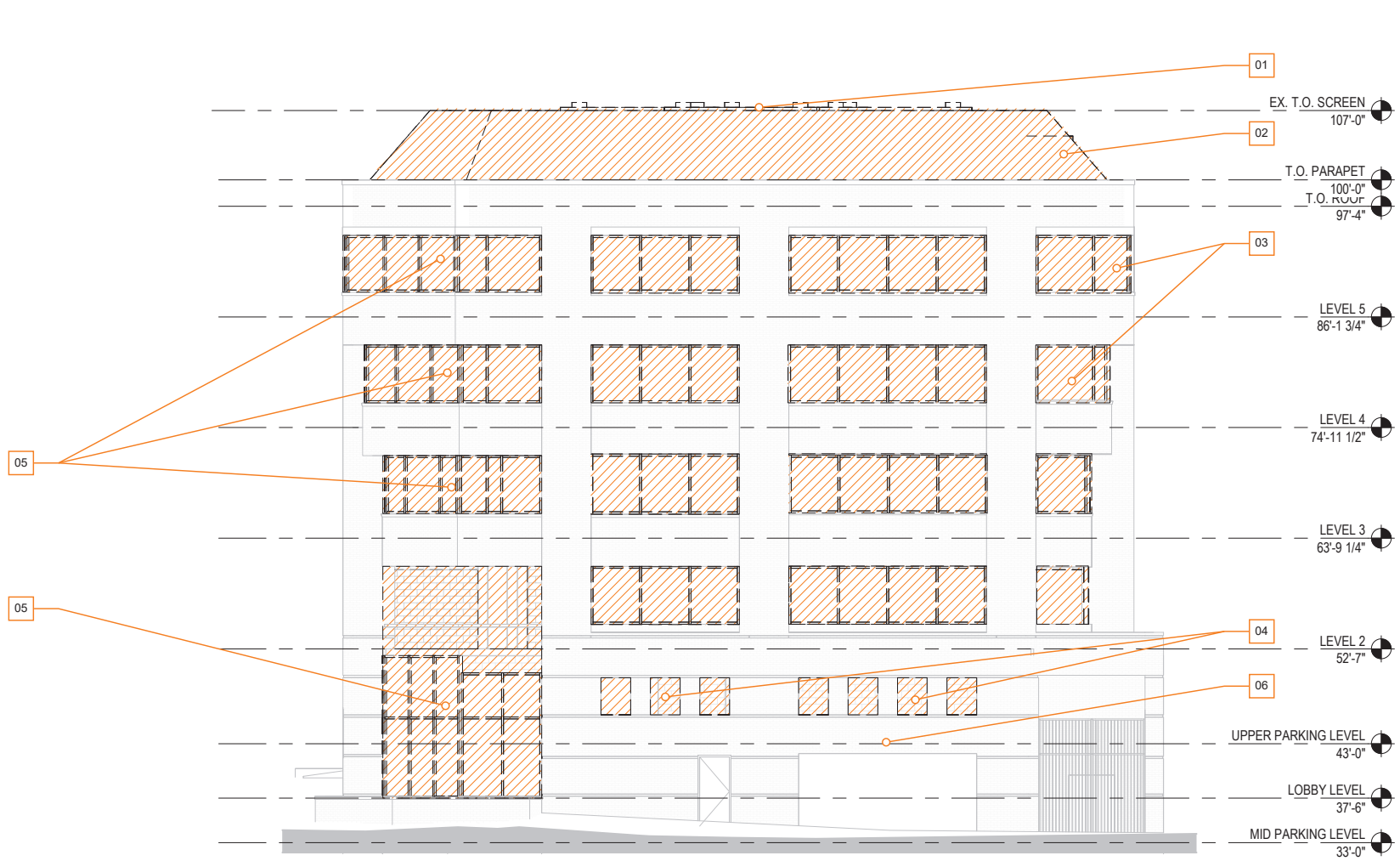
DEMO - SOUTH ELEVATION **3**
 3/32" = 1'-0" D005



-  DEMOLISH FLOORS AND ROOF
-  DEMOLISH EXISTING WALL
-  CUT WALL DOWN TO 42"
-  EXISTING WALL TO REMAIN
-  DEMO DOOR

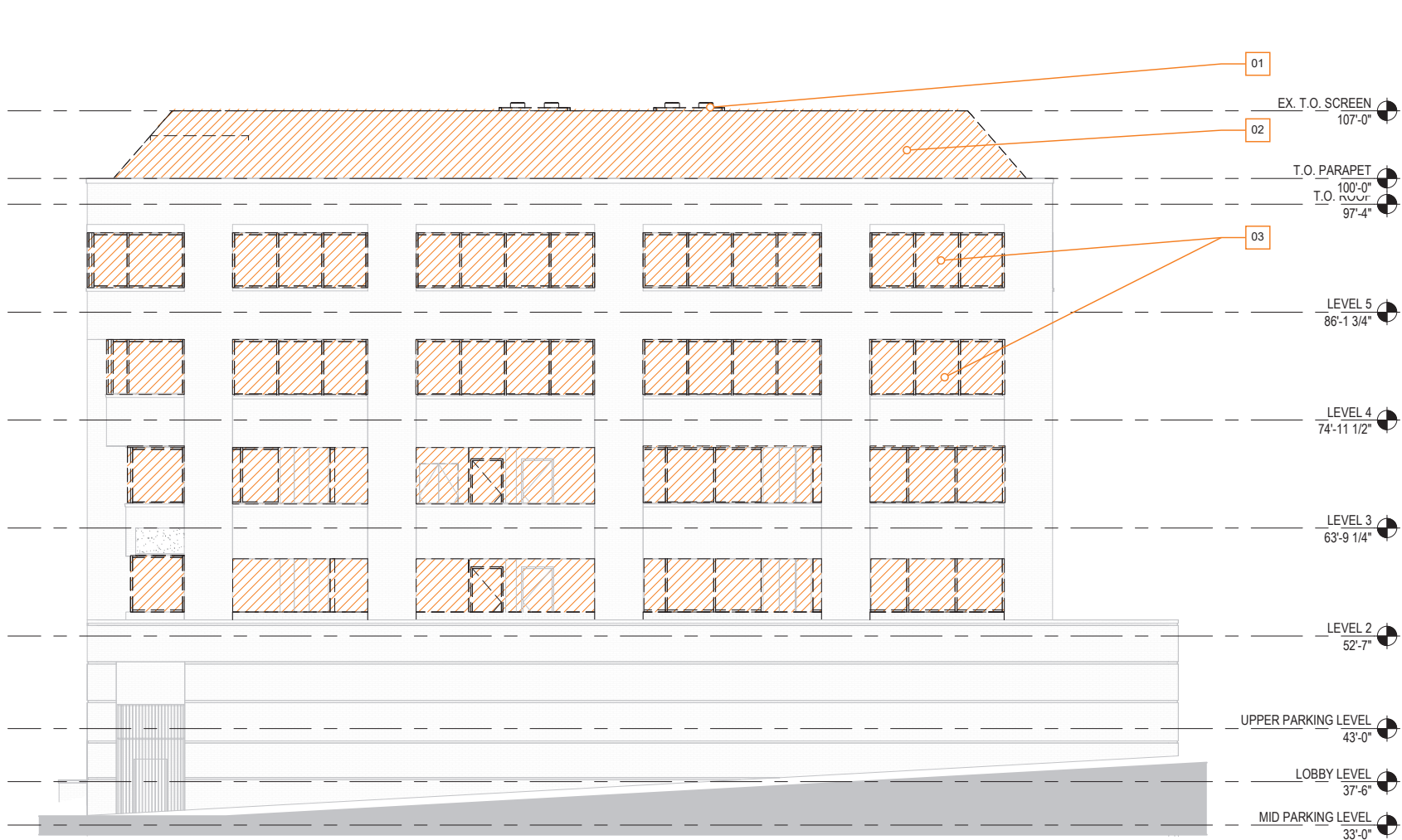
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 - 07 REMOVE EXIST. FACE BRICK






DEMO - WEST ELEVATION **1**
 3/32" = 1'-0" D005



- DEMOLITION NOTES**
- 01 REMOVE EXISTING ROOFTOP MECHANICAL
 - 02 REMOVE EXISTING METAL SCREEN
 - 03 REMOVE EXISTING STOREFRONT, TYP.
 - 04 REMOVE EXISTING LOUVERED GRILLE, TYP.
 - 05 REMOVE EXIST. ENTRY STOREFRONT, TYP.
 - 06 REMOVE EXIST. LIGHT FIXTURE, TYP.
 - 07 REMOVE EXIST. FACE BRICK

DEMO - EAST ELEVATION **2**
 3/32" = 1'-0" D005



-  DEMOLISH FLOORS AND ROOF
-  DEMOLISH EXISTING WALL
-  CUT WALL DOWN TO 42"
-  EXISTING WALL TO REMAIN
-  DEMO DOOR

- DEMOLITION NOTES**
- 01 REMOVE EXISTING ROOFTOP MECHANICAL
 - 02 REMOVE EXISTING METAL SCREEN
 - 03 REMOVE EXISTING STOREFRONT, TYP.
 - 04 REMOVE EXISTING LOUVERED GRILLE, TYP.
 - 05 REMOVE EXIST. ENTRY STOREFRONT, TYP.
 - 06 REMOVE EXIST. LIGHT FIXTURE, TYP.
 - 07 REMOVE EXIST. FACE BRICK

DEMO - NORTH ELEVATION **4**
 3/32" = 1'-0" D005

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN; PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP, NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT FOR PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE
- 08 EXISTING METAL RAILING TO REMAIN; PAINT

PROPOSED SOUTH (WYTHE) ELEVATION

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

12 / 15 / 25

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHIHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN; PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
WU01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP, NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT FOR PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE

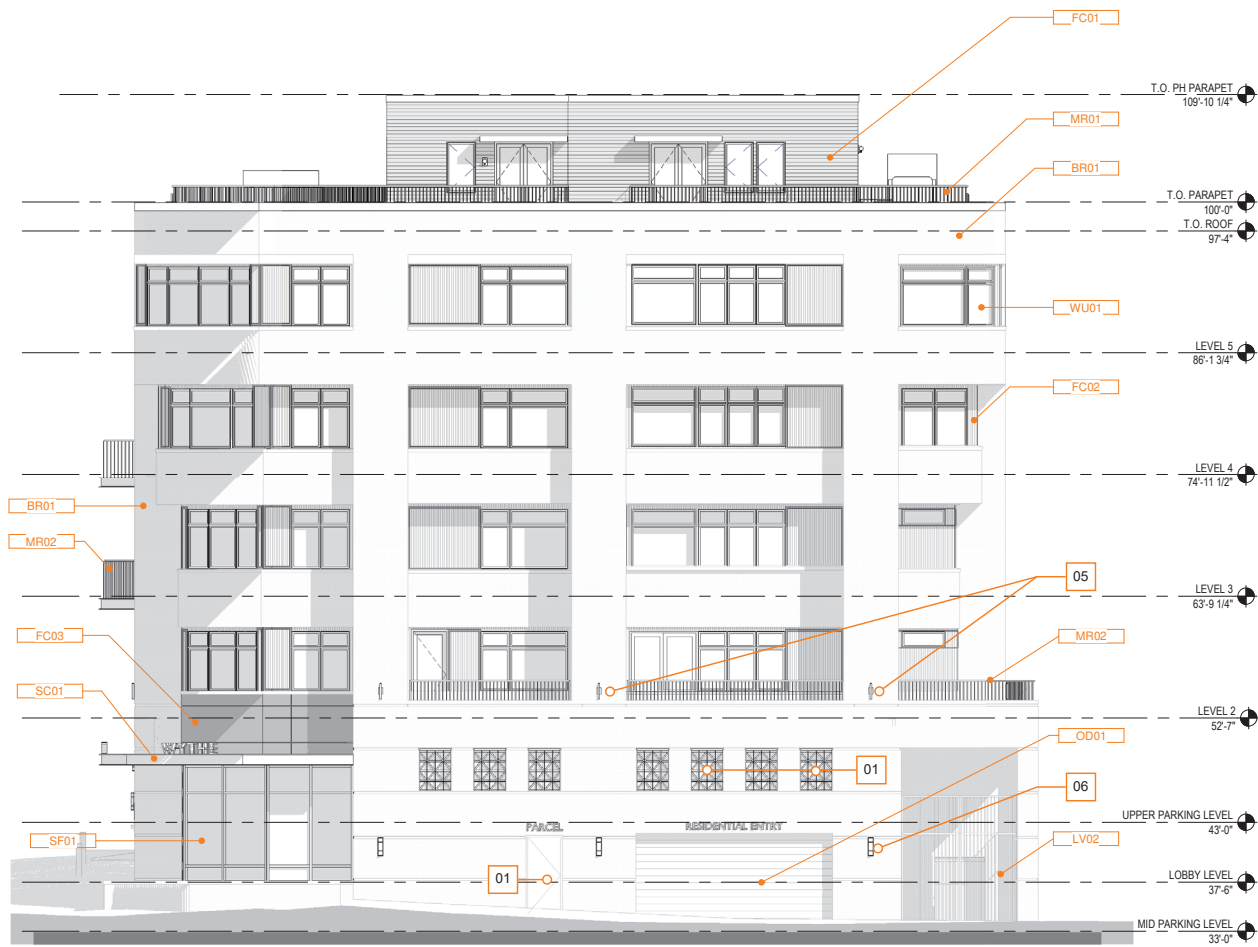
PROPOSED WEST ELEVATION

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

12 / 15 / 25

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHIHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN; PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP, NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT AT PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE

PROPOSED EAST (ST. ASAPH) ELEVATION

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN, PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP, NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT FOR PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE

PROPOSED NORTH ELEVATION

INDEX

01	VICINITY MAPS
02	EXISTING CONTEXT PHOTOS
03	SITE PLANS
04	FLOOR PLAN EXHIBIT
05	ELEVATIONS
06	PERSPECTIVES
07	PROPOSED FINISH SPECIFICATIONS
08	DRAWING SET EXHIBIT



NE CORNER FROM ST. ASAPH





SE CORNER AT ST. ASAPH / WYTTHE ST.



SW CORNER FROM WYTHE ST.





NW CORNER







NOTE: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY TO HIGHLIGHT DESIGN INTENT.

601 WYTHE STREET
ALEXANDRIA, VA 22314

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12 / 15 / 25

LEEDESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING 35

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01	VICINITY MAPS
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01 Nichiha Architectural Wall Panel or comparable. Ribbed - Mounted Vertically. Custom Color.



02 02A. Brick Stain. Benjamin Moore 2107-40 Basis of Design Intent: "Driftwood"



02 02B. Brick Stain. Benjamin Moore HC-72 Basis of Design Intent: "Branchport Brown"



03 Exterior Wall Sconce (Pier Uplighting). Visual Comfort. Chara 17" Outdoor Wall or comparable. Matte Black.



04 Gold painted entry letter signage at storefront transom. 8" min.



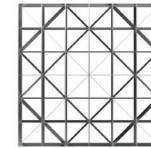
05 Entry Fixture. Parc Lighting. Viera 25" Gas Flush Mount or comparable.



06 Street Fixture. WAC Lighting. Latitude 14" Tall LED Outdoor Wall Sconce or comparable. Matt Black, Bronze.



07 Construction Specialities Decorative Screen. Myriad Diamond or comparable. Kynar and Powder Coat. Black.



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07	PROPOSED FINISH SPECIFICATIONS
08	DRAWING SET EXHIBIT

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC02	HARDBE ARTISAN F.C. LAP SIDING
FC03	NICHHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC09	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD PULLING GARAGE DOOR TO REMAIN, PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.

AHJ APPROVAL STAMP

LEEEDesign.STUDIO
 ARCHITECTURE | DESIGN | PLANNING
 410 S MAPLE AVENUE, SUITE 114
 FALLS CHURCH, VA 22046
 WWW.LEEEDesign.STUDIO
 PROJECT # : 24078



#	DESCRIPTION	DATE

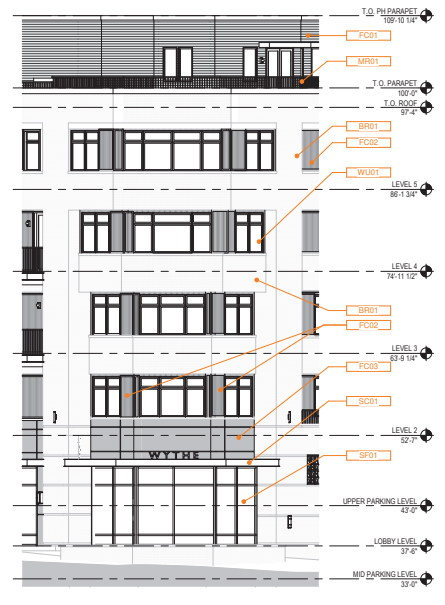
601 WYTHE
 601 WYTHE STREET
 ALEXANDRIA, VA 22314-1919

SHEET TITLE
BUILDING ELEVATIONS
 SHEET NUMBER
A300
 11/24/2023
 50% DESIGN DEVEL.

12/15/2023 9:53:50 AM



SOUTH ELEVATION 2
 1/8" = 1'-0" A300



SE ELEVATION 1
 1/8" = 1'-0" A300





EAST ELEVATION **2**
1/8" = 1'-0" AS1 AS1

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDEE ARTISAN F.C. LAP SIDING
FC02	NICHHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
LV02	EXISTING TRANSFORMER GATES TO REMAIN, PAINT
MR01	NEW METAL GUARDRAIL AT PH FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN, PAINT
SC01	FABRICATED STEEL CANOPY WHICH PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.

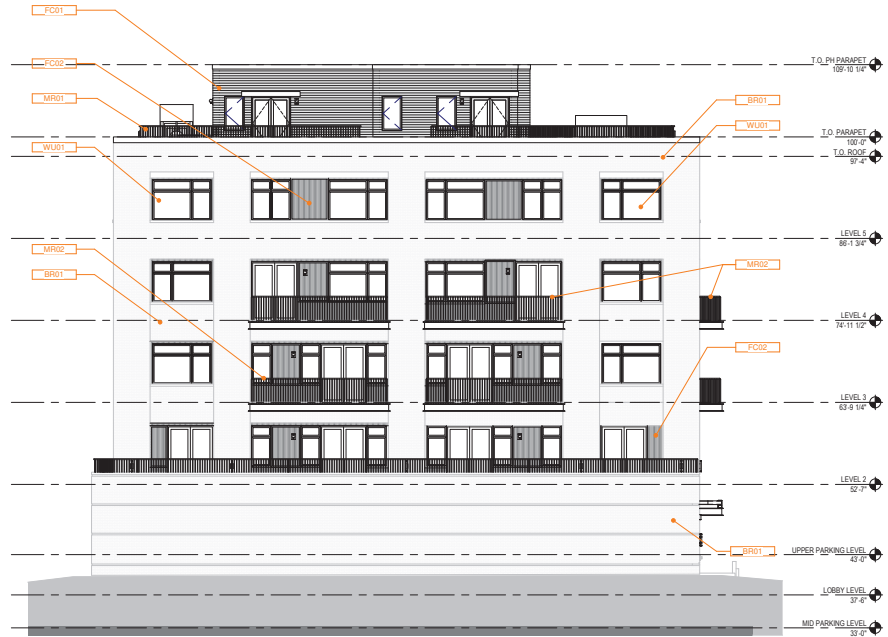
AHJ APPROVAL STAMP

LEEDESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING

410 S HANCOCK AVENUE, SUITE 114
FALLS CHURCH, VA 22046
WWW.LEEDESIGN.STUDIO
PROJECT # :
24078



#	DESCRIPTION	DATE



WEST ELEVATION **1**
1/8" = 1'-0" AS1 AS1



601 WYTHE
601 WYTHE STREET
ALEXANDRIA, VA 22314-1919

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A301

11/24/2023
50% DESIGN DEVEL.

601 WYTHE STREET

ALEXANDRIA, VA 22314

Board of Architectural Review Hearing
05 / 20 / 2026

Certificate of Appropriateness - Brick Stain Deferment

Initial Hearing: 12/15/2025

BOARD ACTION January 21, 2026:

On a motion by Ms. Zandian, seconded by Mr. Spencer, the Board of Architectural Review partially approved BAR 2025-00549 & 2025-00550 with staff recommendations. The applicant requested deferral regarding the staining of the building and asked that the applicant prepare samples of the proposed stain showing color and opacity for review by Board members. The applicant will return to the Board for approval of this scope of work upon completion of this sample.

3. The applicant will work with staff to determine the right level of stain opacity to allow the brick detailing to remain visible.

INDEX

01	PROPOSED STAIN SPECIFICATION
02	MOCKUP PHOTOS (PENDING)
03	PROPOSED RENDERING (PENDING)



TECHNICAL DATA SHEET

KEIM RESTAURO® STAIN

SOL-SILICATE PIGMENTED MINERAL STAIN AND GLAZE

PRODUCT DESCRIPTION

Sol-silicate based, non-film forming mineral stain provides a penetrating, low pigment or translucent finish when diluted with RESTAURO Dilution/Thinner. The original look and feel of natural or precast stone and masonry or brick are not filled-in or altered by RESTAURO, except for color tone. It may be used as a solid-color finish (undiluted) or as a transparent stain/glaze when mixed with dilution/thinner. Pigment and opacity level is the result of how much dilution (clear) is added. Stains ranging from mostly opaque to almost clear are possible. It has water repellent properties and fulfills the requirements of DIN 18363 sect. 2.4.1.

FIELD OF APPLICATION

RESTAURO Pigmented Mineral Stain is uniquely formulated for use on interior or exterior new or bare, aged brick, mortar, mortar repairs and natural and precast stone. It should not be applied to existing latex or acrylic painted surfaces. It is used to decorate or add color or to visually conceal color variations in new or old masonry and for blending and minimizing the appearance of repairs. It may also be used to provide a stained appearance on entire stone or brick facades.

RESTAURO Stain can also be applied as an opaque thin-layer finish retaining the natural surface texture and providing a protective water and weather resistant finishes.

Water proofing may be further enhanced by a pretreatment with SILAN-100 Silane Penetrating Water Repellent. The application of DESIGN Stain together with SILAN-100 complies with water protection requirements as per DIN EN 1504-2/2.2.

Keim Mineral Coatings of America, Inc
3935 Perimeter West Drive, Suite 100
Charlotte, NC 28214
Keim-usa.com
info@keim.com
704-588-4811
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RESTAURO Stain is less weather resistant on horizontal and slightly inclined surfaces.

PRODUCT PROPERTIES

RESTAURO Stain protects masonry from the action of weather and prevents the penetration of atmospheric pollutants. Surface textures are fully retained and never "filled-in". It provides a natural mineral matte finish.

- Sol-silicate penetrates and forms permanent chemical bonds—won't peel or lose adhesion
- Light fast, color will not fade
- Extremely vapor permeable—masonry remains dryer
- Weather and moisture resistant
- Not affected by pollution or acid rain
- Darkens when wet—repairs blend into natural masonry wet or dry

Technical data

Density	1.1—1.3 g/cm³
Weight	10.1 lbs/gal
VOC by ASTM D6886	< 1 g/liter
Vapor Diffusion	sd (H2O) = <0.02 m
Water Absorption Coefficient (DIN EN 1504)	W=0.20 kg/m² h 0.5
Lightfastness of color pigment (Fb-Code acc. to BFS technical bulletin No. 26)	A1 Best in class rating No color change after 4 years
Vapor Permeability (ASTM E96)	75—85 Perms
Flashpoint	Non-Flammable
Alkali Resistance ASTM D1308	Passes
Mildew Resistance ASTM D3273/D3274	Passes

Stand 07/17 USA

TECHNICAL DATA SHEET – RESTAURO® STAIN

Thermal Expansion	Comparable to the concrete substrate
Gloss at 85°	2.0 Mineral Matte Flat
All test results performed on 2 coats RestauRO Stain applied at 425—475 sf/gallon	

Environmental Compliance

UL GREENGUARD Gold	YES
EPA	YES
LEED	YES
CARB	YES
SCAQMD	YES
Cradle to Cradle Certification	YES

Colors:

White plus most standard colors from the KEIM Exclusiv, Naturessstein and Avantgarde color collections.

SPECIFICATIONS/SYSTEMS

For proper waterproofing and weather resistant performance, 2coats of RESTAURO Stain must be applied at recommended coverage rates. Surface should be fully coated, with no pinholes, runs or holidays.

Natural or Pre-cast Stone

Pretreat: Keim Concrete Cleaner (if needed)
1 coat RestauRO Dilution (if needed to limit absorption on extremely porous surfaces)

1 coat RestauRO Stain (diluted as desired)
1 coat RestauRO Stain (diluted as desired)

NOTE: For opaque finish—do not dilute stain

Brick and Mortar

1 coat RestauRO Dilution (if needed to limit absorption on extremely porous surfaces)
1 coat RestauRO Stain (diluted as desired)
1 coat RestauRO Stain (diluted as desired)

NOTE: For opaque finish—do not dilute stain

Waterproofing System

Pretreat: KEIM Silan 100 Silane Water Repellent
1 coat RestauRO Stain (diluted as desired)
1 coat RestauRO Stain (diluted as desired)

Keim Mineral Coatings of America, Inc
3935 Perimeter West Drive, Suite 100
Charlotte, NC 28214
Keim-usa.com
info@keim.com
704-588-4811
©2023

Portland Stucco

Pretreat: RestauRO Dilution
1 coat RestauRO Stain (diluted as desired)
1 coat RestauRO Stain (diluted as desired)

COLOR AND OPACITY

RESTAURO Stain is available in a full range of colors. It is supplied as a solid-color stain. Opacity is adjusted by adding various amounts of Dilution (clear thinner). DO NOT THIN WITH WATER.

SURFACE PREPARATION

Stone or brick surfaces must be unpainted and in sound condition. Repairs and patches must be cured according to manufacturer's recommendations. Surface should be dry, clean and free of dust, grease, oils, salts, moss, algae and other substances that would prevent bonding. Old paints must be completely removed. Repair damaged areas using concrete or mineral based mortars. NOTE: RESTAURO is not recommended for use over epoxy fillers or grouts.

Soft, highly porous, or friable stone and brick surfaces, surfaces or aged mineral paint may be stabilized and consolidated by pre-treatment with RestauRO Dilution. Mix 1 part Dilution with 3 parts fresh water and apply to porous surface to saturation. Allow surface to dry 12 hours before proceeding.

Translucent Stain Applications

RESTAURO Stain may be diluted in any ratio with RestauRO Dilution (Fixative) to result in the desired transparency. It is recommended to test trial areas to determine the dilution ratio. Keep diluted stain well stirred before and during work as pigment will settle out quickly in the low viscosity stain. Neither water nor any other materials may be added. It is important to work swiftly using wet-on-wet application to maintain a wet edge to a corner or architectural feature. Never stop staining in the middle of a façade.

Stand 07/17 USA

KEIM RESTAURO

PRODUCT: KEIM RESTAURO MINERAL STAIN
STAIN COLOR (NATURESTEIN, EXCLUSIVE, OR AVANTGARDE LINE) + FIXATIVE

PROPOSED BASIS OF DESIGN:

