



DEPARTMENT OF
**PLANNING &
ZONING**

421 King St.
703.746.4666

DATE: June 17, 2026

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW #2 OF 415 North Alfred Street
BAR 2025-00552

January 21, 2026, BAR hearing minutes

BOARD ACTION:

On a motion by Ms. Zandian, seconded by Mr. Adams, the Board of Architectural Review approved BAR#2025-00551. The motion carried on a vote of 6-0.

The Board of Architectural Review received a presentation and heard public testimony on the proposed concept review of 415 North Alfred Street.

SPEAKERS:

Patrick Bloomfield, the applicant, gave a presentation about the project.

Alan Bonzio, 419 N Alfred St, said that the block has a mixture of architectural periods. He said this project is a tremendous opportunity, but needs some tweaks to improve the historical aesthetic of the block. He said the project should be an anchor for the neighborhood, but the design appears monolithic and would be a misfit.

Wayne Neale, 405 N Alfred St, said that he is not impressed by the project, and it is not compatible with the surrounding streetscape. He said the mass is monolithic and redundant and appears more as a single institutional building than multiple units.

William Olson, 422 N Columbus St, said that the three properties behind the subject property are all two-story wood townhouses. He also expressed concern about how the project fits into future development plans in the neighborhood.

Ralph Brooker, 422 N Alfred St, said the current building doesn't add anything to the neighborhood, but he would like to see some individuality in the proposed townhouses. He expressed concerns about the use of brick because the color could not be changed.

Alan Jacobson, 521 N St Asaph St, expressed concerns about contamination from the dry cleaner business that used to be on the site.

Nathaniel Choate, 402 & 404 N Alfred St, said that the proposed design is not compatible with the neighborhood as it appears as a single building.

Ed Luckett, 420 N Alfred St, said this block is unique, and the proposed project doesn't fit.

Steven Goldman, 407 N Alfred St, called the proposed building a monstrosity in comparison to the surrounding buildings, in terms of height and massing.

DISCUSSION:

Mr. Spencer said that the bay window doesn't work here and asked about the buttress element that sticks up on the roof between each unit.

Mr. Bloomfield responded that it is intended to define each unit.

Mr. Spencer said it looks odd and doesn't quite blend in, and that it needs more work.

Mr. Bloomfield agreed that it needed more work.

Ms. Del Ninno asked whether the building to the south has a flat or pitched roof. The applicant responded that it is pitched toward the back.

Ms. Del Ninno asked whether it should be halfway up the pitch.

Mr. Bloomfield responded that it's deceiving on the plans because there is a 6-foot-wide courtyard that recesses back about 40 feet.

Ms. Del Ninno said that in the elevation, it looks like the roof is up close to the flat roof, but that's possibly where the ridge is. She asked for clarification because it appears the 35-foot roof measurement is to the top of the ridge, not the midpoint of the ridge.

Mr. Bloomfield responded that Ms. Del Ninno is correct, but they are dropping the bay to align with the front of the building.

Mr. Spencer asked if the black line is where the gutter sits, and if the midpoint is really at 33 feet.

Mr. Bloomfield responded that is correct, that the roof deck is at 33, and the only thing above that is the parapet, which is an access point on the fourth floor.

Ms. Del Ninno said she is looking at the height of the existing building to the south.

Mr. Adams commented that there is a variety of house types and ages on this block, and there is an opportunity to match the level of variety in the neighborhood and the quality of design. He recommended that the developer put more effort into the design, as the payback will be greater in terms of the quality.

Ms. Miller commented that, based on the community feedback about how special the block is, the applicant has a clear direction on where to go from here.

Ms. Del Ninno said that the design could be further developed so that there are five individual townhouse styles. She likes the brick but recommends reducing the bays and height, especially on the south end.

Mr. Spencer agreed about the use of brick and suggested using different brick colors to break the monotony and add variety. He said that the rooflines of the bump-outs could change, especially on the bump-out, to add interest and help define individual units. He also said that the bay window design should change, as the design feels a little too simple in terms of the façade, and needs more character.

Ms. Pratt said that the design needs more variety and that it looks more like an apartment or condo building, not individual townhouses like the rest of

the block. She recommended differentiating the height of the rooflines and fenestrations to help break up the mass.

Ms. Zandian said that there should be more variety between the homes in terms of height and the bay height. She likes the brick but suggested using different brick colors, and that brick could be used on all sides. She said the middle window should match the upper one, as it currently looks inappropriate. She also recommended lowering the overall height to match the building to the right and lowering the units on the corner to differentiate the height, as this would be more compatible with the existing streetscape.

CONCEPT II UPDATE

On January 21, 2026, the BAR held a Concept Review and request for approval of the complete demolition of the existing building on the site (BAR 2025-00551). The Board approved the demolition of the existing building and provided feedback on the design of the proposed townhouses. In addition to Board comments, there were a number of public speakers who provided feedback on the proposal.

There were a variety of comments from the Board members but there was general agreement with the use of this property for the construction of five new connected townhouses. Some specific comments from the Board included the following:

- Board members expressed concern regarding the buttress-like elements at the upper portion of each building separating the townhouses.
- There was confusion regarding the height of adjacent buildings as shown in the provided elevations and several Board members stated that the proposed townhouses are too tall for the surrounding context.
- Some Board members noted the high level of architectural diversity found on this block and stated a preference for a similar level of diversity within the five proposed townhouses.
- Some Board members suggested that there be variation in the heights of the buildings or in the height of the bays.
- Board members noted that the large picture window located on the ground floor is not consistent with fenestration patterns found within the historic district.

I. SUMMARY

The applicant is requesting BAR Concept Review of the redevelopment of the property at 415 North Alfred Street, to include the construction of five new townhouses in place of the existing commercial building. Note that the demolition of the existing building on the site was approved at the January 21, 2026 hearing.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit (CDSUP#2025-00015) associated with this project will be heard by the Planning Commission and City Council at a time to be determined. The following approvals will be requested through this process:

1. A Development Site Plan with modifications (pursuant to Section 11-416) for:
 - a. Rear yard setbacks for the principal and accessory structures; and
 - b. Parking in the required rear yard
2. A proposed subdivision for five (5) lots.



II. SITE CONTEXT AND HISTORY

Site Context

The project site is located on the middle of the east side of the 400 block of North Alfred Street. While the alley to the rear is private, the rear of the property can be seen from all the surrounding streets, including Princess, Oronoco, and North Columbus. Both the front and rear of the proposed townhouses will therefore be visible from the public right-of-way.

History

According to historian Krystyn Moon in her book *Proximity to Power*, 415 North Alfred was likely where George Seaton built an African American school for the Freedmen's Bureau in 1867. It was called the "Alfred Street School" followed by the "Hallowell School for Girls." The building shows up on the 1877 Hopkins Map as the "Lee School House".

The original building that was located on this site was demolished by the turn of the 20th century. On the 1921 Sanborn Map, the lot is shown as vacant. It was replaced with the current one-story commercial structure in the **1930s**. An addition was constructed to the south of the original building in **1954** and housed several commercial uses including an automobile storage garage and laundry and dry-cleaning businesses. Another addition was constructed in **1963**, and the 10-bay façade of the building was completely redesigned in 1980 with painted brick, fixed-pane aluminum-framed casement windows, and a central gate in a segmental brick arch leading into a small central front courtyard. The north wing of the building (the oldest part of the current footprint) is four-bays wide and has an inset brick panel at the cornice. The south bay is five bays wide. The windows have soldier brick lintels and there is a short wood cornice at the top line of the parapet. In 2001, the mid-20th century additions underwent several alterations including installation of new windows, skylights, and a rooftop HVAC unit, and re-painting (BAR #2001-0045).



Figure 1. Subject Property as Seen Today, East Elevation
(photo by Thunderbird Archaeology)

This one-story commercial structure is a **non-contributing structure** to the Uptown-Parker-Gray National Register Historic District; Virginia Department of Historic Resources resource number 100-0133-0007. The NRHP nomination form states the following:

“This one-story, ten-bay community center building with a U-shaped floor plan was constructed by rebuilding and adding onto an autorepair garage, the north wing of the current building, which had been built near the end of the period of significance. Like most auto-repair facilities and commercial buildings from the 1950s in the district, it is a one-story, cubic building with brick walls and a flat roof concealed by a parapet. The brick walls are laid in stretcher bond, consistent with the notation on the 1992 Sanborn map, which indicates that the actual structural system is concrete block with a brick facing. The Sanborn map also indicates that it was constructed with a reinforced concrete floor slab, unprotected steel columns and roof framing, and that the roof material is incombustible. The foundation is not visible, but the building was apparently built as slab-on-grade construction.”

A more detailed history of the property written by Thunderbird Archaeology is available as an attachment to this staff report.

III. PROPOSED DEVELOPMENT

As noted above, the applicant has been granted approval to demolish the existing building on the project site. The proposed development includes five connected townhouses, each with a freestanding garage and ADU at the rear of the property accessed through a private alley.

Following the last BAR Concept Review, the applicant has modified the proposed design in response to comments from the Board, staff, and members of the public. The changes are summarized below:

West Façade

One of the areas of primary concern for Board members at the last concept review was the west façade. Board members stated that the elevation was too monolithic and lacked details that are appropriate for the historic district. In response to these comments, the applicant has made the following modifications (Figure 2):

- Created two units with mansard roof and pediment and alternate color
- Eliminated decorative masonry dividers at third floor façade
- Revised first floor windows to be three hung windows
- Additional detailing added to recessed panels
- Added glazing to fourth floor



Figure 2: Previous (top) and Revised (bottom) Design for the West Façade

ADU Design

While the alley behind the property is private, the east elevation of the proposed ADU buildings will be visible from North Columbus Street and from the end of the alley on Oronoco Street. At the first Concept Review hearing the Board provided feedback on the design of the proposed ADU buildings. In response to these comments, the applicant has made the following modifications (Figure 3):

- Increased height from 17'-10" to approximately 21'-0"
- Added three windows to each unit
- Clarified material at recessed portion of each unit
- Provided additional detailing at the top of each unit



Figure 3: Previous (top) and Revised (bottom) Design for the ADU Structures

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building or additions would be compatible with nearby buildings. The townhomes are 22'-9" in height to the third floor, 33'-0" to the roof deck, and 41'-0" to the rooftop penthouse. The majority of structures on this block are two or three stories with entries located above the level of the sidewalk. The modern townhouses to the south of the subject property are generally larger than the historic buildings on the block (Figure 4) and are similar in height to the proposed townhouses. Staff finds that the proposed building massing is consistent with the Design Guidelines direction regarding compatibility with nearby structures.



Figure 4: Blockface Elevation

Staff finds that the revisions to the proposed design are responsive to comments from the Board at the last Concept Review hearing. Much of the discussion at that time was related to the compatibility of the design with the eclectic nature of this block. In response to these comments, the applicant has added variation between the individual townhouses including introducing a mansard roof and pediment to two of the units and variations in the color of the proposed masonry.

The design for the proposed townhouses uses a simple configuration of projecting bays and punched openings. These elements are often found within the historic district and are rendered here in a way that is clearly not historic but recalls the historic fabric. Staff finds the proposal to be consistent with the Design Guidelines direction that new construction should be clearly different than the historic fabric while being compatible with historic structures.

V. STAFF RECOMMENDATION

The *Design Guidelines* state that “Building height should generally reflect the existing heights of buildings in the immediate vicinity of the proposed new construction.” The 400 block of North Alfred Street is a collection of different types of structures including two and three story townhomes and a two story multi-unit building across the street from the project site. The buildings to the south of the project site are currently some of the tallest on the block so the location of the proposed townhouses in their vicinity make sense. Staff supports the proposed height, mass, and scale of the project and recommends endorsement from the BAR.

In terms of architectural character, the proposed townhouses feature projecting bays with punched windows and traditional brick detailing. The inclusion of mansard roofs on two of the structures along with the variation in brick colors adds to the diversity in design that the Board requested at the previous BAR hearing. The size of the fourth floor enclosure has been reduced to what is necessary to be used for roof access and is set in from the edge of the building making for limited visibility from the ground. The addition of windows to these features further helps to reduce the visual impact of what can be seen from the public right of way (Figure 5). Staff supports the revisions to the design of the townhouses and recommends endorsement from the Board.



Figure 5: Rendering of Proposed Townhouses

In the previous submission, there was little information on the design for the ADU units at the rear of the site. Based on feedback from staff and the Board, the applicant has revised the design to include three windows per unit facing the alley and a recessed portion with vertical wood siding and a sliding door (Figure 6). Staff finds that the revised design is an improvement over the original and is reminiscent of alley houses that are found throughout the district. Staff supports the proposed height, mass, scale, and architectural character of the ADU structures and recommends endorsement of this portion of the project as well.



Figure 6: Rendering of Proposed ADU Structures

The project will return to the Board for a Certificate of Appropriateness once it has been approved by City Council. As the design progresses, staff recommends that the applicant consider the following:

- Move the mansard roof design to the south end of the site. This creates a more balanced overall composition and places the mansard roof adjacent to the existing side gable roof on the townhouse to the south of the site.
- Continue to develop appropriate brick detailing for the inset panels at the façade.
- Clarify the material at the water table for each of the townhouses.
- Vary the detailing and dimensions of the cornice between the bay and the top of the building to create a visual hierarchy.
- Explore options for the design of the main entry door to be similar to those found elsewhere in the historic district.
- If terrace dividers are added to the roof deck, they may be visible from the public right of way. They should be designed to be minimally visible and compatible with the design of the townhouse.
- The applicant should study the pattern of the ADU units to create a successful overall composition.
- The garage doors at the ADUs extend nearly the full width of the rear elevation, leaving the space between the doors very narrow. The applicant should look at the size of the doors relative to the wall space and the detailing of the piers to achieve a balance between solid and void.

STAFF

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

Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning

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

VI. CITY DEPARTMENT COMMENTS

Zoning

- F-1 Proposed conversion must comply with all terms and conditions of CDSP2025-00015. Plans should be routed to Development staff for review.
- F-2 No FAR/Open space form submitted with this application. Submit with next submission.

Code Administration

- C-1 Building permits are required.

Transportation and Environmental Services

- C-1 Comply with all requirements of CDSP2025-00015. (T&ES)
- C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

Archaeology Findings

- F-1 Immediately after the Civil War, the Freedmen's Bureau contracted prominent local African American businessman and builder George Seaton to build two schools for Black children, one of which—the school for girls—was located at 415 N. Alfred St. Seaton built a second school for boys located on S. Pitt St. Variouslly named the Lee School and/or the Hallowell School, it operated until 1920, when the Parker-Gray School opened. For over 50 years the Lee/Hallowell School provided public education for the city's Black female children. The school was eventually torn down in the early 1920s and later was the site for a string of commercial businesses, including a liquor store, a dry cleaner, and a laundry. Given the important role that the property played in the history of African American education in Alexandria, the site may hold significant archaeological evidence of such activity.
- F-2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Landscape/Open Space/Historic and Archaeological Interpretation

1. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.
 - a. Interpretive Signage - A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.
 - b. Interpretive Elements - A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) ***

Archaeology Comments

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. Alexandria Archaeology will provide the applicant with a Scope of Work for a Documentary Study and Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, 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. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist.
(Archaeology)

2. 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)
3. Call Alexandria Archaeology (703-746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
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)
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)
6. The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

VII. ATTACHMENTS

- Application Materials
- Completed Application
- Plans
- Material Specifications
- Scaled Survey Plat if Applicable
- Photographs

415 North Aflred Street

City of Alexandria, Virginia

WSSI #36428.01

Property History

November 2025

Prepared for:

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Figure 1: Vicinity Map



Figure 3: June 2025 Natural Color Imagery



**Figure 4: Oblique – South and East Elevation
View to the Northwest**



**Figure 5: Overview from Parking Lot – East Elevation
View to the West**

Late 19th Century

The earliest indication of a developed built environment in the study area appears in the late 19th century. The 1877 Hopkins Map depicts an African American school occupying the entirety of the site (Figure 6). Subsequent Sanborn Fire Insurance Maps from 1896 through 1912 provide further detail regarding the structure. In keeping with the characteristic architecture of the Parker-Gray neighborhood, which favored economical and efficient wood-frame construction over the more costly and labor-intensive brick masonry, the school was constructed of wood. Prior to 1896, it was identified as the Lee School Building. Thereafter, it became known as the Hallowell School, which continued to operate on the site through 1912 (Figure 7).

Reports about the school closing emerged in 1917 when the City School Board discussed the building of a new school for African American children as they considered “beyond repair” the 40-year-old wood-frame structure on Alfred Street (see Appendix II: Figure 19). The school was later demolished, and the study area was a vacant lot throughout the 1920s as shown in the 1921 Sanborn map (Figure 8) and available aerial imagery from 1927.

Early 20th Century

The oldest section of the current building dates to ca. 1930s when the lot was purchased by Jane A. Arnold and Francis M. Arnold in 1930 from Allen T. Smith (see Chain of Title). The Arnolds briefly sold the lot to J. Randolph F. Davis in 1933, possibly to execute a title change from joint ownership to securing the lot exclusively under Jane A. Arnold’s name (City of Alexandria Deed Book [CADB] 112:549; CADB 112:550). Under Arnold’s ownership, the lot became the site for a one-story brick building for Globe Distributing & Co, as identified on the 1941 Sanborn Map. The company’s location is listed in the Alexandria City Directory records from 1936 as 415 Alfred N Street, with William Yeager serving as the representative salesman. According to a company profile in The Falls Church Echo from 1942, the Globe established its business on the premises in 1933 (Falls Church Echo 1942:6). The firm was the exclusive distributor of alcoholic beverages such as Del Mar wines and Kuebler beers throughout northern and western Virginia (see Appendix II Figure 20). The article elaborates furthermore about the operations, stating that the business employed 12 individuals and had 5 delivery trucks at their disposal. In addition to housing the personnel and equipment, the building was used as a bottling facility.



Figure 6: 1877 Hopkins Map, Alexandria, VA

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Thunderbird
Archeology

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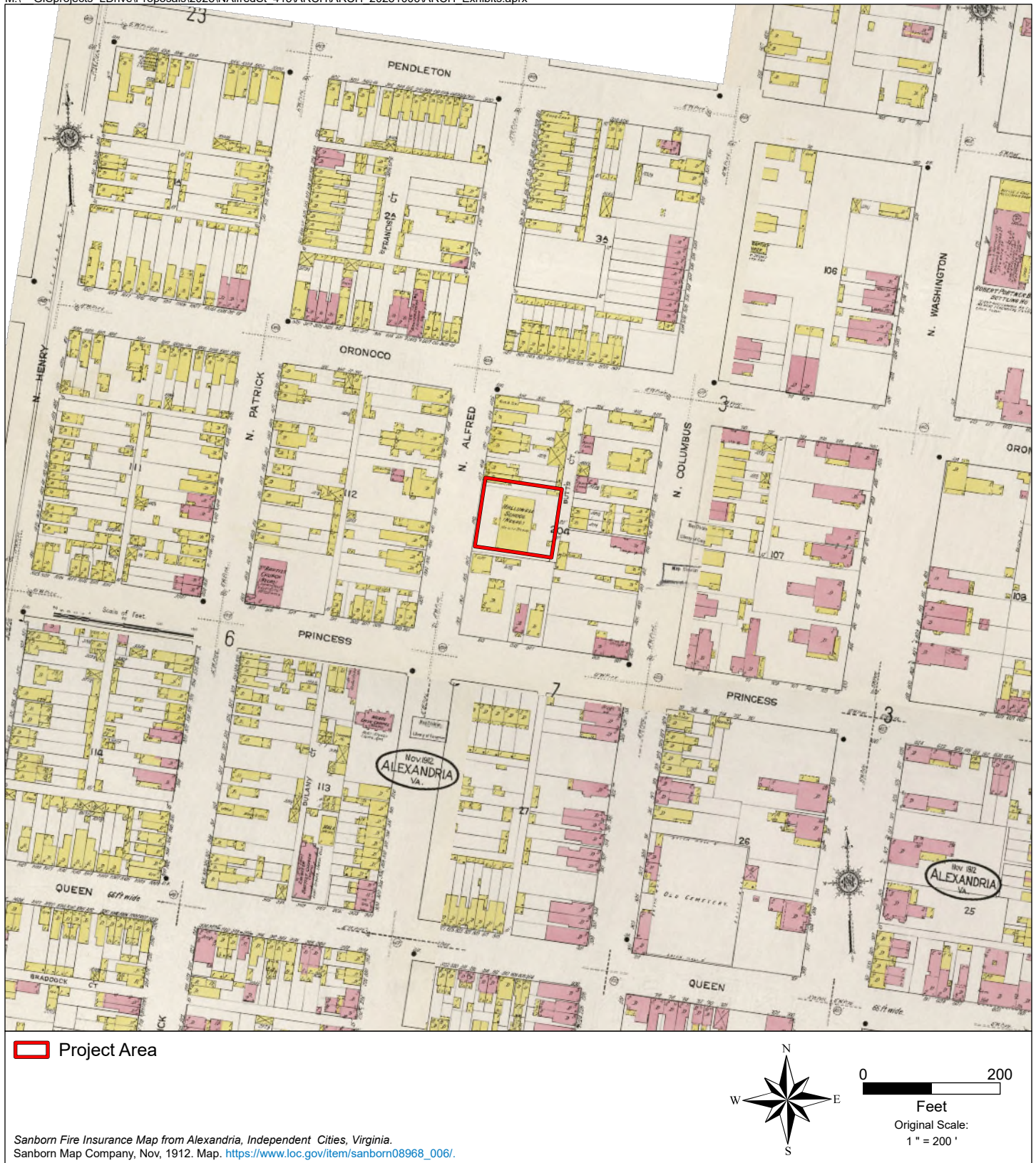


Figure 7: 1912 Sanborn Fire Insurance Map

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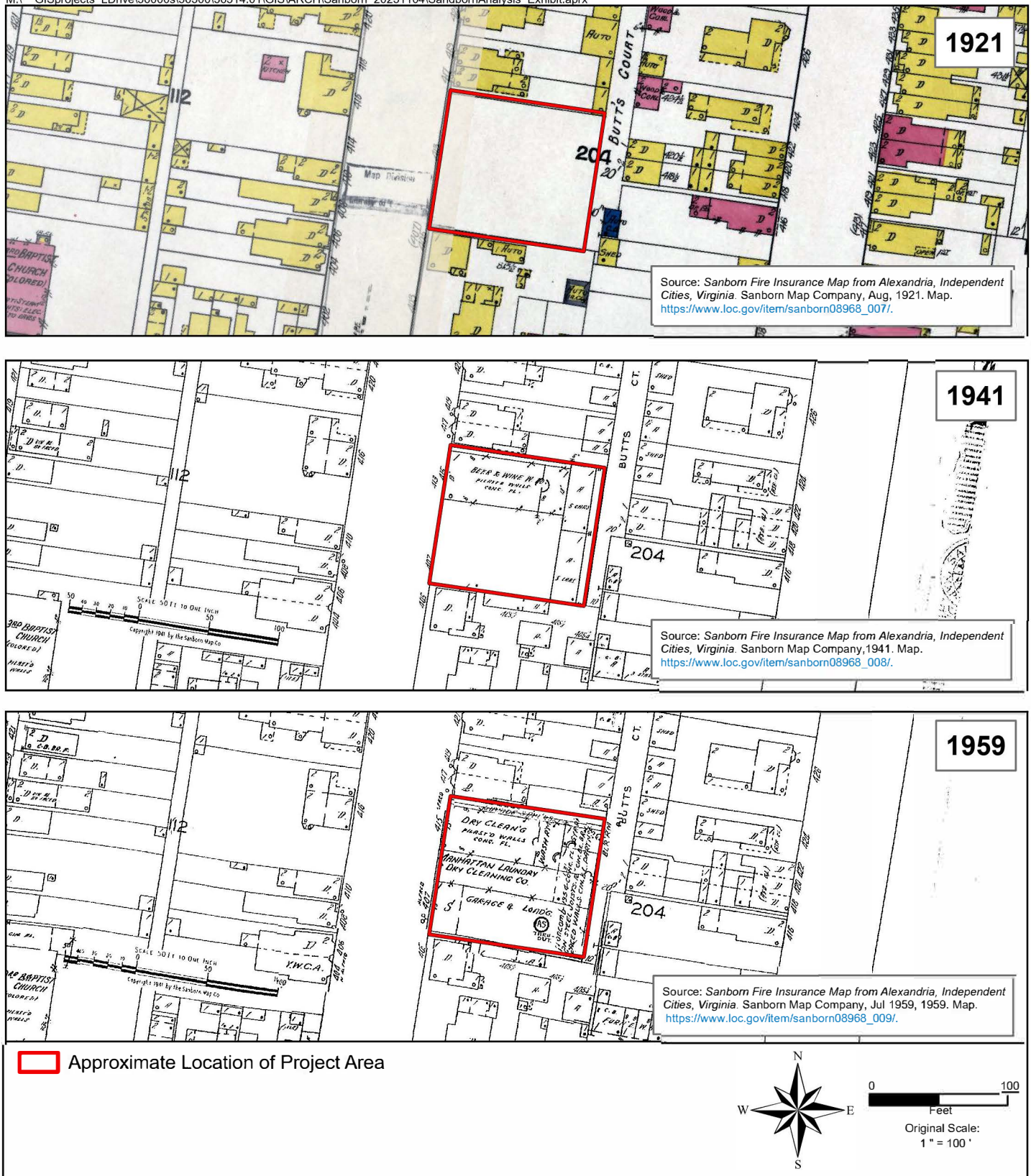


Figure 8: Sanborn Fire Insurance Map - Alexandria 1921-1959

The 1941 Sanborn Map corroborates the article, showing that the lot contained a ‘beer & wine’ brick facility on the northern portion with concrete flooring and pilastered walls. At least two garages are shown on the map to the rear of the building (Exhibit XX – missing Sanborn). The footprint of this building is now part of the northern section of the current building at 415 N Alfred Street. Remnants of the ca. 1930s building, such as the concrete foundation and age-worn common bond brickwork, are only visible on the north elevation of the building (Figure 9).



**Figure 9: Oblique – North and West Elevation
View to the Southeast**

By the late 1940s, the building was repurposed from serving as a facility for the Globe to become a laundry business. In 1944, Jane Arnold sold the property to Samuel E. Harper and Elizabeth S. Harper (CADB 210:582). Globe Distributing relocated to 728 N Henry Street as Harper opened a laundry business in the study area (*The Arlington Daily* 1945a:5). Harper put ads looking for wool pressers for his establishment at 415 N Alfred Street and likely remodeled the front façade of the ca. 1930s building to serve as the storefront for the laundry (see Appendix II: Figure 21). The west elevation of the ca. 1930s building was remodeled using visibly darker and less worn brick that is exposed in the northwest corner of the current building’s northern portion (see Figure 9).

The building façade was increased in height compared to the previous height of the ca. 1930s building to now include a false front wall. The new parapet featured architectural ornamentation consistent with 1940s stylistic trends that favored angular and linear compositions. In the case of this building, the builder included a trio of terra cotta diamonds on the parapet (Figure 10). The west elevation would have served as the public facing portion of the building with the ornamentation serving as the building's calling call for prospective customers. The front entrance to the northern portion does not survive and seems to have been remodeled at a later date. More details about the northern portion's west elevation could not be ascertained since the brickwork has been painted over.



**Figure 10: Detail of Parapet – West Elevation
View to the East**

Mid-20th Century

A decade after being established, Harper's Laundry was bought by the Manhattan Company of Virginia Inc. in 1954 (CADB 372:547). The Manhattan Company was a major DC-based laundry service with a history of buying smaller laundries in Alexandria since at least the early 1920s. The 1959 Sanborn Map shows that Harper's Landry relocated slightly north of the study area to the former location of Banner Laundry Inc. on the northwest corner of Oronoco and Alfred Streets. A contemporaneous ad for Manhattan Laundry advertised how they had an office on 415 N Alfred Street along with twenty trucks serving northern Virginia (see Appendix II: Figure 22).

Under the ownership of the Manhattan Company, the building entered its phase of most intense remodeling and expansion. Building permits issued in April and August 1954 indicate comprehensive plans for property improvements. These included renovating the existing brick structure by installing a new, steel-supported roof system to replace the original wood joists and constructing a new building on the lot for use as a parking garage along with a small integrated office space. The company hired Pringle Construction Co. for the construction which totaled roughly \$50,000. The 1959 Sanborn map shows how the northern portion retained the concrete flooring and pilastered walls of the previous ca. 1930s building, but the interior was remodeled to have a washroom, while the garages were remodeled to accommodate boiler rooms (see Figure 8). They erected a new southern portion where the west elevation was a store front with the back serving as a garage and loading area for delivery trucks. Remnants of the storefront door can still be seen on the west elevation of the southern portion (Figure 11). The new southern portion of the building was built to match the height of the parapet from the northern portion. The brickwork is newer but matches the common bond of the northern portion (Figure 12). The space between the northern and southern portions of the building remained open as a driveway into the garages until 1963, when the Manhattan Company submitted a permit to add a roof over the driveway (Figure 13), which subsequently appears in aerial photographs after 1963. Figures 14 and 15 show the pre-1950 and post-1950 sections of these buildings within the courtyard.



**Figure 11: Detail of Bricked Door – West Elevation
View to the Southeast**



**Figure 12: Oblique – West and South Elevation
View to the Northeast**



*Former open space –
roofed over ca. 1960s*

**Figure 13: Detail of Front Entrance – West Elevation
View to the East**



**Figure 14: Detail of pre-1950s section – South Elevation
View to Northeast**



**Figure 15: Detail of post-1950s section – North Elevation
View to the Southeast**

Late 20th Century

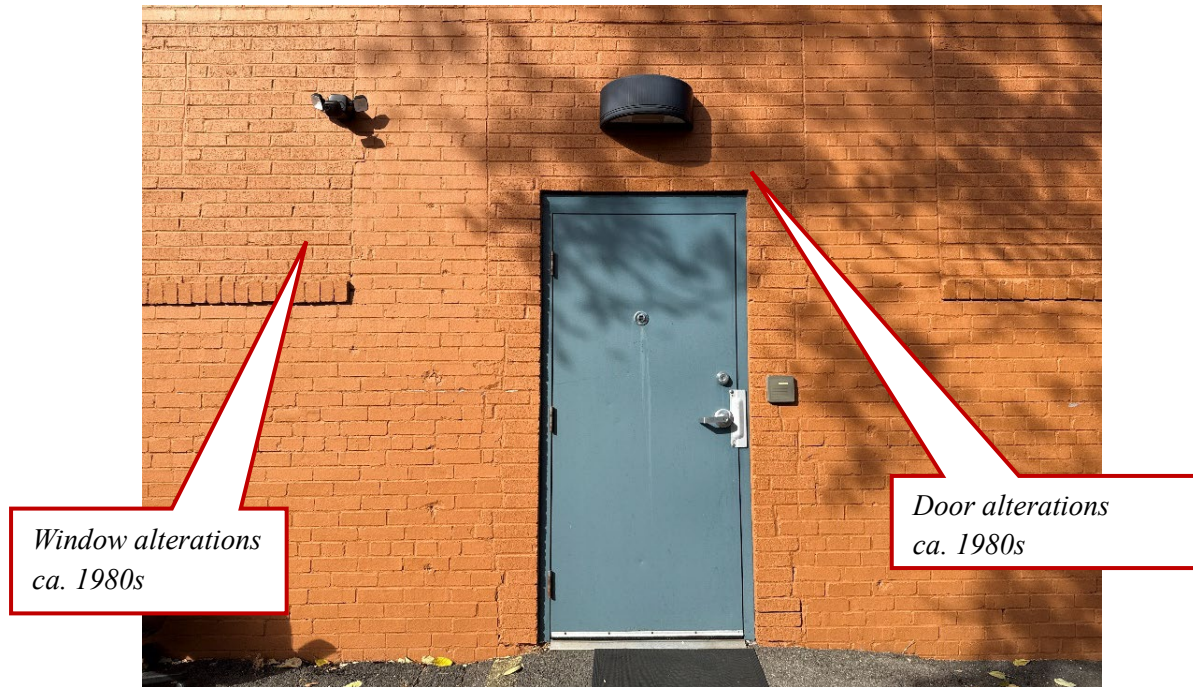
The Manhattan Company continued to own the premises until they sold the property to Bergmann's Inc. in 1972 (CADB 748:529). Bergmann's was another dry-cleaning business founded in 1917 that operates in the DC metropolitan area (Bergmann's Laundry 2025). By 1975, Bergmann's sold the property to Sine Joint Venture, and the building entered the next phase of its existence as the new owners transformed the laundry into office space for rent (CADB 801:138). After the purchase Sine Wave Joint Venture rented out the space to McCarthy Manufacturing Co., under whom they applied for a permit in 1975 to alter the warehouse and add new interior office partitioning, which effectively removed the laundry layout from the previous decades.

At the start of the 1980s, Sine Joint Venture sold the property in 1982 to A Street Partnership, who undertook the next phase of intensive remodeling in the building's history (CADB 1062:679). It wasn't until 1988 that A Street Partnership finished paying off the property from Sine Wave Joint Venture, but A Street Partnership still financed several modifications to the building (CADB 1238:1219). After the initial purchase, A Street Partnership hired Architects Group in 1983 to rework the interior drywall partitions and to

install a new garage access door. This remodeling may still be visible in the east elevation of the structure where the brickwork still shows the outlines of an older, larger door where the newer one is currently embedded into the wall (Figure 16). It is possible that this renovation included the conversion of the former boiler rooms back into garage spaces (Figure 17). A year later, A Street Partnership applied for another permit in 1984 to construct a masonry arch, which now serves as the main entryway into the building (Figure 18). Similar to Sine Joint Venture, A Street Partnership continued to use the building as a rented out office space. In 1986, they rented the building to Smith-Field Insurance and installed the necessary circuitry into the building to allow for a functioning computer network on the site. A Street Partnership continued to modify the building with a reroofing in 1987 carried out by Jerry Colbert Roof Service Inc. followed by another round of interior partition alterations in 1989.

In 1990, the building underwent another round of remodeling that involved an updating of the existing sprinkler system as well as more invasive action such as the encloser of the lobby area between the northern and southern portion with a wall along with several frame close ins. The property changed ownership a decade later in 2000, when A Street Associates LLC (formerly A Street Partnership) sold the property to George Faigen (CAIN 000019954).

The property was not actually owned by George Faigen, but rather by his guardian and spouse Greta Faigen, who conveyed the property in 2001 to the aptly named Four Fifteen LLC that was managed by trustees of the Faigen family (CAIN 010030681). In Chancery Court No. 010436, Greta Faigen was appointed the Conservator of George Faigen who had been rendered disabled after suffering a stroke while on vacation in December 1990. Subsequently, the trustees of the Goerge Faigen Trust Agreement from December 21, 1992, entered an operating agreement under Four Fifteen LLC. After a few years, Four Fifteen LLC sold the property to the American Society of Military Comptrollers (CAIN 040006319). It is likely that this refers to the Society of Defense Financial Management (SDFM), who established their Alexandria headquarters in 1991 (SDFM 2025). The American Society remain the current owners of the property at 415 N Alfred Street and repainted west and east elevations the building between 2019 and 2022.



**Figure 16: Detail of Bricked Door and Windows – East Elevation
View to the West**



**Figure 17: Oblique – East and North Elevation
View to the Southwest**



**Figure 18: Detail of Front Entrance Arch – West Elevation
View to the East**

CONCLUSIONS

The building that exists at 415 N Alfred Street retains only minimal remnants of its ca. 1930s origins, having been extensively expanded and altered throughout the 20th century. Its historic association with the Parker-Gray Historic District and its former role as an African American school site has been entirely erased since the wooden school building was demolished by the 1920s. Only limited elements predating the 1950s remain, such as the exposed north elevation showing the ca. 1930s brickwork and a possible ca. 1945 parapet wall, hint at its early construction. The majority of the existing structure reflects the ca. 1954 Manhattan Laundry expansion, with further significant alterations made during the 1980s and 1990s, that included the remodeling of the interior with modern office partitions along with the reconfiguration of entrances and fenestration. Given these extensive physical and historical changes, the building's architectural profile and historical integrity have been substantially diminished, leaving very little in its present state to convey its original character. As it stands, the building at 415 N Alfred Streets represents a historic but mostly remodeled and unremarkable example of commercial architecture that does not meaningfully contribute to the history of the Parker-Gray Historic District or other major historic trends and themes relevant to the City of Alexandria.

REFERENCES CITED

Alexandria City Building Alteration Permits 1954 – 1990

Alexandria City Directories

Alexandria City Land Records

Arlington Daily, The

1945a Wanted. *The Arlington Daily* July 13, 1945. Arlington, VA.

1945b Wanted. *The Arlington Daily* August 24, 1945. Arlington, VA.

Alexandria Gazette

1917 MAY CLOSE THE SCHOOL. *Alexandria Gazette* July 6, 1917. Alexandria, VA.

Bergmann's Cleaning

2025 "About Us." Website accessed October 31st, 2025. <https://bergmanns.com/about/>.

Falls Church Echo

1942 The Globe Distributing Co. Inc. *Falls Church Echo* January 24, 1942. Falls Church, VA.

Northern Virginia Sun

1958 Manhattan Laundry Advertisement. *Northern Virginia Sun* August 2, 1958. Falls Church, VA.

Society of Defense Financial Management (SDFM)

2025 "History." Website accessed October 31st, 2025. <https://sdfm.org/about-us/history/>.

Sun, The

1945 The Globe Distributing Co. Advertisement. *The Sun* June 8, 1945. Arlington, VA.

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APPENDIX I

Chain of Title

CHAIN OF TITLE

Source: Land Records in the City of Alexandria Court of Circuit Clerk

Date	Grantor	Grantee	Instrument #; Deed Book : Page
02/18/2004	Four Fifteen LLC	American Society of Military Comptrollers	040006319
11/30/2001	George Faigen through Greta Faigen	Four Fifteen LLC	010030681
10/16/2000	A Street Associates LLC	George Faigen	000019954
11/07/2000	Burke & Herbert Bank & Trust Co.	A Street Associates LLC	000021762
11/30/1999	A Street Associates LLC, formerly A Street Partnership	Burke & Herbert Bank & Trust Co.	990026988
04/05/1988	Sine Wave Joint Venture	A Street Partnership	1238:1219
08/05/1982	A Street Partnership	Gary L. Falcone & Jeffre Rosenfeld on behalf of Sine Wave Joint Venture	1062:679
06/13/1975	Bergmann's Inc.	Sine Joint Venture	801:138
11/07/1972	The Manhattan Company	Bergmann's Inc.	748:529
12/16/1970	The Manhattan Company of Virginia, Inc.	The Manhattan Company	717:755
01/29/1954	Samuel E. Harper and Elizabeth S. Harper	The Manhattan Company of Virginia, Inc.	372:547
9/11/1944	Jane A. Arnold	Samuel E. Harper and Elizabeth S. Harper	210:582
01/19/1933	J. Randolph F. Davis	Jane A. Arnold	112:550
01/19/1933	Francis M. Arnold and Jane A. Arnold	J. Randolph F. Davis	112:549
09/05/1930	Allen T. Smith	Francis M. Arnold and Jane A. Arnold	103:529 (only found in reference, deed appears misplaced)

APPENDIX II

Newspaper Advertisements

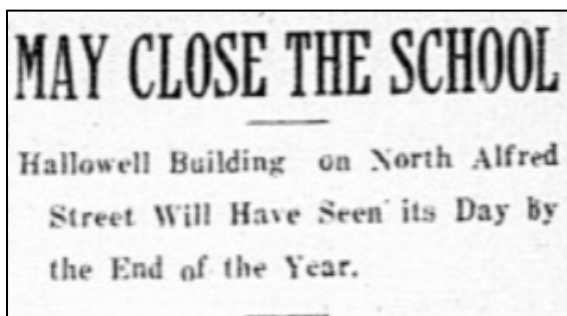


Figure 19: Hallowell School Closure
Source: Alexandria Gazette
July 6th, 1917



Figure 20: Advertisement by Globe Distributing Co.
Source: The Sun - June 8th, 1945

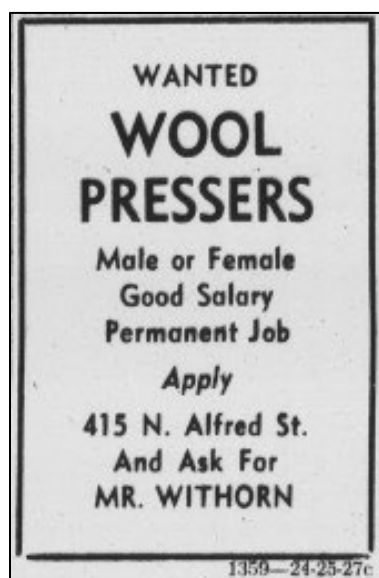


Figure 21: Harper's Laundry Advertisement.
Source: Arlington Daily
August 24th, 1945

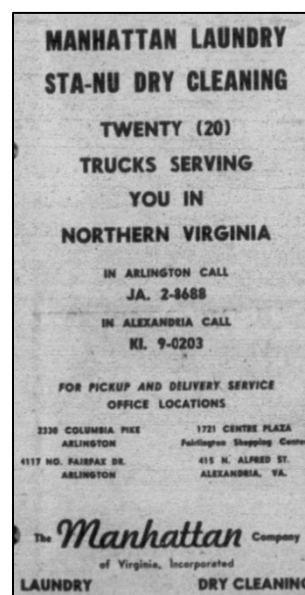


Figure 22: Manhattan Laundry Advertisement
Source: Northern Virginia Sun
August 2nd, 1958

APPENDIX III Qualifications

Sam Pomier Jofre, MPhil Senior Architectural Historian

Firm Association Wetland Studies and Solutions, Inc. (WSSI)

Project Assignment Senior Historian

Years of Experience

With this firm: <1
With other firms: 4

Education

MPhil – History, University
of Cambridge (UK), 2024

BA – History &
Archaeology, University of
Virginia (USA), 2023

Certifications & Societies Microsoft Office Specialist

AutoCAD Essentials

Awards & Conferences Cambridge Interdisciplinary Forum for Graduate Research

Bernard Peyton
Chamberlain Prize for Best
Thesis

Harrison Undergraduate
Research Award

Ms. Pomier Jofre is a historian and archaeologist with extensive experience working in Virginia and abroad. Her expertise encompasses archival research, manuscript handling and interpretation, genealogy, and linguistics. Her professional focus centers on American history, particularly in the broader Mid-Atlantic region. She has specialized knowledge of 17th and 18th century Southern antebellum architecture and is proficient in 7 languages. She earned an interdisciplinary honors BA degree in history and archaeology from the University of Virginia, where her studies led her to conduct architectural research in France and participate in an archaeological field school in Italy. Following her undergraduate studies, she completed her MPhil degree at the University of Cambridge in the UK. Her research has been widely recognized, from winning the Peyton Chamberlain prize for best thesis at the University of Virginia to having her MPhil thesis selected for conference presentation in Cambridge. Before joining WSSI, she worked for various research institutions and museums, including The Papers of George Washington and Mount Vernon.

Ms. Pomier Jofre's experience with WSSI includes:

Potomac Shores Phase I Cultural Resources Investigation – Cherry Hill, Virginia

Researched the historical background of the Cherry Hill neighborhood and prepared the chain of titles (COT) for the two archeological sites located. The COT creation process involved the assembly of a genealogical profile of the site residents through database searches in US Census records, deed research in the Prince William County real estate registers, and archival research of VA land taxes in the Library of Virginia. Building a historical profile of the rural 19th and early 20th century Cherry Hill community included the consultation of primary sources such as historical maps, community testimonials, graveyard headstones, and property surveys. The investigation yielded a thorough microhistory of Cherry Hill and COTs dating back to the first settlers of Cherry Hill in the 1890s.

Ms. Pomier Jofre's relevant experience with other firms:

The Papers of George Washington – Charlottesville, Virginia

Research historian specializing in revolutionary American history and aided with the publication of Volumes 28, 29, and 30 of the Revolutionary War book series. Lead researcher in the French American campaign of the Revolutionary War, which included projects such as: the transcription of relevant soldier's diaries, translation of French military orders under Rochambeau, and archival research of French documents. Secondary assignments included genealogical research, documentary studies of colonial and early American newspapers, and database creation for resource tracking. Her editorial work involved annotation and research supervision. *Funding: National Endowment for the Humanities; Timeframe: 2019 - 2023; Client: University of Virginia Press.*

Center for Digital History at the Washington Library – Mount Vernon, Virginia

Digital History intern who transcribed and digitized the Civil War era letters of John Augustine Washington III as part of Mount Vernon's modernization and cultural conservation efforts. She worked with a variety of manuscript material, ranging from farm ledgers to personal correspondence within the Washington family and their associates. Her second project with the Washington Library involved the creation of an art history centered database identifying George Washington Commemorations outside of the NRHP and the United States. Her research resulted in the identification and documentation of George Washington public memorials in South America (Argentina, Colombia, etc.) and Europe (UK, France, Poland, Hungary, etc.). *Funding: Nau Center for Civil War History; Timeframe: 2021; Client: George Washington's Mount Vernon.*

R:\WSSI Staff Resumes\Cultural Resources\Sam Pomier Jofre\Sam Pomier - Resume.docx

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 415 Alfred Street

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

TAX MAP AND PARCEL: 064.02-07-07 ZONING: CL

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: PT Blooms

Address: _____

City: _____

Phone: _____

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

Name: Kenneth W. Wire

Phone: _____

E-mail: _____

Legal Property Owner:

Name: American Society of Military Comptrollers

Address: _____

City: _____

Phone: _____

E-mail: _____

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

- ☒ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| ☐ awning | ☐ fence, gate or garden wall | ☐ HVAC equipment | ☐ shutters |
| ☐ doors | ☐ windows | ☐ siding | ☐ shed |
| ☐ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The Applicant plans to demolish the existing building on the property and construct 5 new town homes on the property. The town homes will have rear loaded garages accessed from the rear alley.

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: Kenneth W. Wire:

Date: Kenneth W. Wire

December 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. See disclosure attachment		
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 415 North Alfred 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. See disclosure attachment		
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. See disclosure attachment	None	N/A
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.

December 15, 2025

Date

Kenneth W. Wire

Printed Name



Signature

Disclosure Attachment

Applicant

Jerry Ricciardi

Greater than 3%

Patrick Bloomfield

Greater than 3%

Property Owner

American Society of Military Comptrollers

No individual greater than 3%



BAR CONCEPT 2

415 N Alfred ST
Alexandria, VA

BAR CONCEPT 2

415 N Alfred ST
Alexandria, VA
05/11/2026

BAR CONCEPT 2



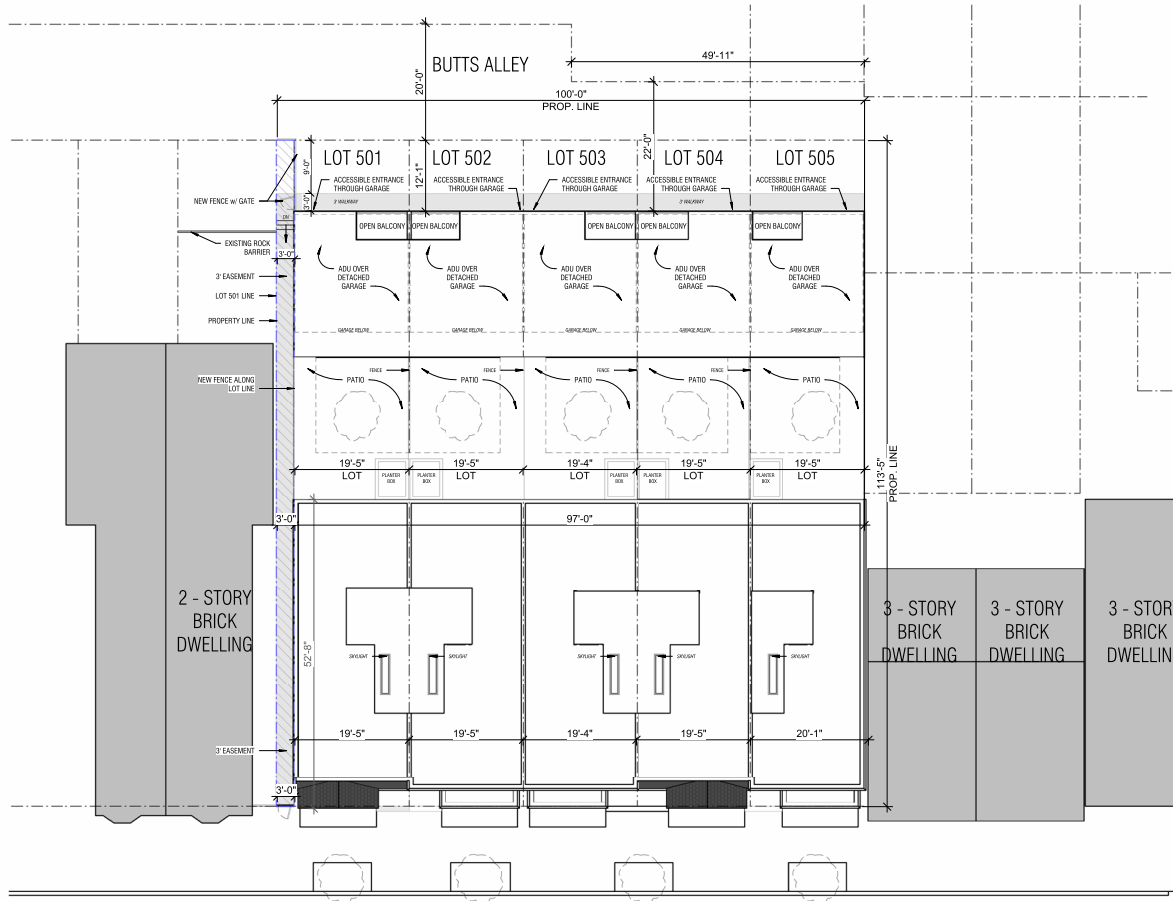
JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW WASHINGTON DC 20001
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Lot 501-502-504-505						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
First Floor	998.00	63.66	16.56	7.83	87.95	908.15
Garage	479	129	-	-	129	350.00
Second Floor	998.00	95.23	50.00	-	145.23	852.77
ADU	440	42	50.00	-	92	348.00
Third Floor	998.00	95.23	100.00	19.82	215.05	782.95
Roof Deck	160.95	160.95	-	-	160.95	0.00
Total Gross Building Area	4,047.95				638	3,239.87
Lot Area	2,202					
Proposed Net Floor Area:	3,239.87					
Proposed FAR:	1.470422543					

ADU						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	440.45	42	50.00	-	92	348.45
ADU - Balcony / Open Space	42.5					
					105.08	348.45
Proposed ADU SF	Total SF: 348.45					

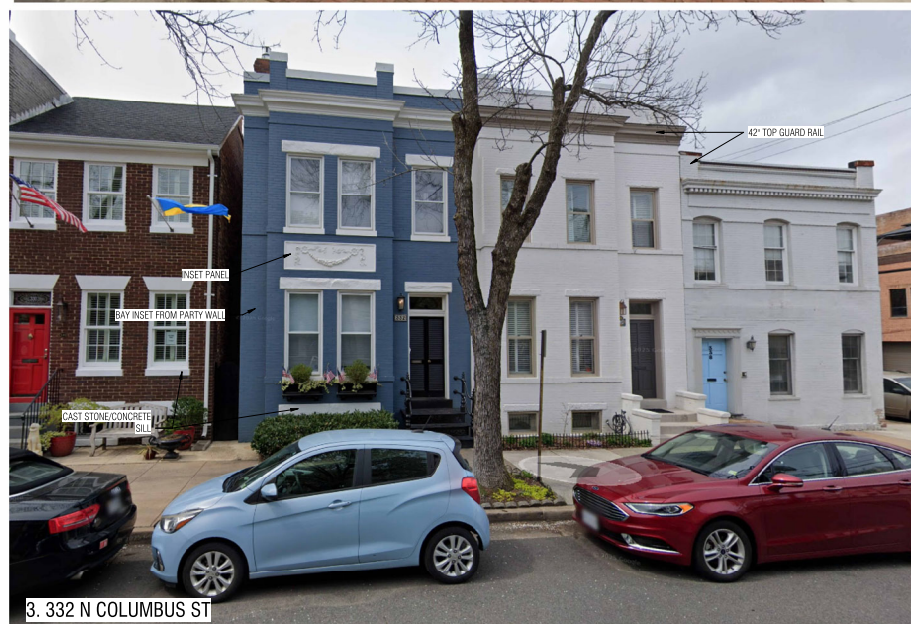
Lot 505						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
First Floor	990.00	63.66	16.56	7.83	87.95	902.15
Garage	479	129	-	-	129	350.00
Second Floor	990.00	95.23	50.00	-	145.23	844.77
ADU	439	41	50.00	-	91	348.00
Third Floor	990.00	95.23	100.00	19.82	215.05	774.95
Roof Deck	160.95	160.95	-	-	160.95	0.00
Total Gross Building Area	4,047.95				628	3,239.87
Lot Area	2,195					
Proposed Net Floor Area:	3,239.87					
Proposed FAR:	1.468348973					

ADU						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	439	41	50.00	-	91	348.00
ADU - Balcony / Open Space	42.5					
					91	348
Proposed ADU SF	Total SF: 348					



N ALFRED ST

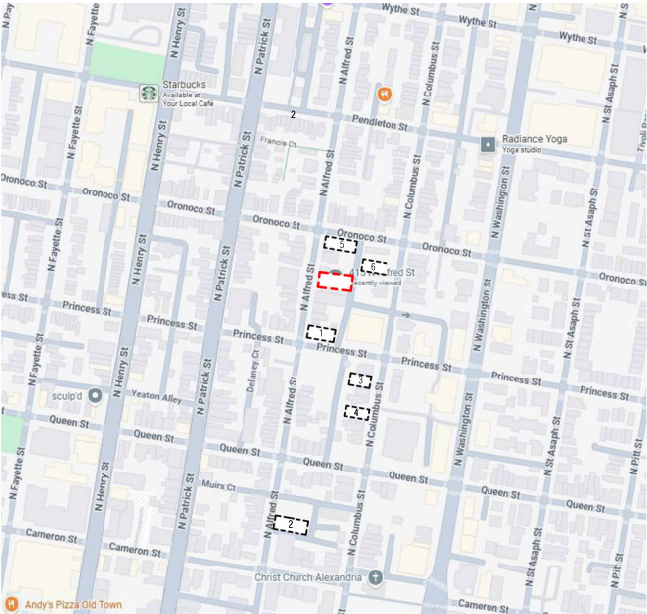
 SUBJECT PROPERTY
 ADJACENT BUILDINGS



BAR 2

PRECEDENT PHOTOS:

-  SUBJECT PROPERTY
-  ADJACENT BUILDINGS



OFFICIAL STAMPS

JK^A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.3061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

BAR CONCEPT 2
415 N Alfred ST
Alexandria, VA

ISSUE RECORD
05/11/2026
BAR CONCEPT 2
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 3



1 PROPOSED FRONT ELEVATION DETAILS
1/4" = 1'-0"

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.3061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

BAR CONCEPT 2
415 N Alfred ST
Alexandria, VA

ISSUE RECORD
05/11/2026
BAR CONCEPT 2
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
PROPOSED FRONT
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

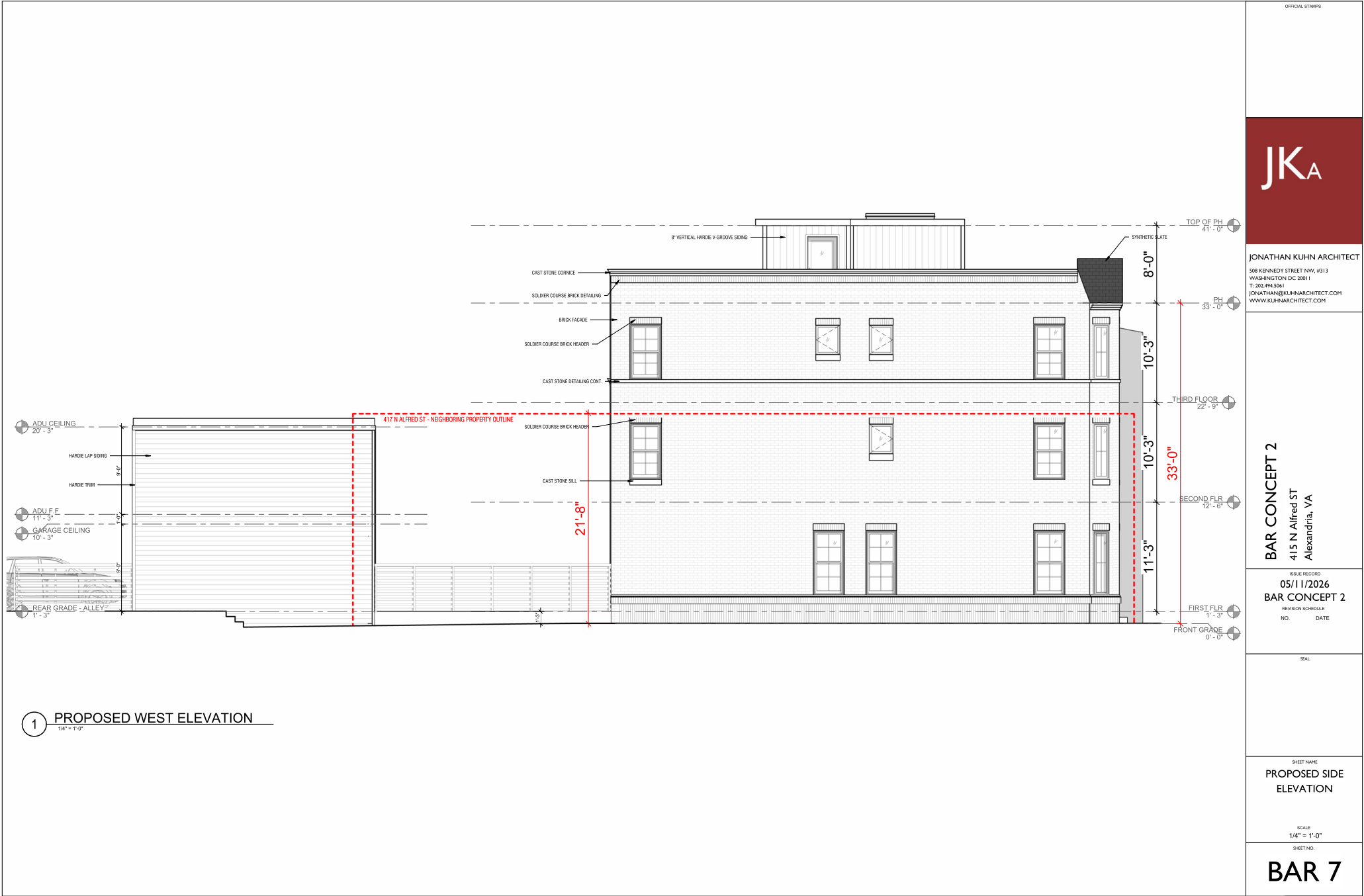
BAR 4



1 PROPOSED REAR ELEVATIONS TOWNHOUSES
1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



OLD SUBMISSIONS

REMOVED



NEW SUBMISSION



- 1. THE FIRST FLOOR WINDOWS CHANGED TO 3 DOUBLE HUNG TO MATCH HISTORIC CONTEXT.
- 2. THE DIVIDERS WERE REMOVED.
- 3. THE DECORATIVE RECESSED PANELS WERE REDUCED AND CHANGED BRICK PATTERNS AS REQUESTED.
- 4. VARIATION IN STYLE, ROOFING AND COLOR WAS INTRODUCED.



- 1. THE FIRST FLOOR WINDOWS CHANGED TO A MORE MODERN APPROACH, FULL GLASS WITH A SWING DOOR.



- 1. IMPROVED OVERALL ADU DESIGN, ADDED MORE WINDOWS, INCREASED HEIGHT AND MATERIALITY CHANGE.

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5041
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

BAR CONCEPT 2
415 N Alfred ST
Alexandria, VA

ISSUE RECORD
05/11/2026
BAR CONCEPT 2
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
SUBMISSION
COMPARISON

SCALE
1/8" = 1'-0"
SHEET NO.

BAR 8

OLD SUBMISSIONS



NEW SUBMISSION



OFFICIAL STAMPS

JK_A

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BAR CONCEPT 2
415 N Alfred ST
Alexandria, VA

ISSUE RECORD
05/11/2026
BAR CONCEPT 2
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
SUBMISSION
COMPARISON

SCALE

SHEET NO.

BAR 9

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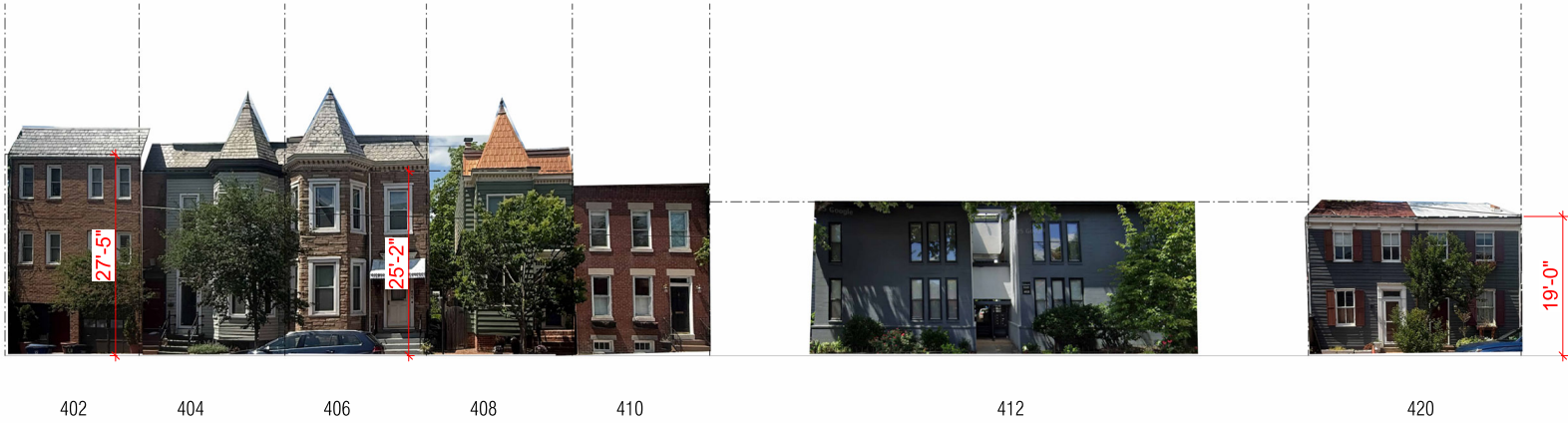
SEAL

SHEET NAME
MASING STUDY -
STREET ELEVATION

SCALE
1/8" = 1'-0"

SHEET NO.

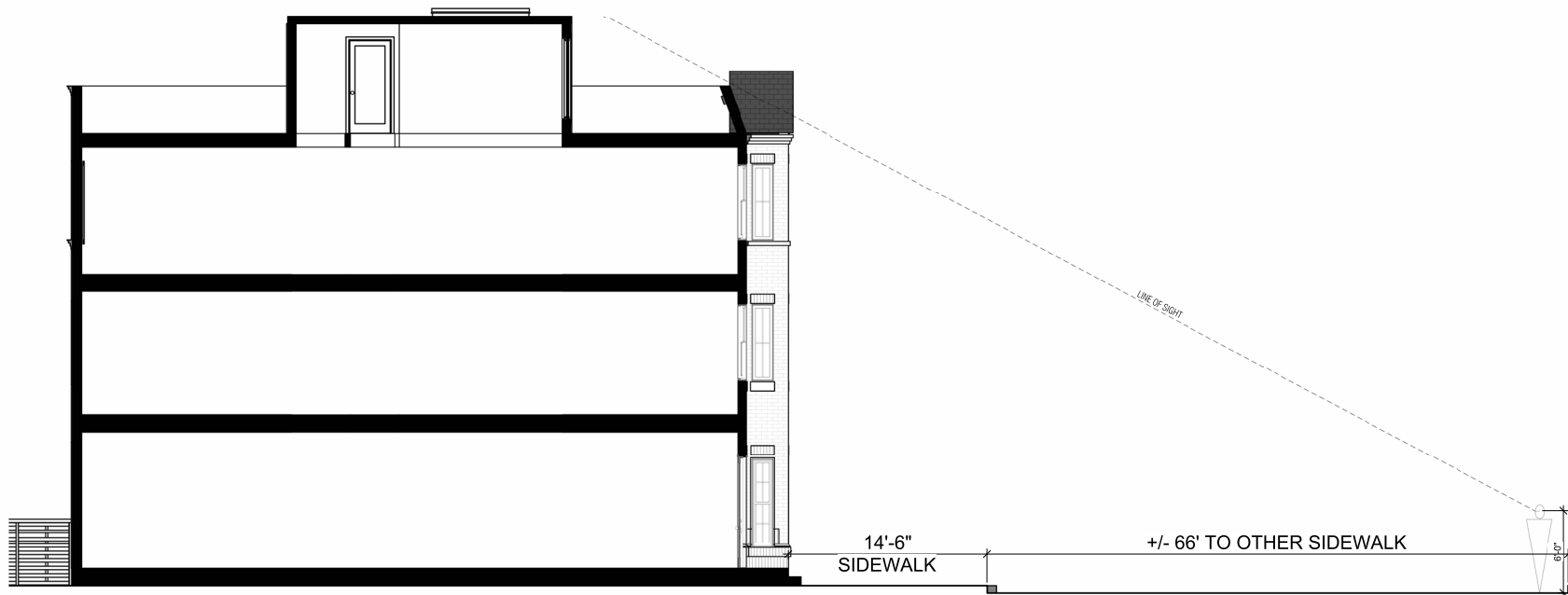
BAR 10



1 ACROSS THE STREET
1/8" = 1'-0"



2 MASSING STUDY - STREET ELEVATION
1/8" = 1'-0"



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SEAL

SHEET NAME
MASSING STUDY -
AXON VIEW

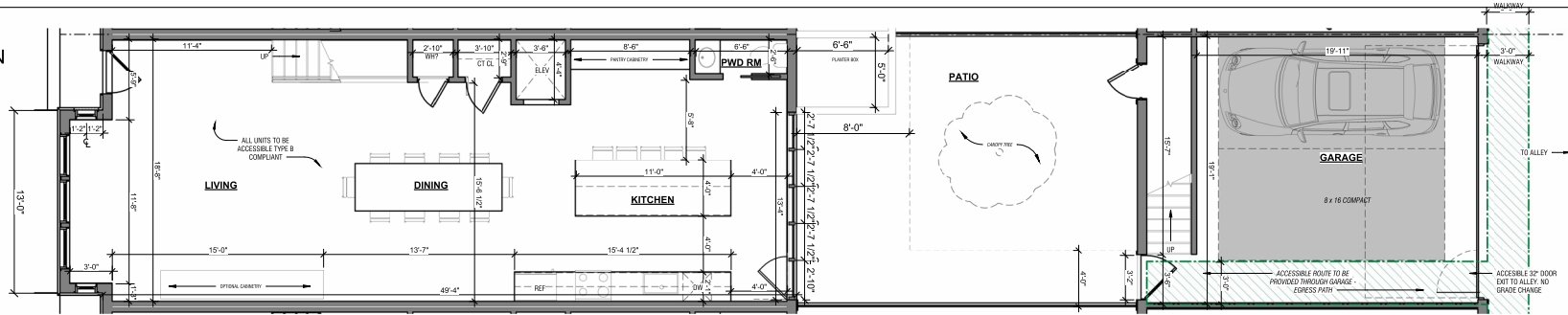
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 11

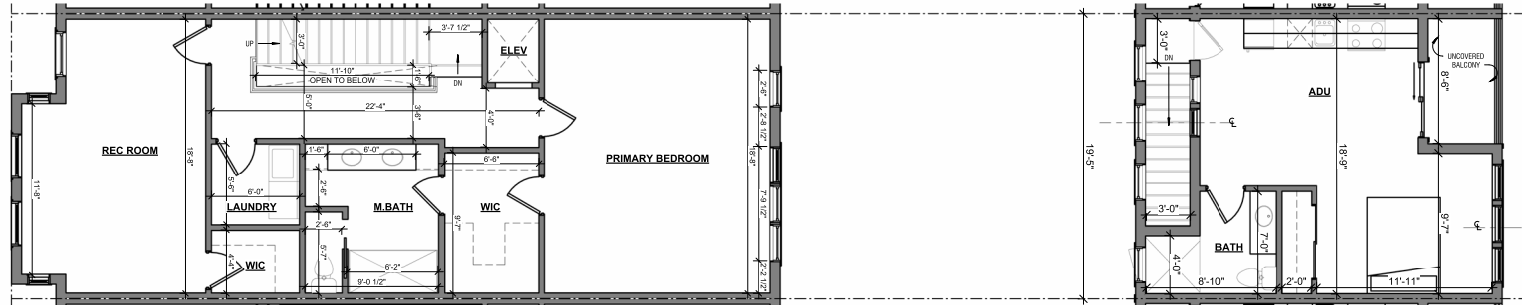
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



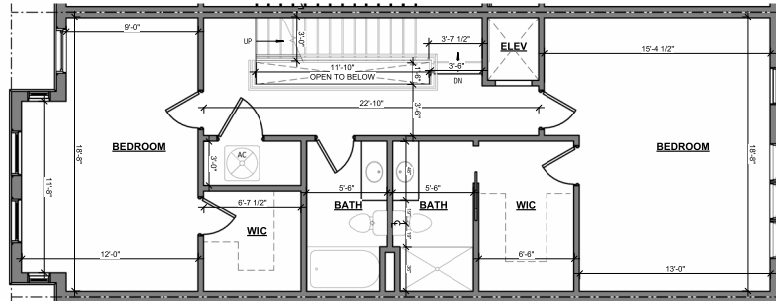
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



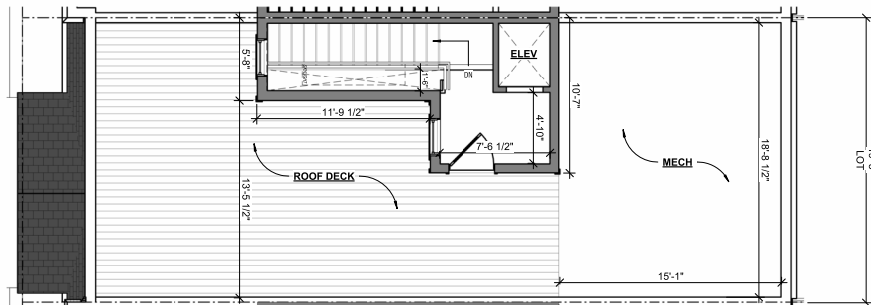
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



PH FLOOR PLAN

SCALE: 1/4" = 1'-0"



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SEAL

SHEET NAME
PROPOSED FLOOR
PLANS - UNIT 4

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 12

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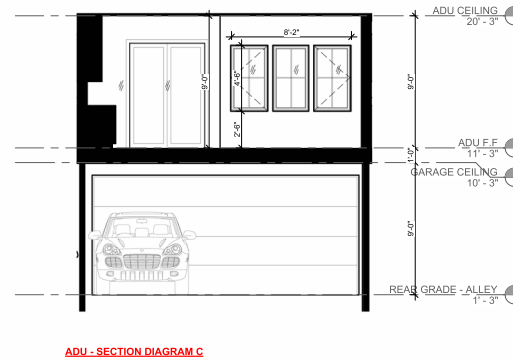
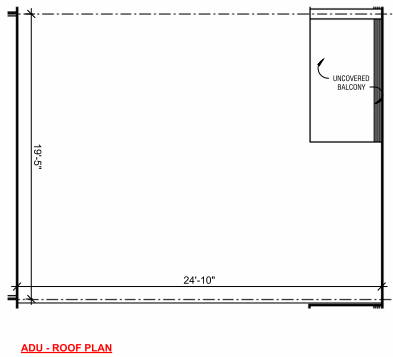
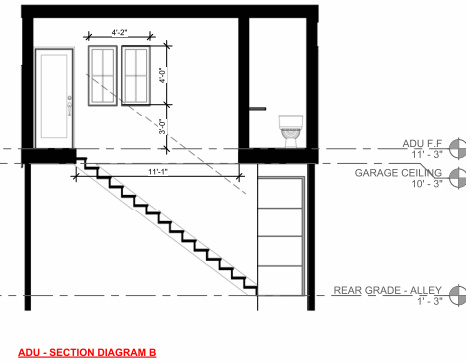
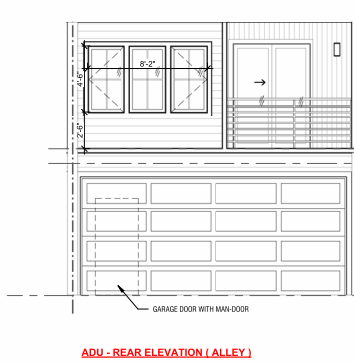
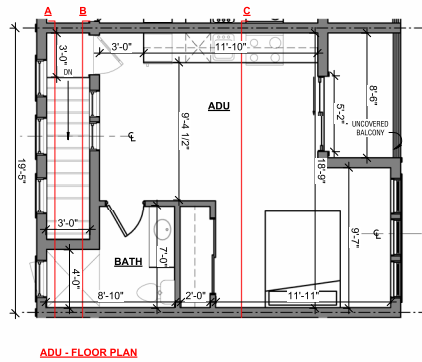
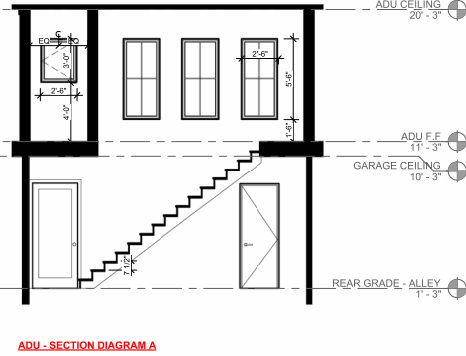
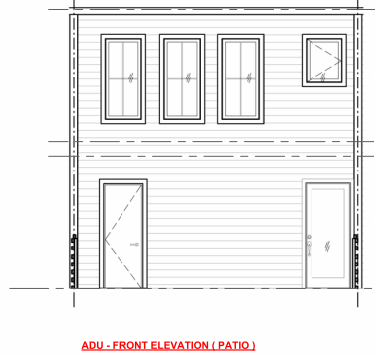
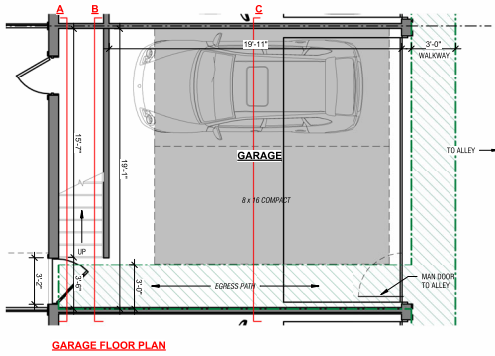
SEAL

SHEET NAME
PROPOSED ADU -
DETAILS

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 13





BAR CONCEPT 2
415 N Alfred ST
Alexandria, VA

SCALE
1/4" = 1'-0"

SHEET NO. _____

BAR 14





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SEAL

SHEET NAME
PROPOSED FRONT
ELEVATIONS -
COLORED

SCALE

SHEET NO.

BAR 15



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SEAL

SHEET NAME
PROPOSED REAR
ELEVATIONS -
COLORED

SCALE

SHEET NO.

BAR 16