

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: [REDACTED]  
City: [REDACTED]  
Phone: [REDACTED]

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

Name: Kenneth W. Wire Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: American Society of Military Comptrollers

Address: [REDACTED]  
City: [REDACTED]

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.

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**SUBMITTAL REQUIREMENTS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

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	<b>None</b>	<b>N/A</b>
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

Kenneth W. Wire



Date

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

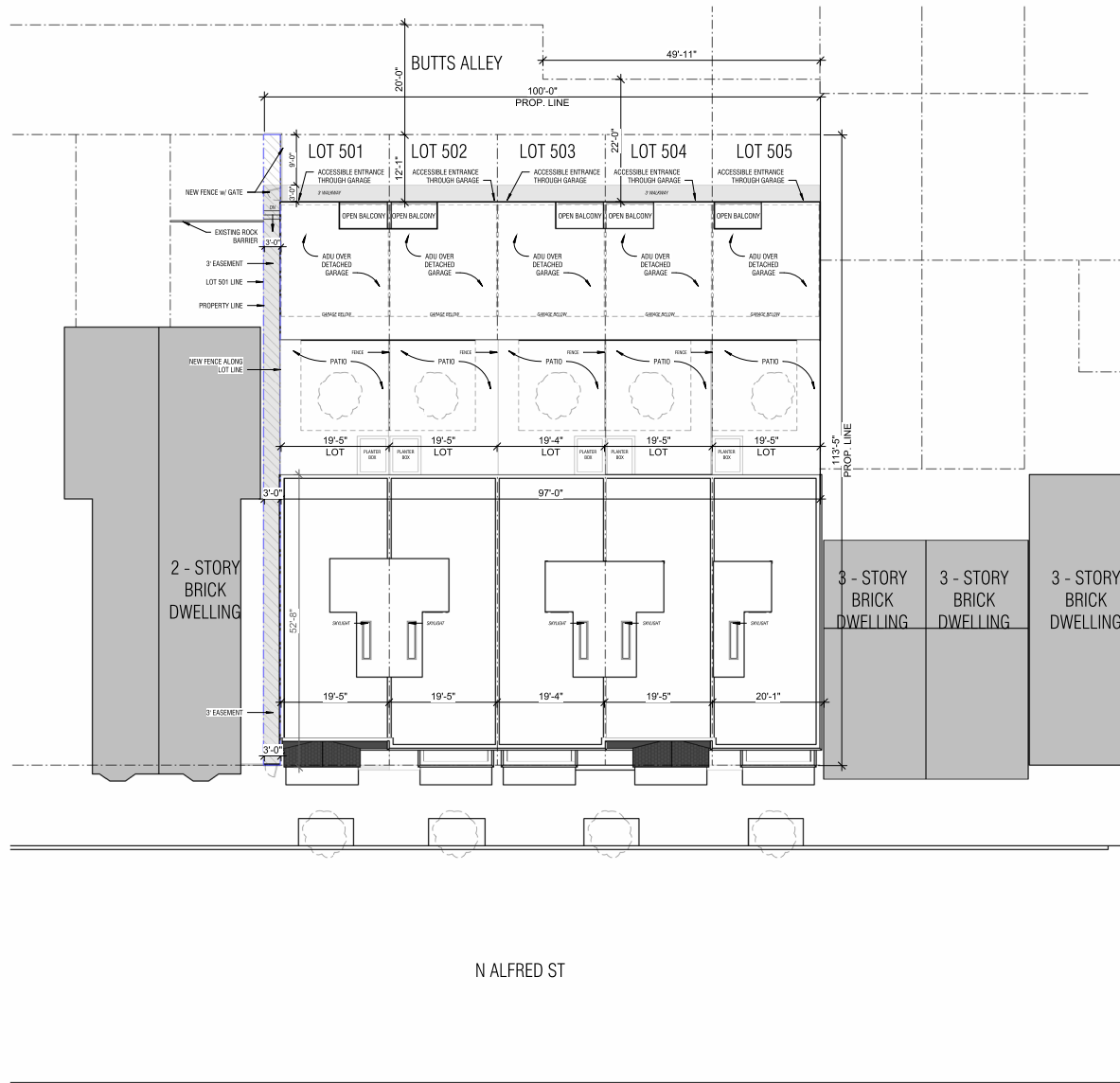
## BAR CONCEPT 2

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



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BAR CONCEPT 2



**Lots 501-504-505**

**415 N Alfred St - Proposed FAR Calculations**

Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH		
First Floor	996.00	65.66	16.56	7.83	878.95	608.15
Garage	479	129	-	-	129	350.00
Second Floor	996.00	95.25	50.00	-	145.25	650.75
ADU	440	42	50.00	-	92	348.00
Third Floor	996.00	95.25	100.00	19.82	215.05	380.95
Roof Deck	160.95	-	-	-	-	0.00
<b>Total Gross Building Area</b>	<b>4,043.95</b>			<b>Total SF:</b>	<b>830</b>	<b>3,237.87</b>
Lot Area:	2,202					
<b>Proposed Net Floor Area:</b>	<b>3,237.87</b>					
<b>Proposed FAR:</b>	<b>1.47042563</b>					

**ADU**

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

**Lot 505**

**415 N Alfred St - Proposed FAR Calculations**

Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH		
First Floor	990.00	65.66	16.56	7.83	878.95	922.15
Garage	479	129	-	-	129	350.00
Second Floor	990.00	95.25	50.00	-	145.25	844.75
ADU	439	41	50.00	-	91	348.00
Third Floor	990.00	95.25	100.00	19.82	215.05	714.95
Roof Deck	160.95	-	-	-	-	0.00
<b>Total Gross Building Area</b>	<b>4,043.95</b>			<b>Total SF:</b>	<b>831</b>	<b>3,239.87</b>
Lot Area:	2,195					
<b>Proposed Net Floor Area:</b>	<b>3,239.87</b>					
<b>Proposed FAR:</b>	<b>1.462348763</b>					

**ADU**

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



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**BAR CONCEPT 2**  
 415 N Alfred St  
 Alexandria, VA

ISSUE RECORD  
**BAR CONCEPT 2**  
 REVISION SCHEDULE  
 NO. DATE

SEAL

SHEET NAME  
**ARCHITECTURAL  
 SITE PLAN**

SCALE  
 1" = 10'-0"

SHEET NO.

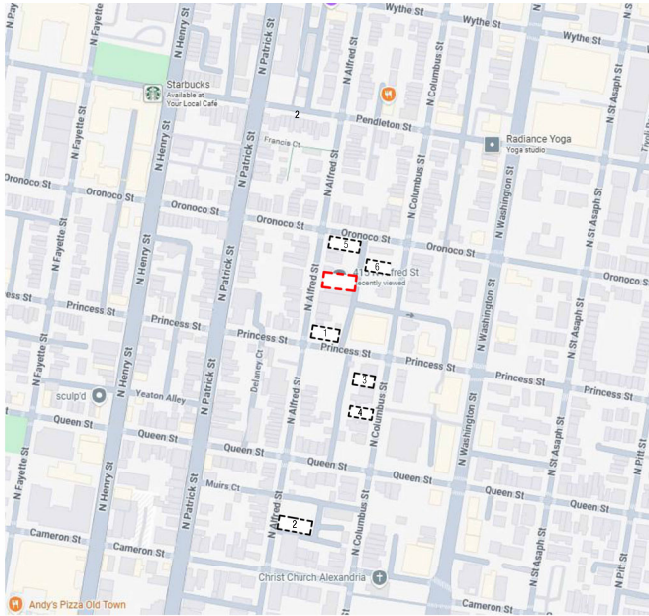
**BAR I**

1 PROPOSED SITE PLAN  
 1" = 10'-0"



**PRECEDENT PHOTOS:**

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



OFFICIAL STAMPS



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**05/11/2026**  
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 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"



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 NO. DATE

SEAL

SHEET NAME  
 PROPOSED REAR  
 ELEVATION

SCALE  
 1/4" = 1'-0"

SHEET NO.

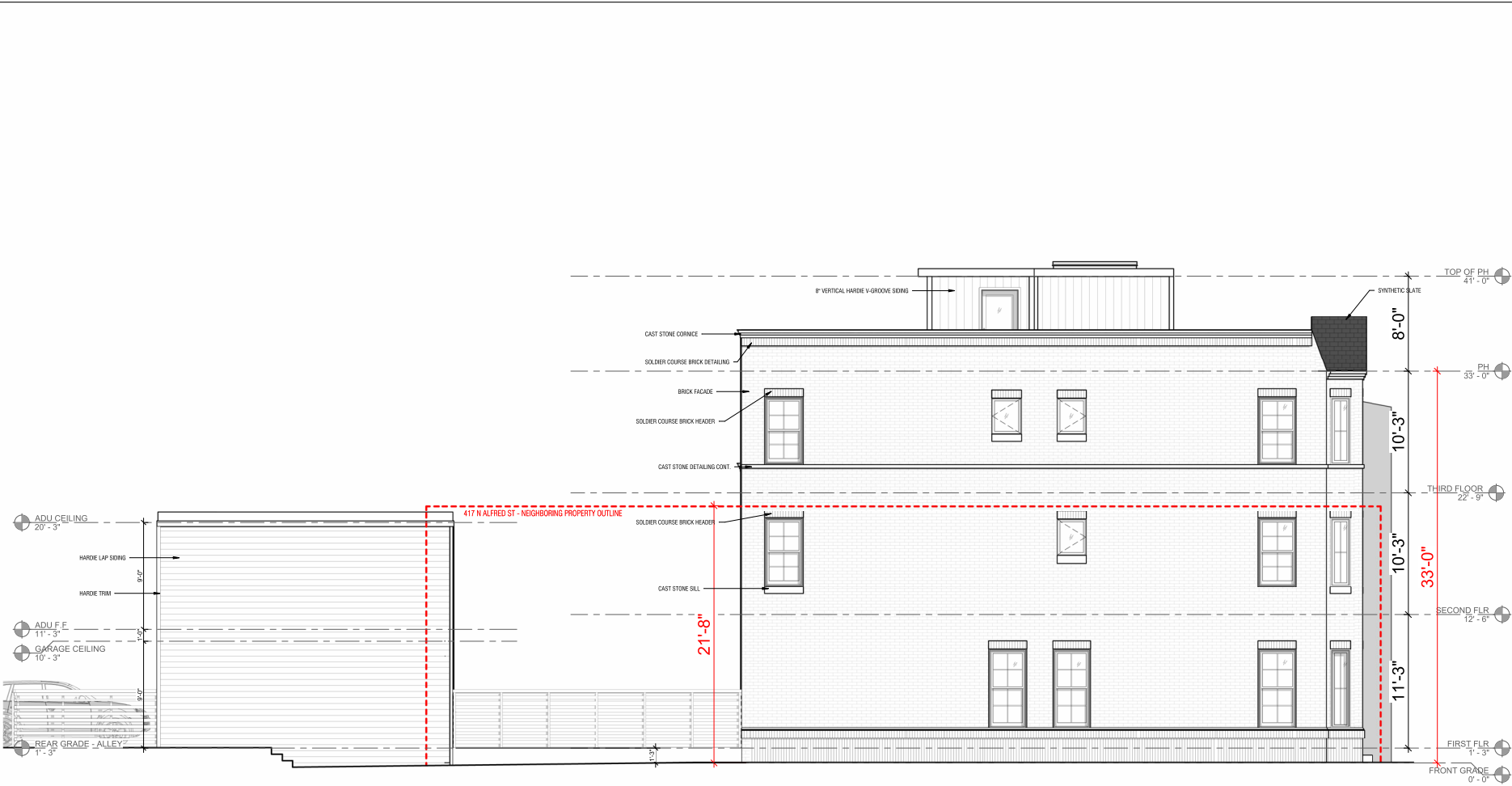
BAR 5



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



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



1 PROPOSED WEST 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.

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 NO. DATE

SCALE

SHEET NAME  
**SUBMISSION**  
**COMPARISON**

SCALE  
 1/8" = 1'-0"

SHEET NO.

**BAR 8**

# OLD SUBMISSIONS



# NEW SUBMISSION



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SEAL

SHEET NAME  
 SUBMISSION  
 COMPARISON

SCALE

SHEET NO.

**BAR 9**



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05/11/2026  
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REVISION SCHEDULE  
NO. DATE

SEAL

SHEET NAME  
MASING STUDY -  
STREET ELEVATION

SCALE  
1/8" = 1'-0"

SHEET NO.

BAR 10



402      404      406      408      410      412      420

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



419      417      415      407      405      403A

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



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NO. DATE

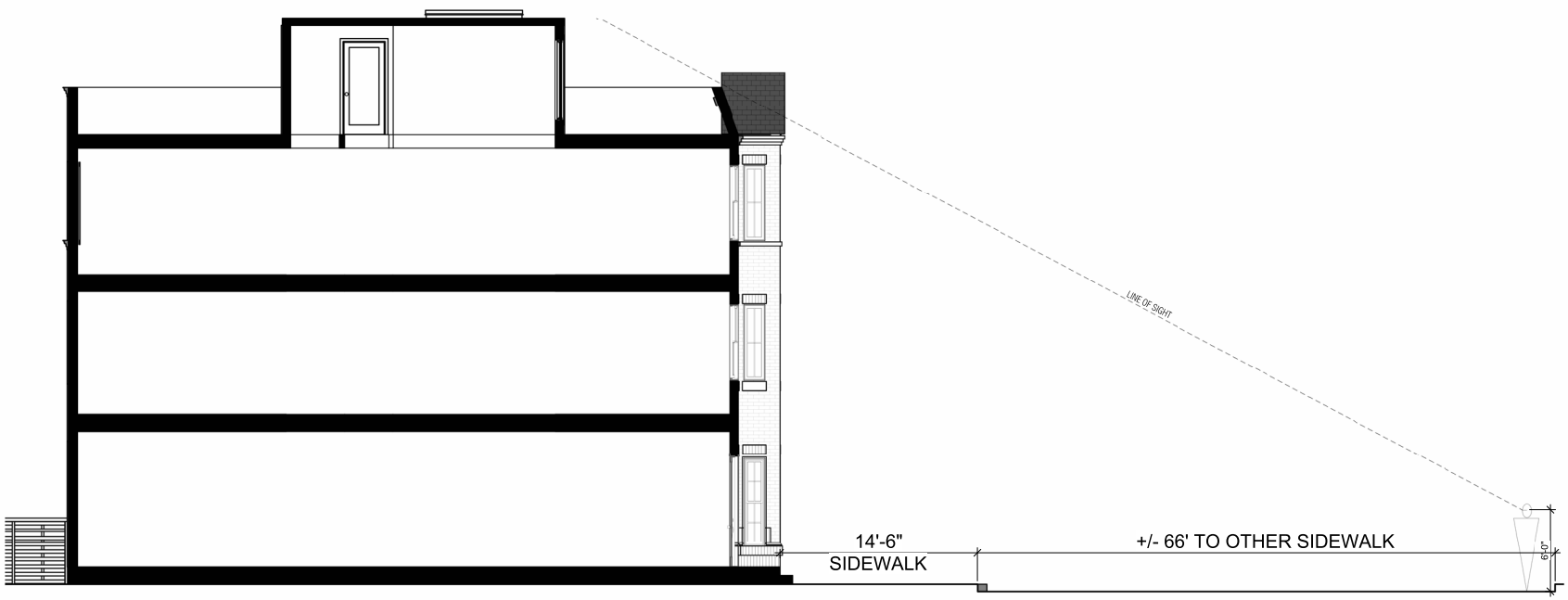
SEAL

SHEET NAME  
MASSING STUDY -  
AXON VIEW

SCALE  
1/4" = 1'-0"

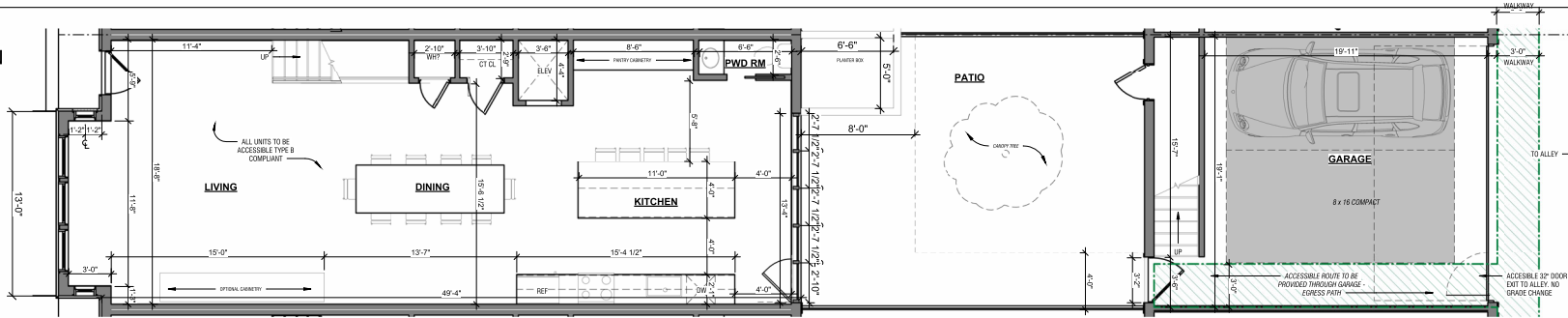
SHEET NO.

BAR 11



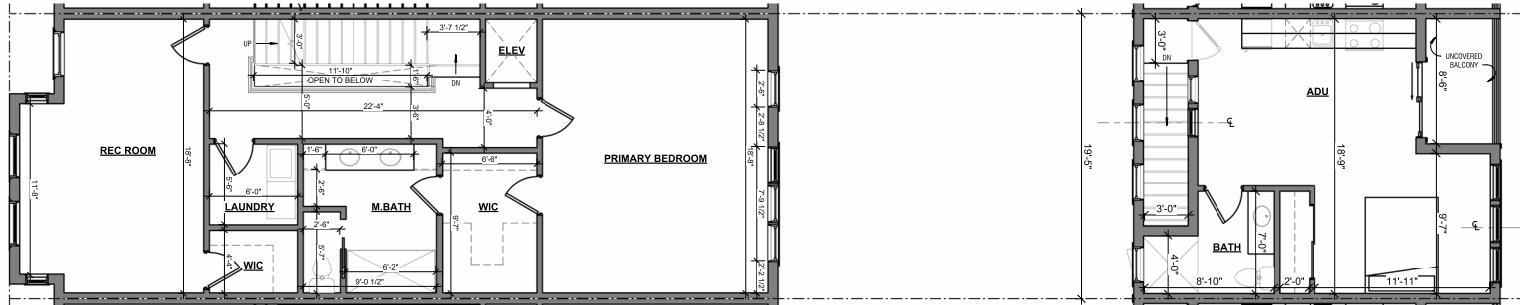
**FIRST FLOOR PLAN**

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



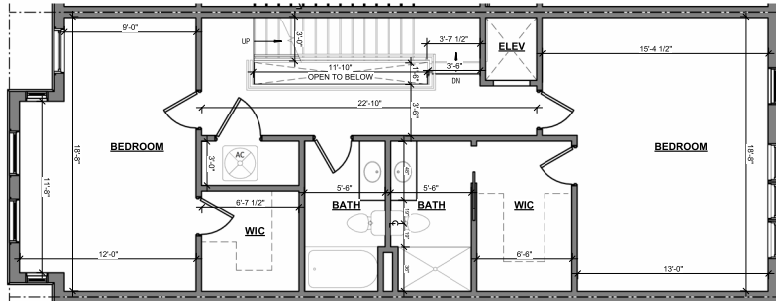
**SECOND FLOOR PLAN**

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



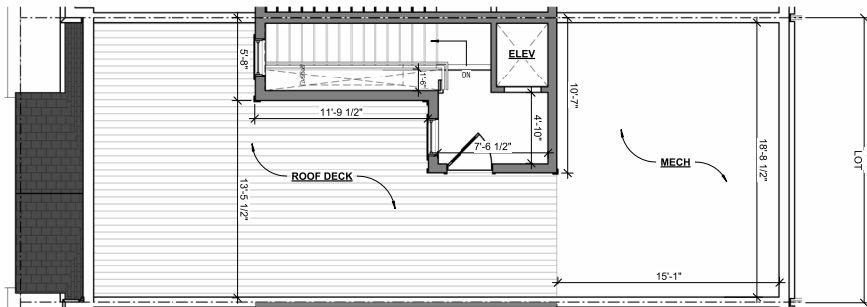
**THIRD FLOOR PLAN**

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



**PH FLOOR PLAN**

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



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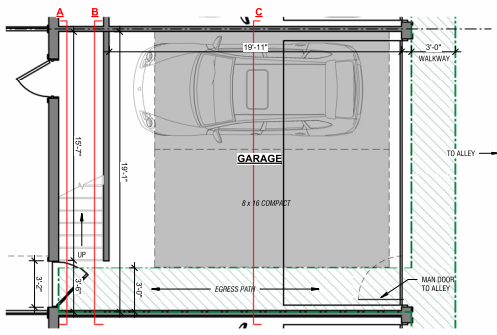
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SHEET NAME  
**PROPOSED FLOOR PLANS - UNIT 4**

SCALE  
1/4" = 1'-0"

SHEET NO.

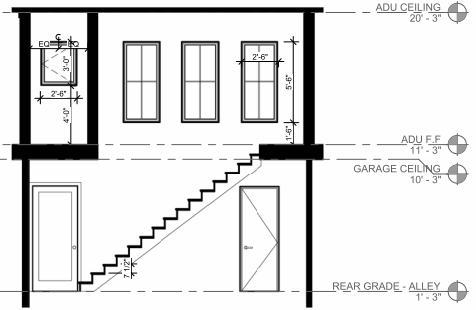
**BAR 12**



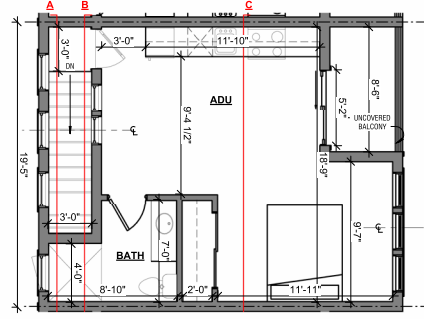
GARAGE FLOOR PLAN



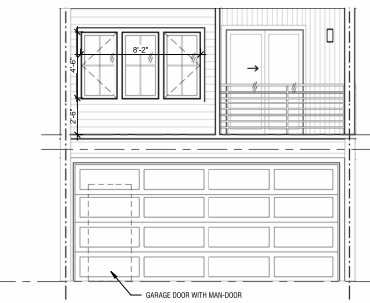
ADU - FRONT ELEVATION (PATIO)



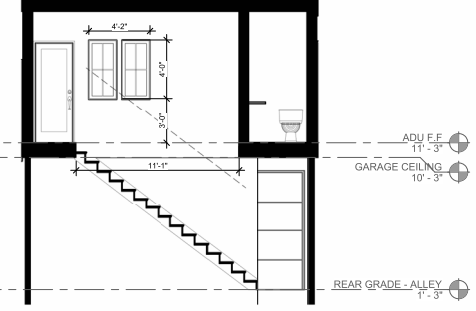
ADU - SECTION DIAGRAM A



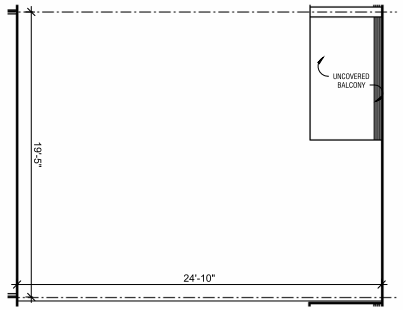
ADU - FLOOR PLAN



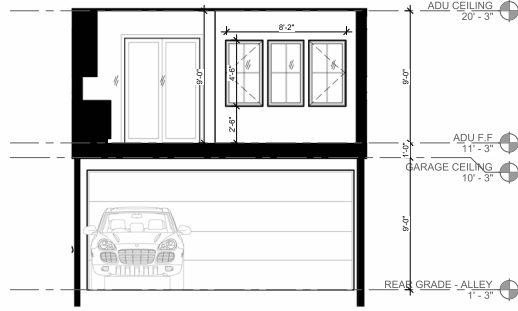
ADU - REAR ELEVATION (ALLEY)



ADU - SECTION DIAGRAM B



ADU - ROOF PLAN



ADU - SECTION DIAGRAM C



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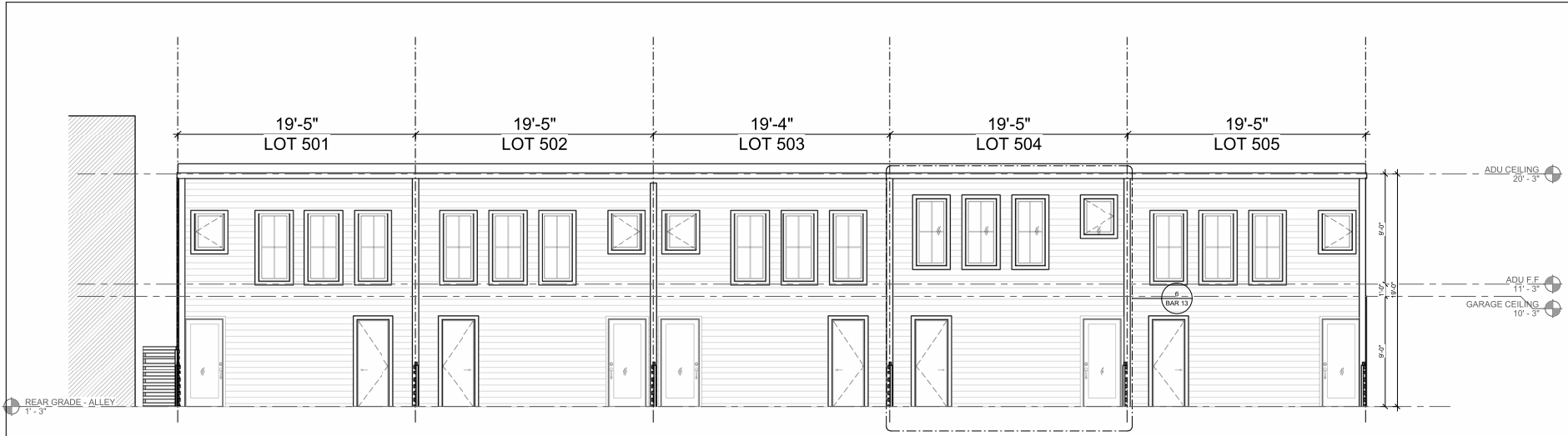
SEAL

SHEET NAME  
PROPOSED REAR  
ELEVATIONS - ADU

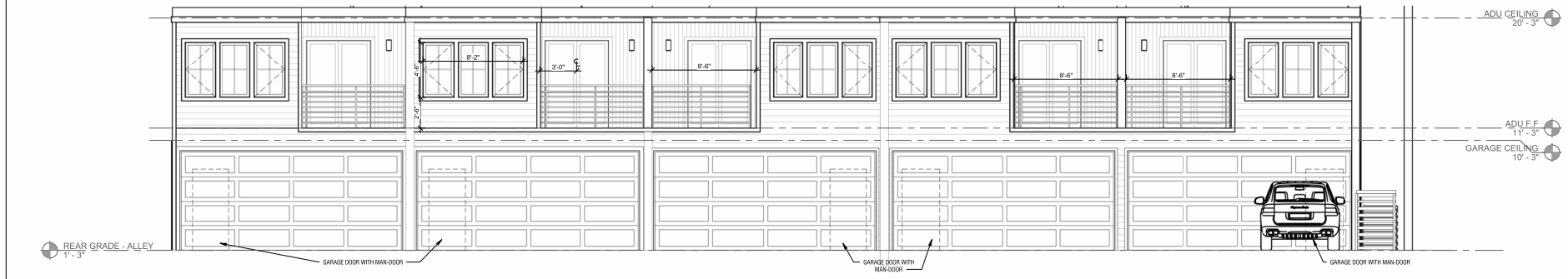
SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 14



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



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



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SEAL

SHEET NAME  
**PROPOSED FRONT  
 ELEVATIONS -  
 COLORED**

SCALE

SHEET NO.

**BAR 15**



OFFICIAL STAMPS

**JK<sub>A</sub>**

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SHEET NAME  
**PROPOSED REAR  
 ELEVATIONS -  
 COLORED**

SCALE

SHEET NO.

**BAR 16**