



DEPARTMENT OF  
**PLANNING &  
ZONING**

421 King St.  
703.746.4666

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DATE: January 21, 2026

TO: CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

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

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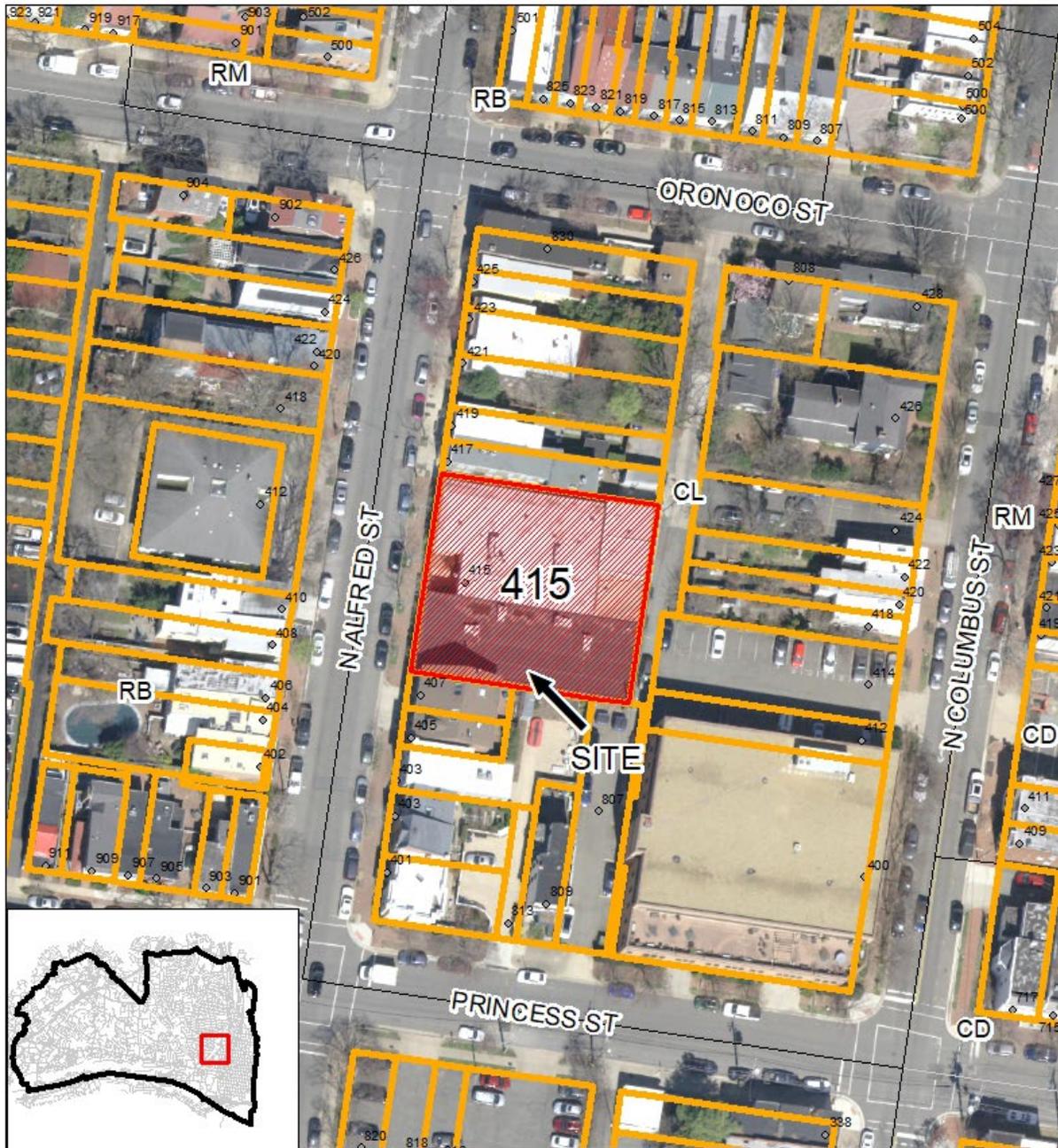
**I. SUMMARY**

The applicant is requesting BAR Concept Review of the redevelopment of the property at 415 North Alfred Street, to include the construction of a new multi-unit townhouse development in place of the existing commercial building.

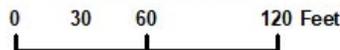
The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with 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.



**BAR#2025-00551 & BAR#2025-00552**  
**Parker-Gray**  
**415 North Alfred Street**



## 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-20<sup>th</sup> 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**

The applicant proposes to demolish the existing office buildings at 415 North Alfred Street, reviewed under BAR2025-00551, to construct a townhouse development in its place. The development will include 5 three-story townhomes. Each unit will feature a roof deck and a rear freestanding garage accessed by Butts alley in the rear. The townhomes and garages will be

separated by rear patios. Each garage will have a one-story ADU above with a balcony. The front elevations facing North Alfred Street will be a reddish-brown brick with inset brick panels, cast stone detailing, and a mix of inset and projecting bays (Figure 2). The rear elevations and roof decks will have siding (Figure 3).



**Figure 2. Proposed front elevation.**



**Figure 3. Proposed rear elevation.**

#### 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 Board will also be providing feedback on the appropriateness of a Permit to Demolish under BAR2025-00551. 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 of historic merit. The townhomes are 33 feet in height to the third floor, 35 feet to the parapet, and 41 feet to the rooftop penthouse. The adjacent context of the surrounding blockface (both the east and west sides of North Alfred Street) consists primarily of two- and three-story residential townhomes, several of which are a similar height to the proposed development. Most of the surrounding townhomes have little to no front setbacks and minimal curb cuts. The height and massing of the proposed development is shown below in Figure 4.



**Figure 4. Rendering showing the massing concept of the proposed development.**

The proposal prioritizes a design for the townhomes for a continuous street wall on North Alfred Street, which has significant historic fabric. In response to the nearby historic fabric, the townhomes incorporate a design that

includes both traditional and modern elements. Each townhouse is rendered in a reddish-brown brick with alternating projecting and inset bays. The front façade incorporates cast stone below the first-floor windowsills, cast stone detailing on various levels, and cast stone window sills. The façade also incorporates soldier course brick headers above each set of windows, and inset brick panels on two floors. The roof deck incorporates vertical siding. The rear elevation contains significantly less architectural detailing and consists primarily of siding, with garages and simple unadorned windows. The second-floor ADU above each garage includes an exterior door with a balcony.

The architectural character of other townhomes on the same block and in the surrounding neighborhood has similar styles of brick with stone detailing, inset panels, and roof decks. The applicant has provided a variety of examples of such properties, including 211 North Alfred Street, 401 North Alfred Street, and 332 North Columbus Street. Additionally, there are similar examples in the neighborhood of detached garages with an ADU above, as seen at 830 Oronoco Street.

Staff finds that the configuration of the buildings on the site is responsive to the neighboring context, providing a streetscape that is similar to that which is found in the historic district. The scale and size of the townhouse blocks are also consistent with the nearby context. The three-story with setback roof deck is similar to other modern townhouse developments that have been built within the historic districts and does not overwhelm the nearby two- and three-story buildings.

## **V. STAFF RECOMMENDATION**

Staff finds that the proposed design for the project is appropriate for this location and that the site will be a successful re-imagining of this site. The height, mass, scale, and general architectural character are historically appropriate. Staff appreciates that the proposed design incorporates architectural details that recall elements of the existing building on the site, such as the inset brick panels and soldier headers.

However, staff does have a concern that the townhouse facades read too much as a uniform building. In future submissions at the Certificate of Appropriateness level, staff recommends that the applicant introduce variation in the fenestration, materials, or material color to provide some subtle contrast between the individual units. Staff is also looking forward to seeing more details on the design of the roof decks, rear façade, and garages and ADUs.

Staff recommends that the Board endorse the bulk characteristics (height, mass, scale, and general architectural character) of the proposed development with the direction that the applicant continue to develop the design to address any issues brought up during the Board's review of the project. Staff will continue to work with the applicant based on the Board's feedback.

## **STAFF**

Brendan Harris, Historic Preservation 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

ADDRESS OF PROJECT: \_\_\_\_\_

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

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: \_\_\_\_\_  
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).*

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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.



**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%



# 415 N Alfred ST

415 N Alfred ST  
Alexandria, VA

# 415 N Alfred ST

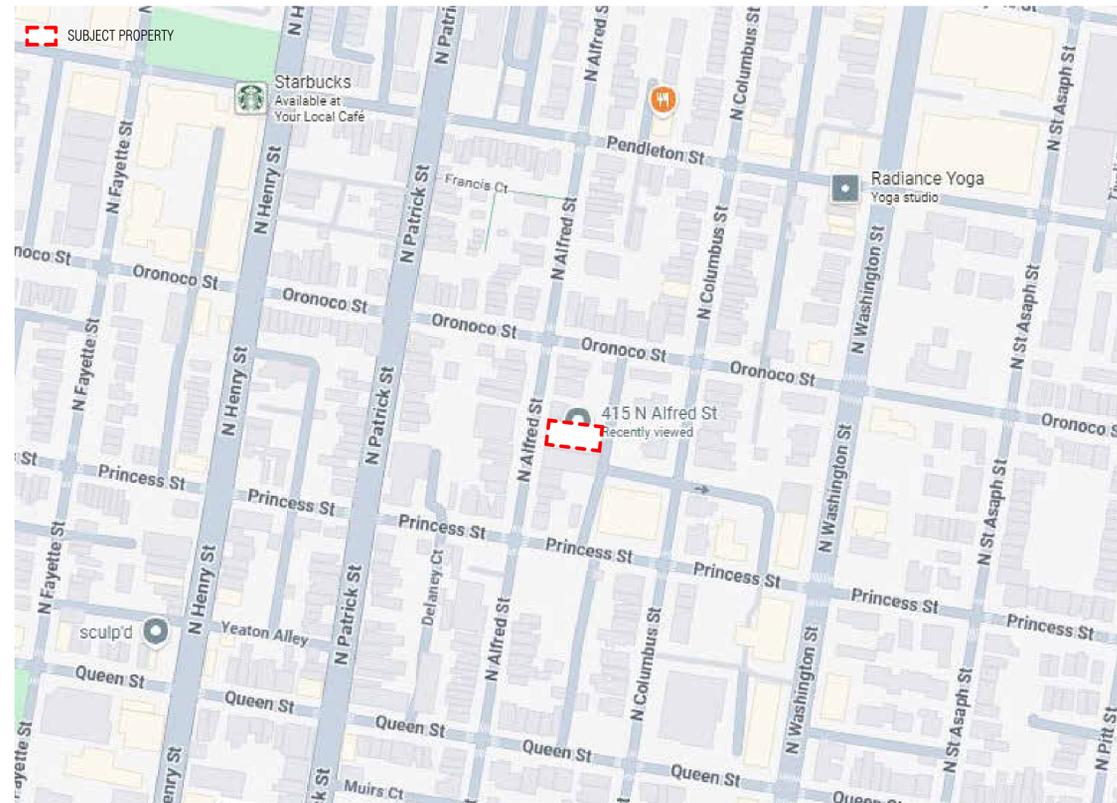
415 N Alfred ST  
Alexandria, VA  
12/08/2025

BAR CONCEPT 2



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508 KENNEDY STREET NW WASHINGTON DC 20011  
T: 202.494.5061  
JONATHAN@KUHNARCHITECT.COM  
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PROPERTY INFORMATION:



PROPERTY HISTORY

The building at 415 North Alfred Street faces to the east of Alfred Street, situated to the south of Oronoco Street and north of Princess Street (Figures 1-5). The property is located within the Parker-Gray Historic District established in 1984, which encompasses roughly 45 city blocks associated with Alexandria’s early 19<sup>th</sup> century African American community. The district was officialized listed within the National Register of Historic Places under the name Uptown/Parker-Gray Historic District in 2010. The comparatively modest architectural character of the district, relative to the adjacent Old and Historic District, embodies the enduring legacy of socioeconomic stratification within Alexandria’s population, wherein patterns of racial segregation were materially expressed in the city’s urban form. The study area no longer reflects the history of the Parker Gray Historic District as the site of a 19<sup>th</sup> century African American school, since that was demolished by the turn of the 20<sup>th</sup> century and replaced with a commercial structure in the 1930s. The current building at 415 North Alfred Street is a heavily modified extension of the ca. 1930s structure that has undergone several construction phases throughout the late 20<sup>th</sup> century, all of which have markedly eroded the building’s exterior and interior historic integrity.



Figure 1: Overview of Front Façade – West Elevation  
View to the East

415 N. Alfred Street – Property History and Architectural Investigation

WSSI #35614.01 – November 2025



Page 1

OFFICIAL STAMPS



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415 N Alfred ST  
415 N Alfred ST  
Alexandria, VA

ISSUE RECORD  
12/08/2025  
BAR CONCEPT 2  
REVISION SCHEDULE  
NO. DATE

SEAL

SHEET NAME  
HISTORIC  
INFORMATION

SCALE  
1/4" = 1'-0"

SHEET NO.

A001

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).



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

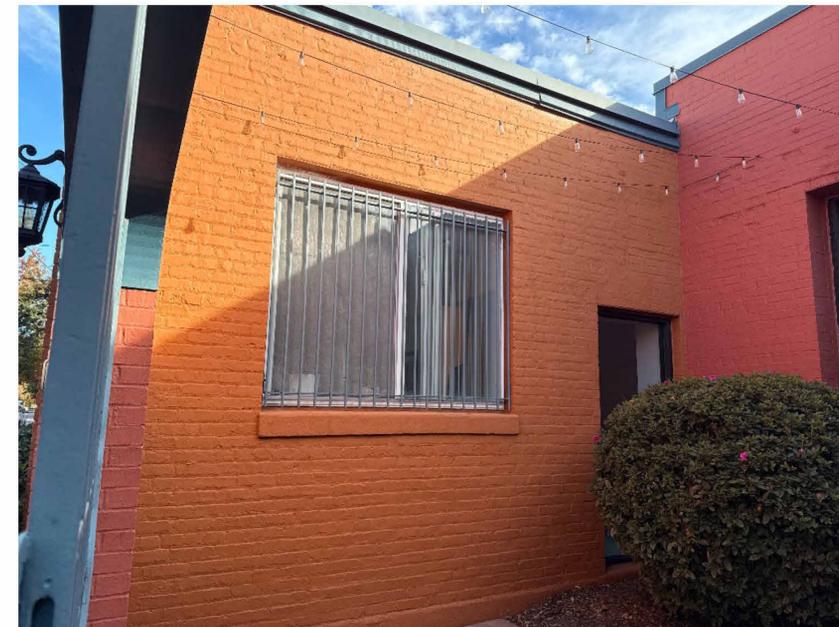
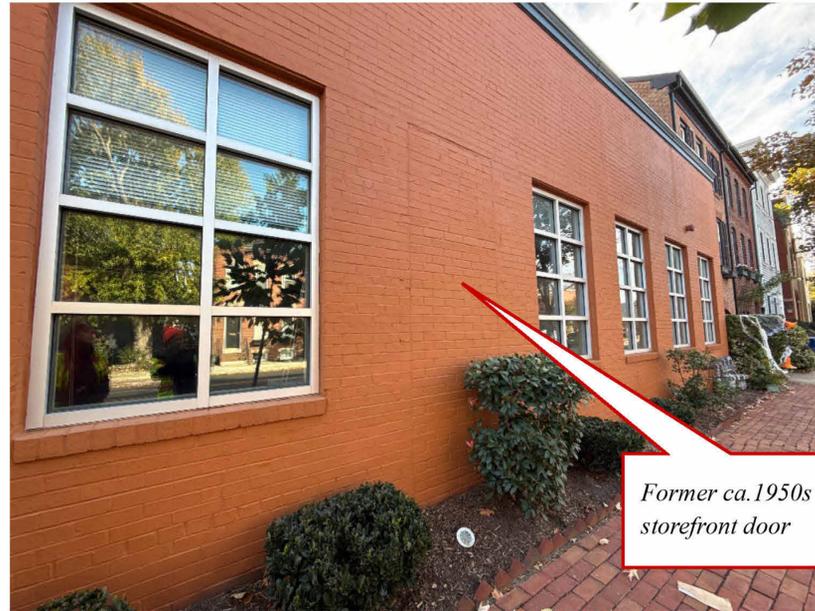


Figure 14: Detail of pre-1950s section – South Elevation  
View to Northeast



*Former ca.1950s storefront door*

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



*Window alterations  
ca. 1980s*

*Door alterations  
ca. 1980s*

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



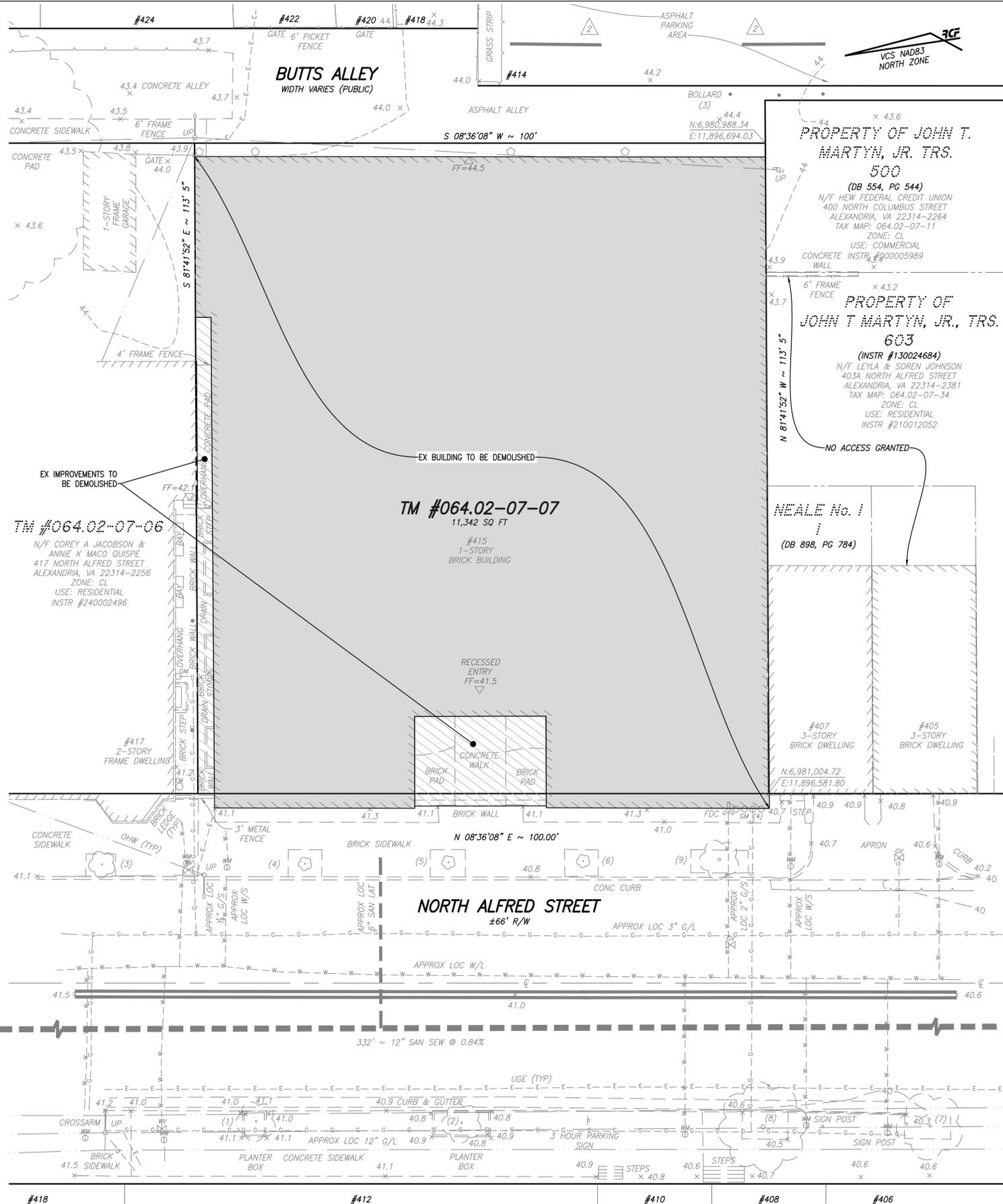
*ca 1950s southern section with lighter color brick compared to ca 1940s parapet*

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



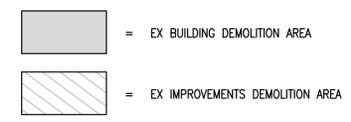
*Possible 1980s remodeling back to garage space*

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



**PROPERTY ADJOINERS TABLE:**

<p><b>#418</b> N/F EDWARD H LUCKETT, TRS 418 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-16 ZONE: RB USE: RESIDENTIAL INSTR #220013467</p>	<p><b>#412</b> N/F CATALPA COURT CONDOMINIUM 412 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-0A-00 ZONE: RB USE: RESIDENTIAL DB 765, PG 49</p>
<p><b>#410</b> N/F ALLEN DANIEL PEREIRA &amp; DEVA ASHLEY KYLE 410 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-18 ZONE: RB USE: RESIDENTIAL INSTR #180016126</p>	<p><b>#408</b> N/F JUSTIN W &amp; NATALIE M OSGOOD 408 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-19 ZONE: RB USE: RESIDENTIAL INSTR #160007445</p>
<p><b>#406</b> N/F CHARLES L &amp; DOROTHY E TAYLOR 406 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-20 ZONE: RB USE: RESIDENTIAL DB 277 PG 598</p>	<p><b>#407</b> N/F STEVEN ADAM GOLDMAN &amp; ANNA IGOREVNA SHITSBERG 407 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-07-29 ZONE: CL USE: RESIDENTIAL INSTR #170013467</p>
<p><b>NORTH COLUMBUS STREET</b> <b>#424</b> N/F AMERICAN SOCIETY OF MILITARY COMPTROLLERS 415 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-07-14 ZONE: CL USE: VACANT INSTR #040006319</p>	<p><b>#422</b> N/F WILLIAM E OLSON 422 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-15 ZONE: CL USE: RESIDENTIAL INSTR #040011543</p>
<p><b>#420</b> N/F JOHN S &amp; BRITANY E POWELL 420 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-16 ZONE: CL USE: RESIDENTIAL INSTR #200012257</p>	<p><b>#418</b> N/F ROBERT M FAIRFAX &amp; STACY C WELLER 418 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-17 ZONE: CL USE: RESIDENTIAL INSTR #160013418</p>
<p><b>#414</b> N/F NORTH WASHINGTON REALTY LC 46 WOODCLIFF LAKE ROAD SADDLE RIVER, NJ 07458 TM #064.02-07-18 ZONE: CL USE: COMMERCIAL DB 1569, PG 672</p>	



BAR PERMIT TO DEMOLISH  
ON THE PROPERTY OF  
415 NORTH ALFRED STREET  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: BMC  
CHECKED: TJD  
SCALE: 1"=10'  
DATE: DEC 2025

EXISTING  
CONDITIONS &  
DEMOLITION  
PLAN

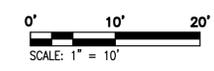
SHEET 1 OF 1  
FILE: 25-201

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

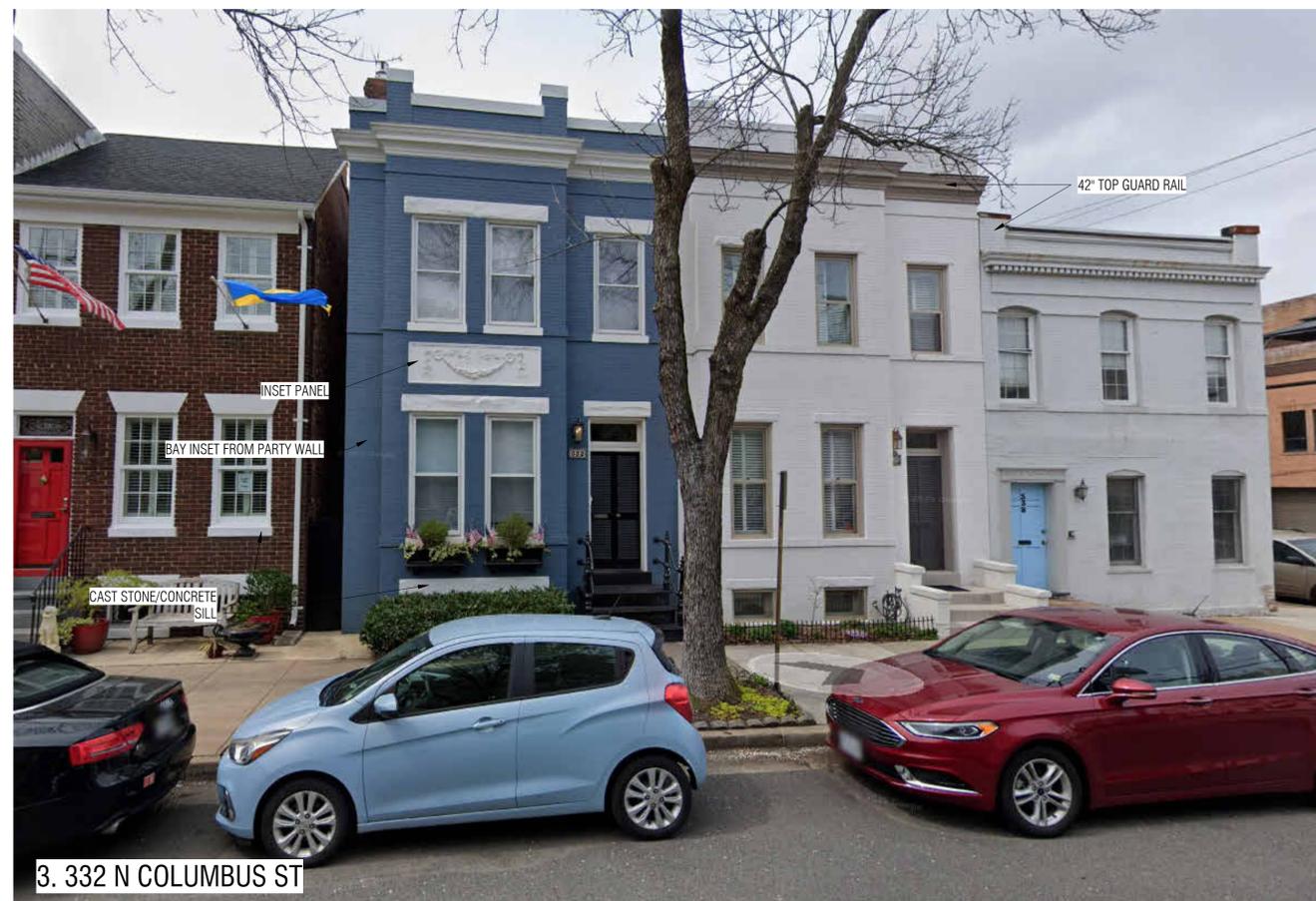
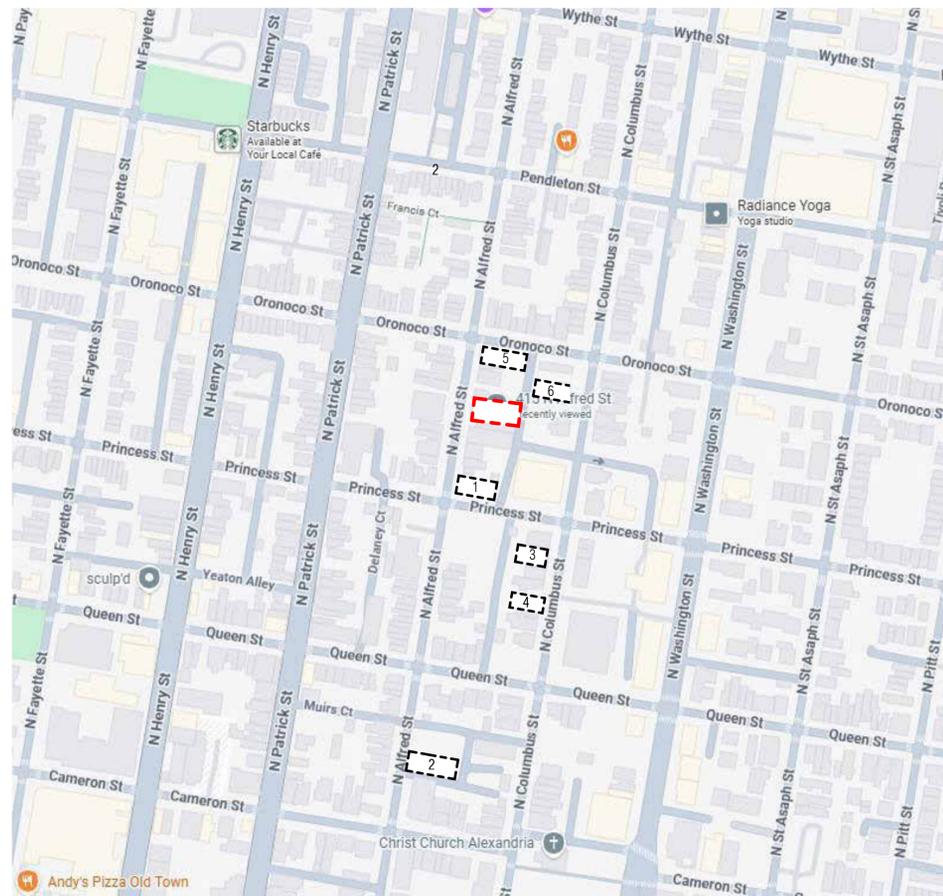
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.  
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PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



OFFICIAL STAMPS

**JK<sup>A</sup>**

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ISSUE RECORD  
 12/08/2025  
 BAR CONCEPT 2

REVISION SCHEDULE  
 NO. DATE

SEAL

SHEET NAME  
 PRECEDENT PHOTOS

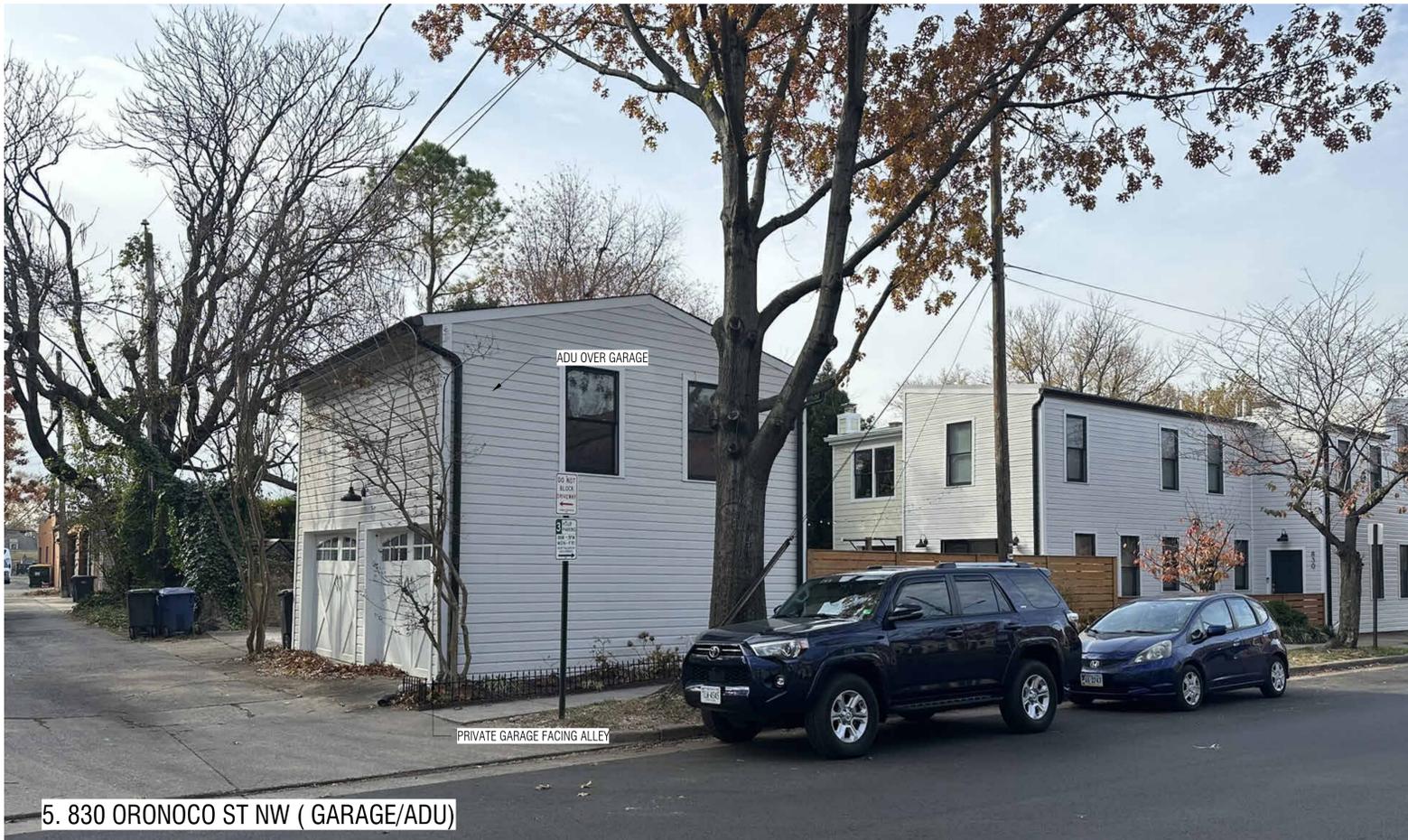
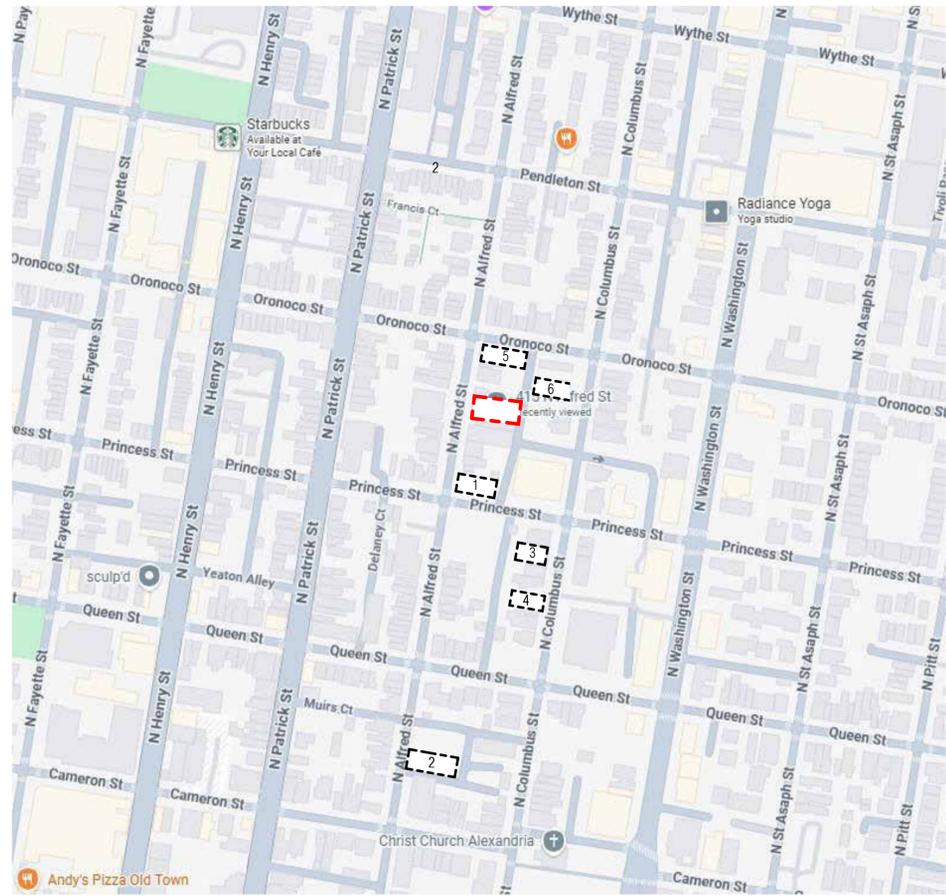
SCALE  
 1/4" = 1'-0"

SHEET NO.

**A004**

PRECEDENT PHOTOS:

-  SUBJECT PROPERTY
-  ADJACENT BUILDINGS



JK<sup>A</sup>

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**BAR CONCEPT 2**  
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SEAL

SHEET NAME  
PRECEDENT PHOTOS

SCALE  
1/4" = 1'-0"

SHEET NO.

**A005**



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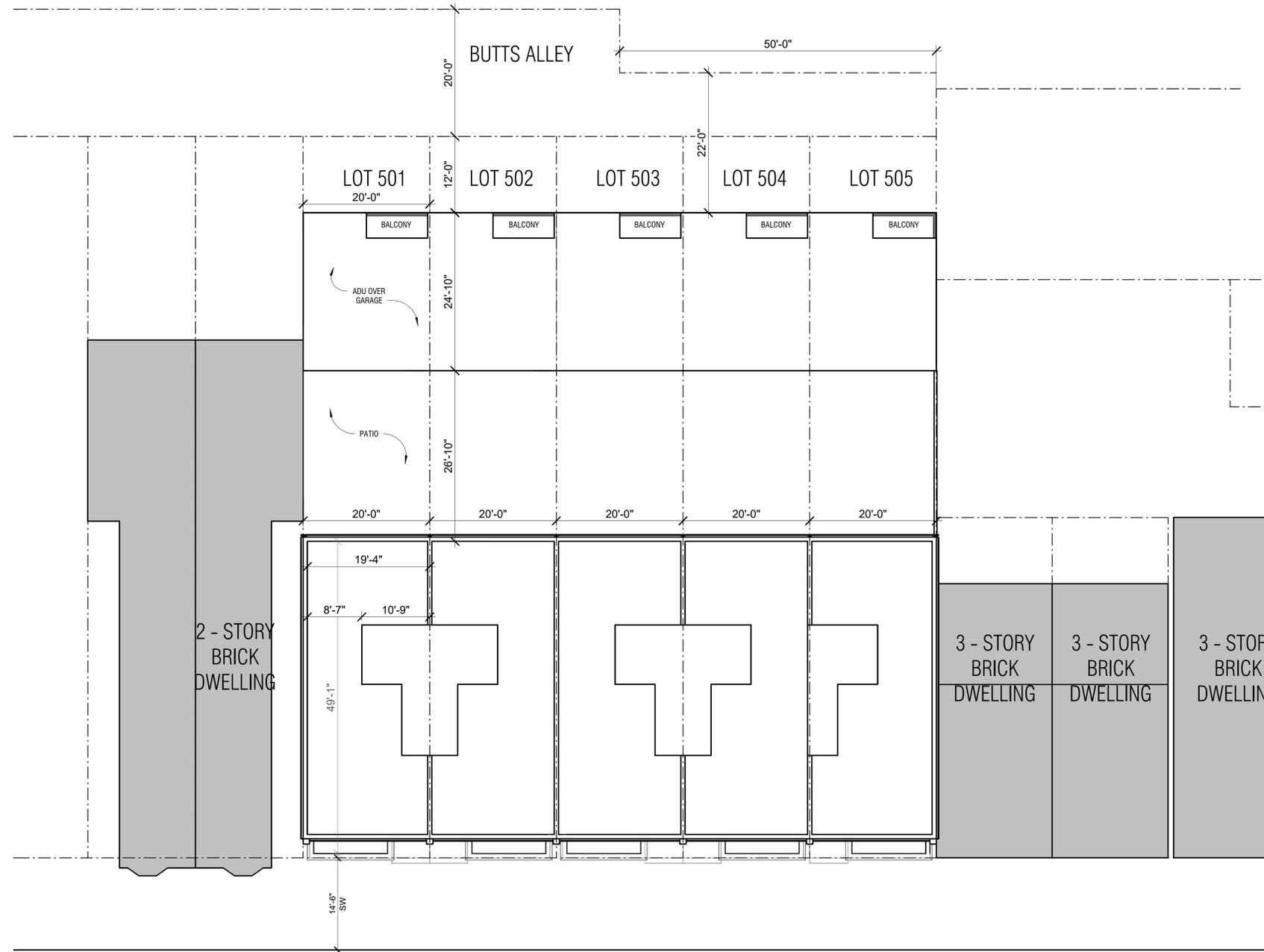
SEAL

SHEET NAME  
ARCHITECTURAL  
SITE PLAN

SCALE  
1" = 10'-0"

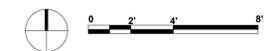
SHEET NO.

A101



1 PROPOSED SITE PLAN

1" = 10'-0"



**FAR CALCULATIONS:**

GROSS FLOOR AREA:  
 - FIRST FLOOR : 988 SF GROSS  
 - SECOND FLOOR : 988 SF GROSS  
 - THIRD FLOOR : 988 SF GROSS  
 - PH / ROOF ACCESS: 150 SF GROSS  
 - 2 CAR GARAGE : 496 SF  
 - ADU GROSS: 456 SF

**EXCLUDED FROM FAR**

FAR EXCLUSIONS: (MECH, BATH, STAIRS/ELEV)  
 - FIRST FLOOR : 127 SF  
 - SECOND FLOOR : 206 SF  
 - THIRD FLOOR : 178 SF  
 - PH / ROOF ACCESS: 150 SF  
 - GARAGE : 53 SF  
 - ADU: 108 SF

TOTAL NON FAR : 822 SF

TOTAL GROSS AREA: 4,066 SF

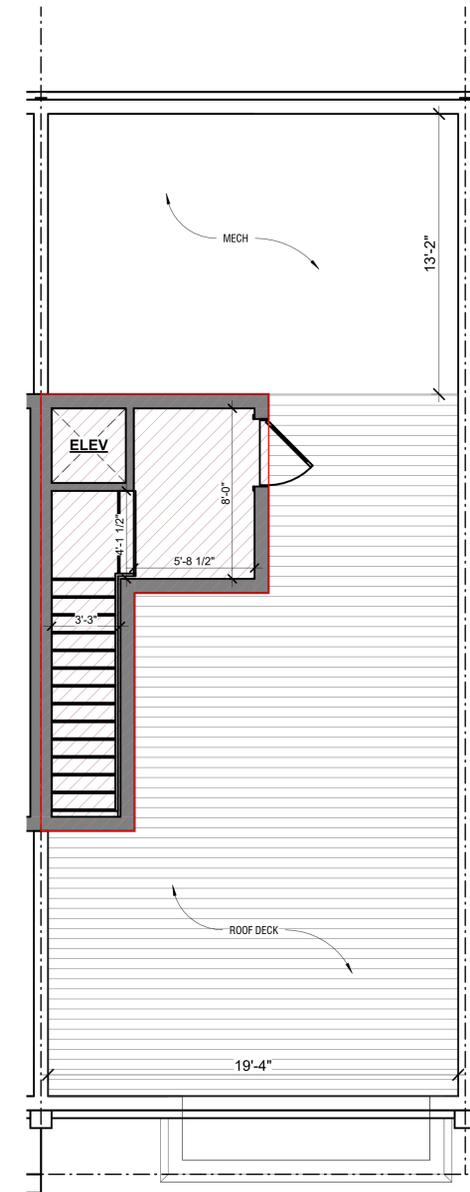
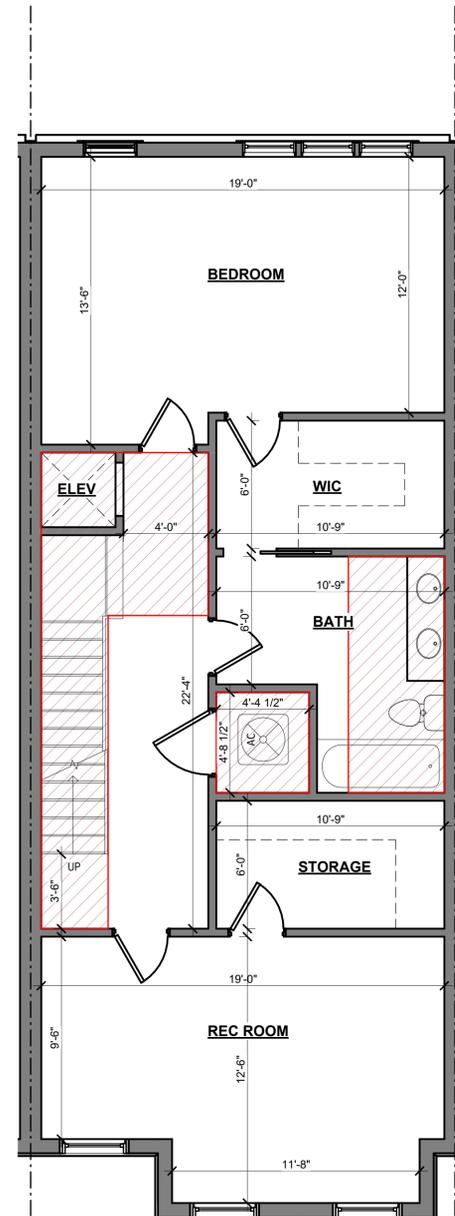
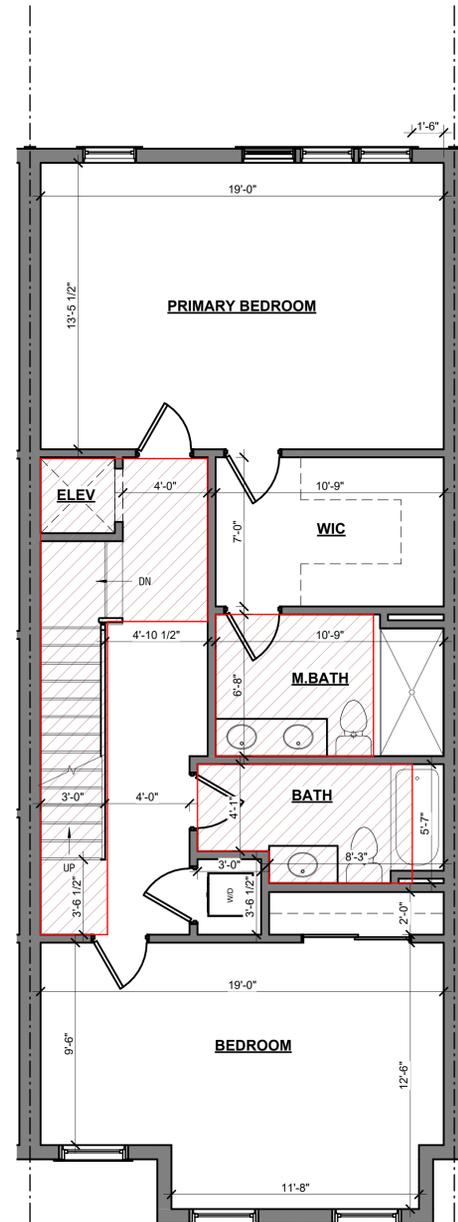
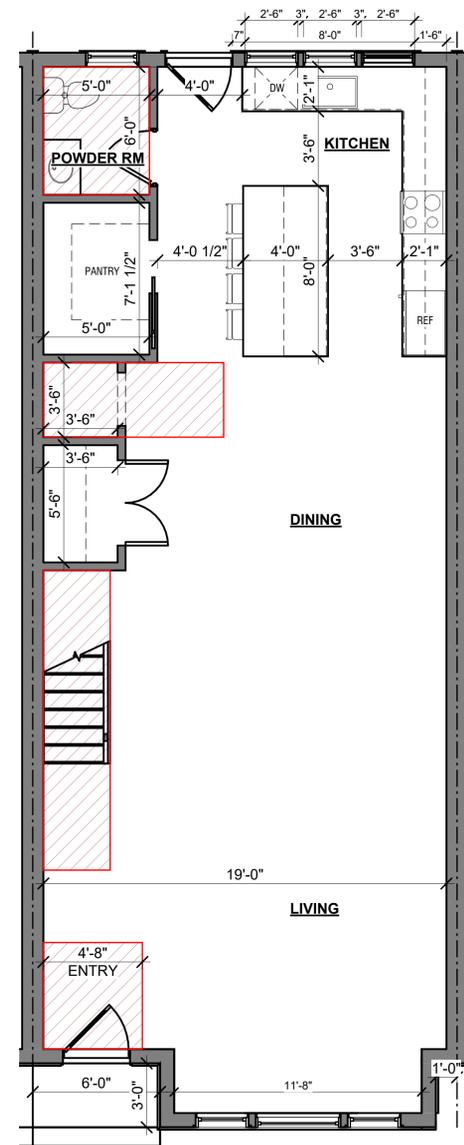
TOTAL FLOOR AREA:

ADU SF:  
 456 SF (GROSS AREA) - 108 SF (NON FAR) = 348 SF TOTAL FLOOR AREA

4,066 SF (GROSS AREA) - 822 SF (NON FAR) = 3,244 SF

LOT AREA: 2,268 SF

FAR: 1.43



1 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"

2 PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"

3 PROPOSED THIRD FLOOR PLAN  
 1/4" = 1'-0"

4 PROPOSED PENTHOUSE  
 1/4" = 1'-0"



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SHEET NAME  
 PROPOSED FLOOR  
 PLANS

SCALE  
 1/4" = 1'-0"

SHEET NO.

A102

**FAR CALCULATIONS:**

GROSS FLOOR AREA:  
- FIRST FLOOR : 988 SF GROSS  
- SECOND FLOOR : 988 SF GROSS  
- THIRD FLOOR : 988 SF GROSS  
- PH / ROOF ACCESS: 150 SF GROSS  
  
- 2 CAR GARAGE : 496 SF  
- ADU GROSS:456 SF

TOTAL GROSS AREA: 4,066 SF

TOTAL FLOOR AREA:

4,066 SF (GROSS AREA) - 822 SF (NON FAR) = 3,244 SF

LOT AREA: 2,268 SF

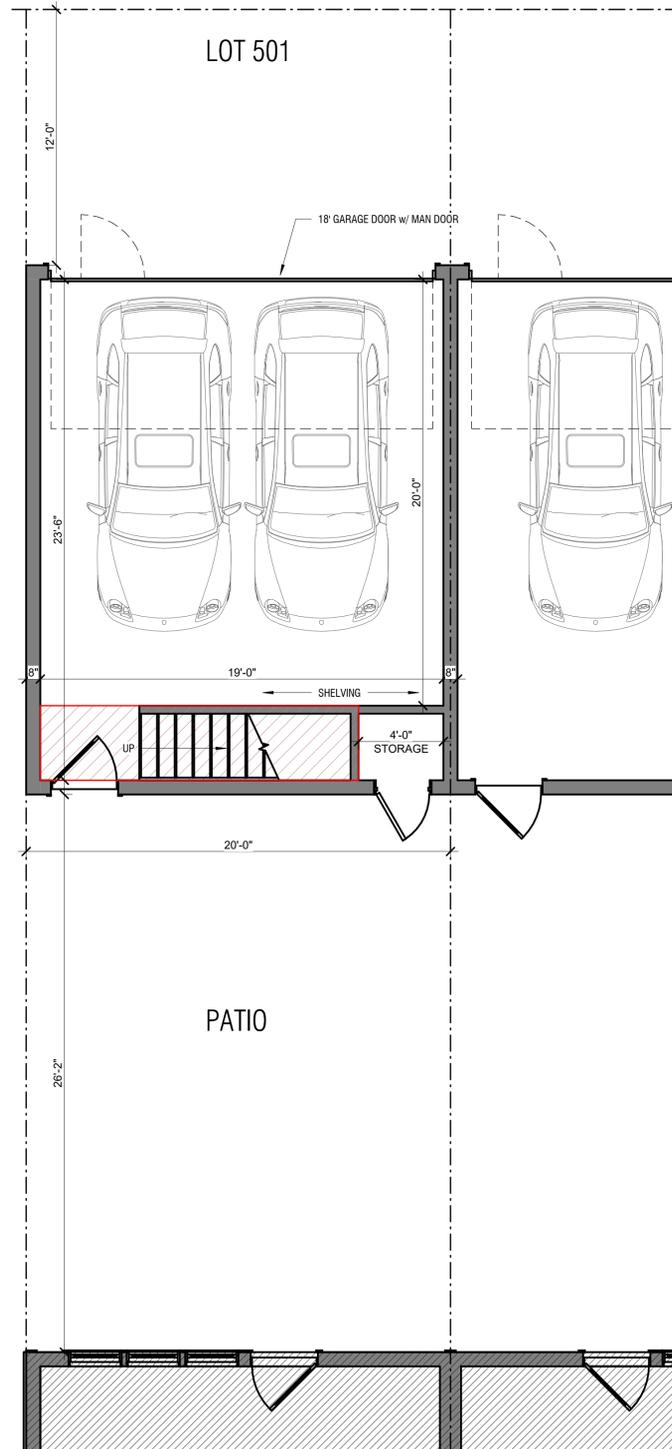
FAR: 1.43

 EXCLUDED FROM FAR

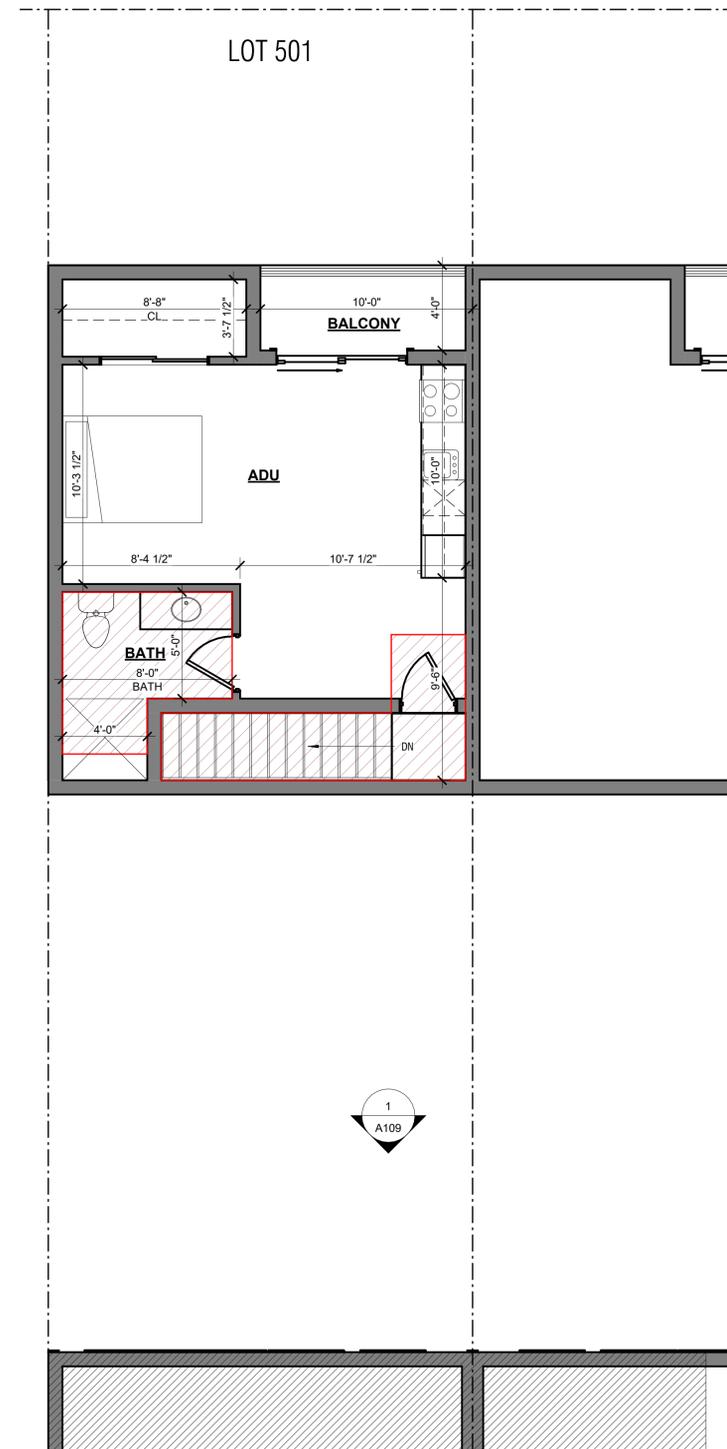
FAR EXCLUSIONS: (MECH, BATH, STAIRS/ELEV)  
- FIRST FLOOR : 127 SF  
- SECOND FLOOR : 206 SF  
- THIRD FLOOR : 178 SF  
- PH / ROOF ACCESS: 150 SF  
- GARAGE : 53 SF  
- ADU: 108 SF

TOTAL NON FAR : 822 SF

ADU SF:  
456 SF (GROSS AREA) - 108 SF (NON FAR) = 348 SF TOTAL FLOOR AREA



**1 GARAGE FLOOR PLAN**  
1/4" = 1'-0"



**2 ADU FLOOR PLAN**  
1/4" = 1'-0"



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SEAL

SHEET NAME  
PROPOSED FLOOR  
PLANS ADU

SCALE  
1/4" = 1'-0"

SHEET NO.

**A103**



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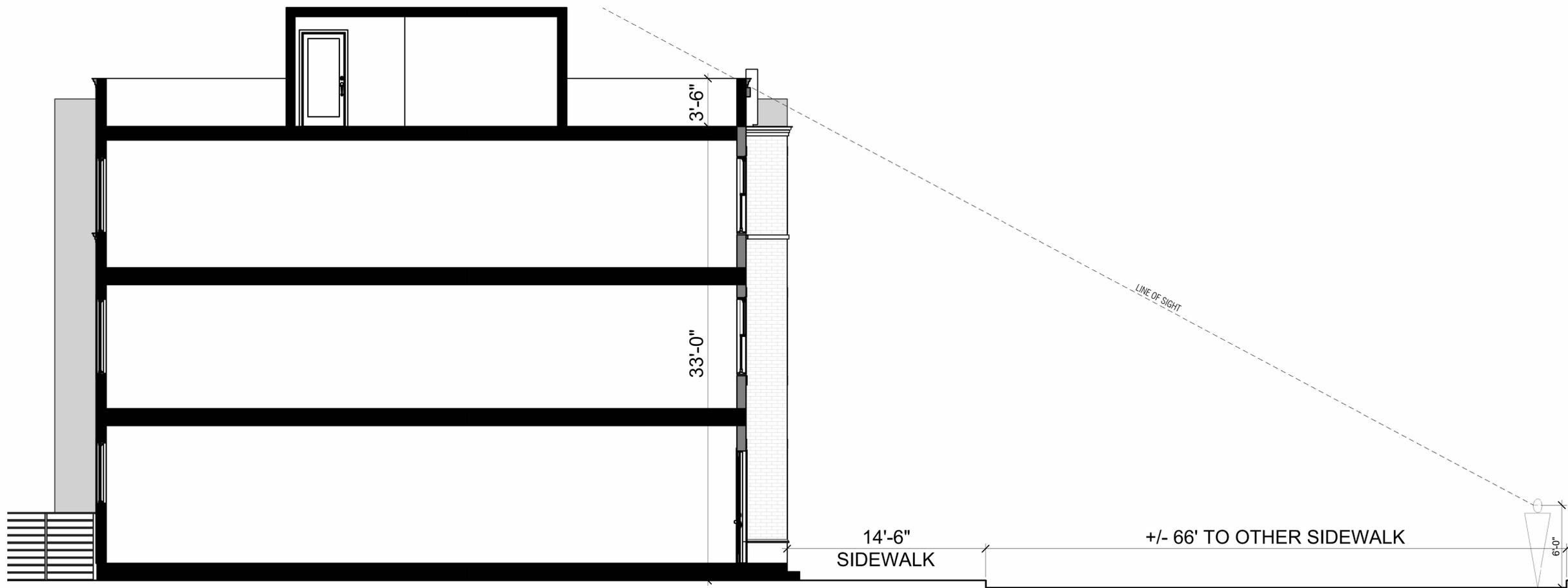
SEAL

SHEET NAME  
MASSING CONCEPT

SCALE  
1/4" = 1'-0"

SHEET NO.

A104





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SEAL

SHEET NAME  
PROPOSED FRONT  
ELEVATION

SCALE  
1/4" = 1'-0"

SHEET NO.

A105



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



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NO. DATE

SEAL

SHEET NAME  
PROPOSED FRONT  
ELEVATION

SCALE  
1/4" = 1'-0"

SHEET NO.

A106



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



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SEAL

SHEET NAME  
PROPOSED FRONT  
ELEVATION DETAILS

SCALE  
1/4" = 1'-0"

SHEET NO.

A107



1 PROPOSED FRONT ELEVATION DETAILS

1/4" = 1'-0"



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SEAL

SHEET NAME  
PROPOSED REAR  
ELEVATION

SCALE  
1/4" = 1'-0"

SHEET NO.

A108



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



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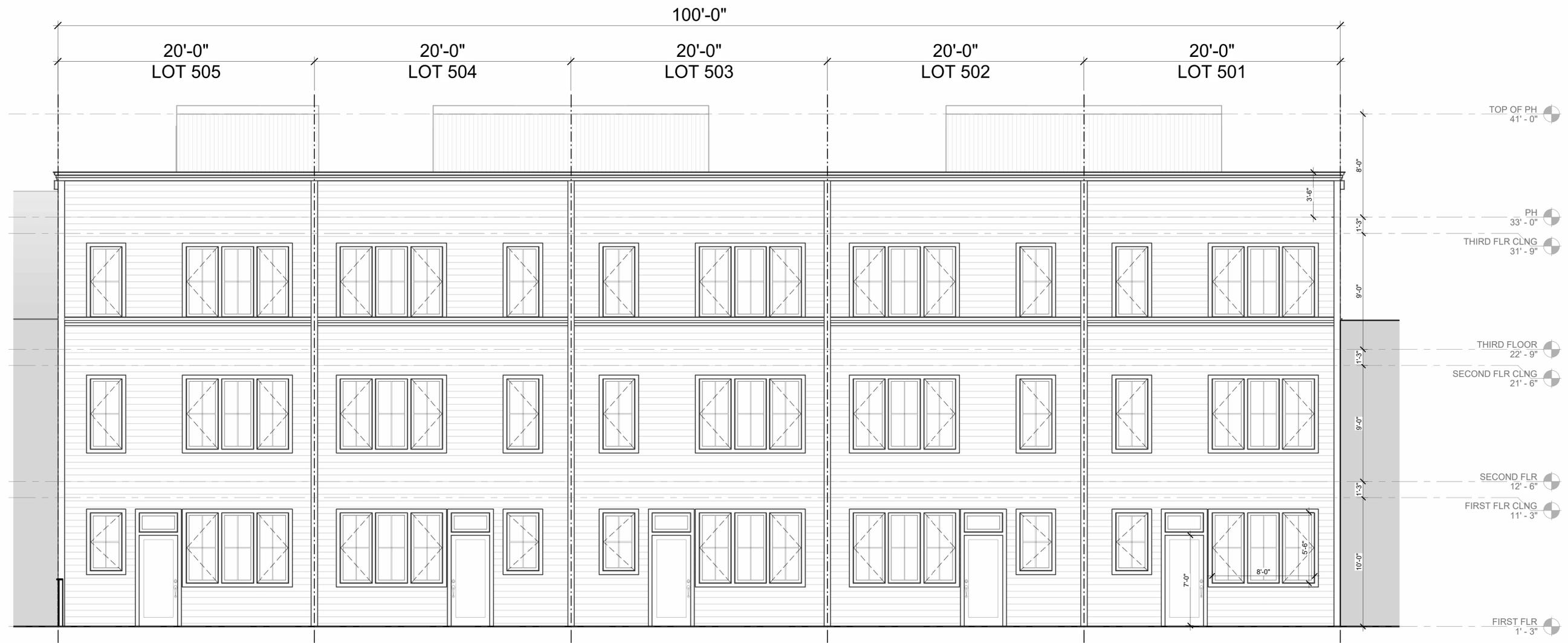
SEAL

SHEET NAME  
PROPOSED REAR  
ELEVATION

SCALE  
1/4" = 1'-0"

SHEET NO.

A109



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