

ISSUE: Permit to Demolish/Capsulate (full)

APPLICANT: PT Blooms represented by Kenneth W. Wire, Attorney

LOCATION: Parker-Gray District
415 North Alfred Street

ZONE: CL / Commercial Low Zone

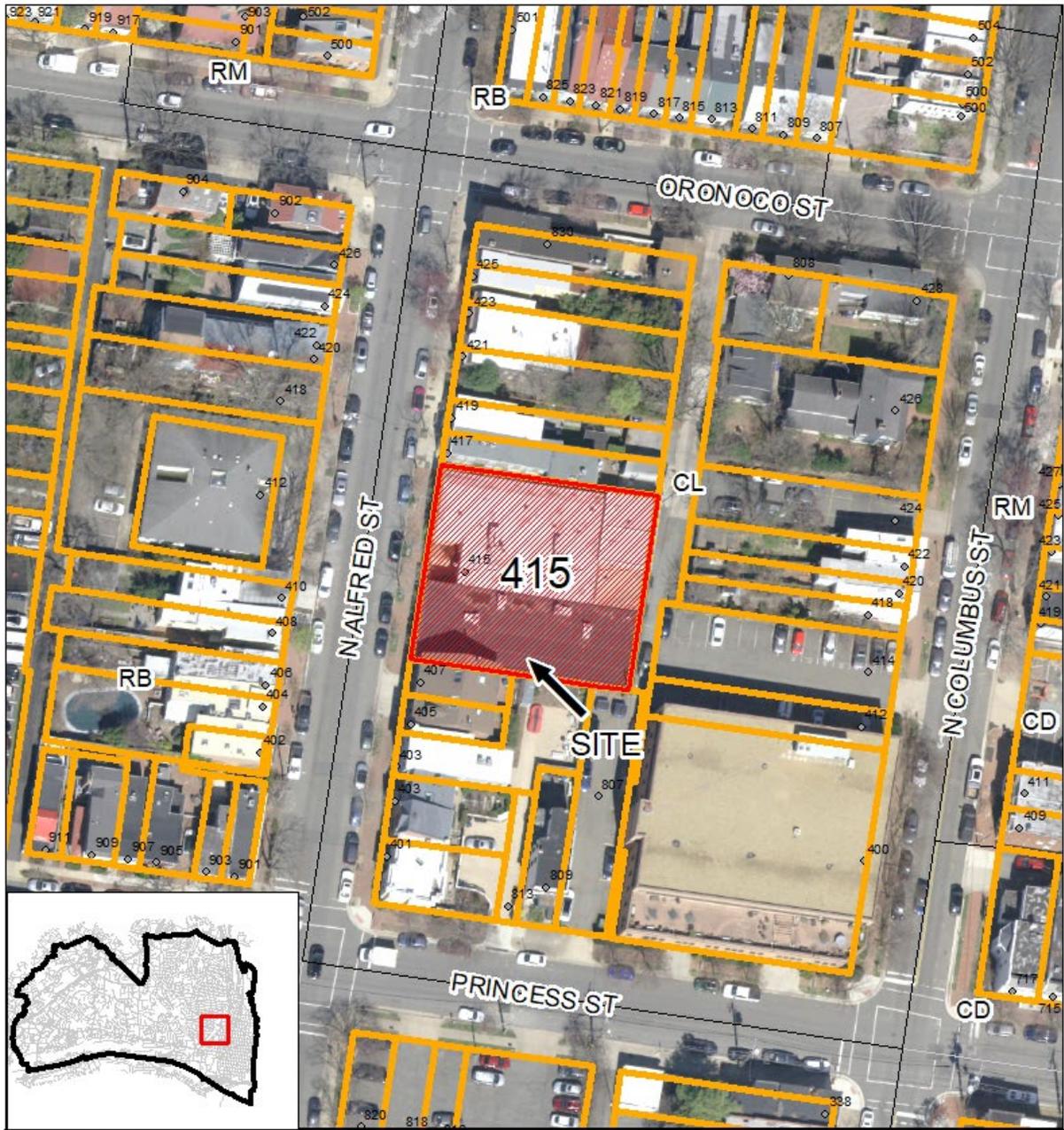
STAFF RECOMMENDATION

Staff recommends **approval** of the Permit to Demolish/Capsulate with the following conditions:

- 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.
- 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.

GENERAL NOTES TO THE APPLICANT

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



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

0 30 60 120 Feet

N

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (full) to demolish the entire building at 415 North Alfred Street.

Site context

The subject property 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 according to City records, the rear of the property can also be seen from all the surrounding streets including Princess, Oronoco, and North Columbus.

II. 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 course 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. ANALYSIS

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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

(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No
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In the opinion of staff, none of the criteria for demolition are met. While the subject property was once the site of a 19th century African American school, that structure was demolished by the turn of the century and replaced with a 1930s-era commercial structure, which was heavily modified throughout the mid- and late 20th century. Due to these significant alterations, there is little historic fabric remaining on the site and the existing building effectively dates from the second half of the 20th century.

Staff therefore has no objection to the demolition/capsulation and recommends **approval** of the Permit to Demolish/Capsulate, with the following conditions:

- 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.
- 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.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
 Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

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 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. Various names 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) *,

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)

V. 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).*

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.

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

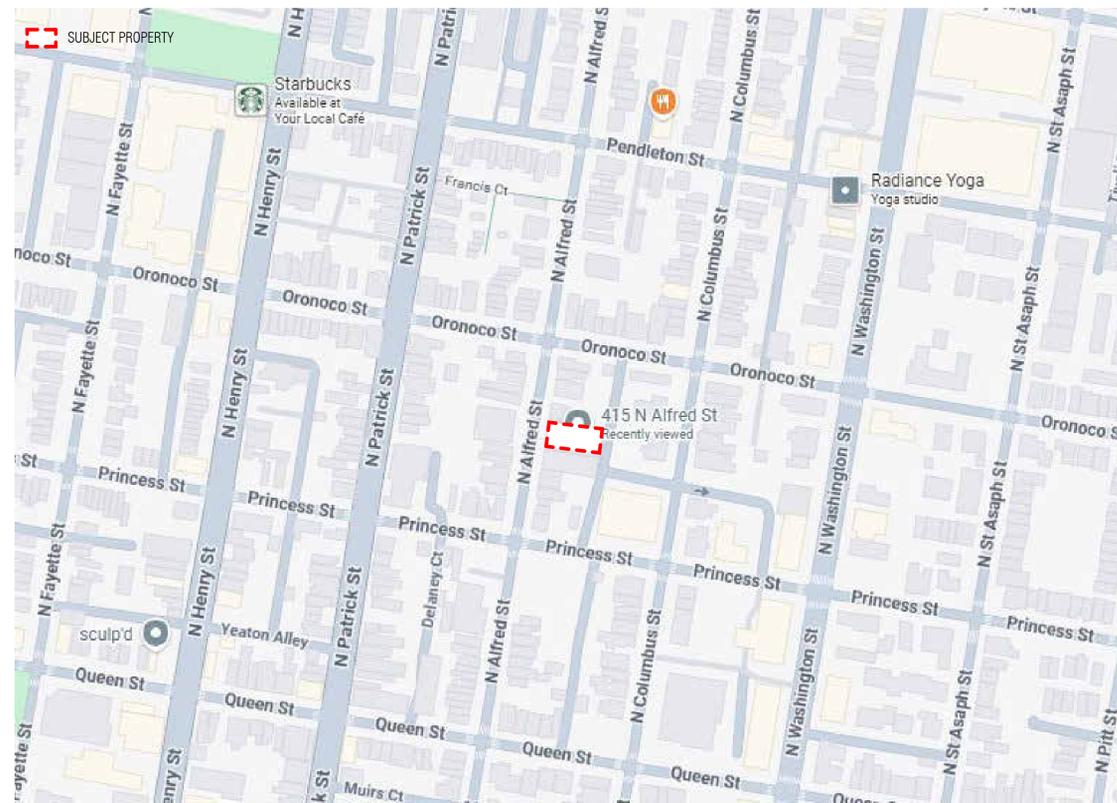
415 N Alfred ST
Alexandria, VA
12/08/2025

BAR CONCEPT 2



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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 19th 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 19th century African American school, since that was demolished by the turn of the 20th 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 20th 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

JK_A

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WWW.KUHNARCHITECT.COM

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

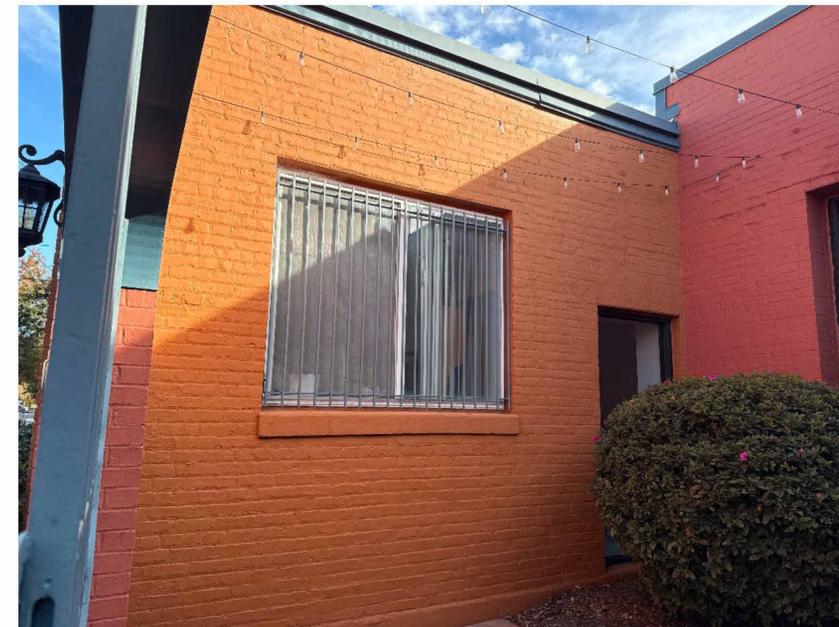


Figure 14: Detail of pre-1950s section – South Elevation
View to Northeast



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



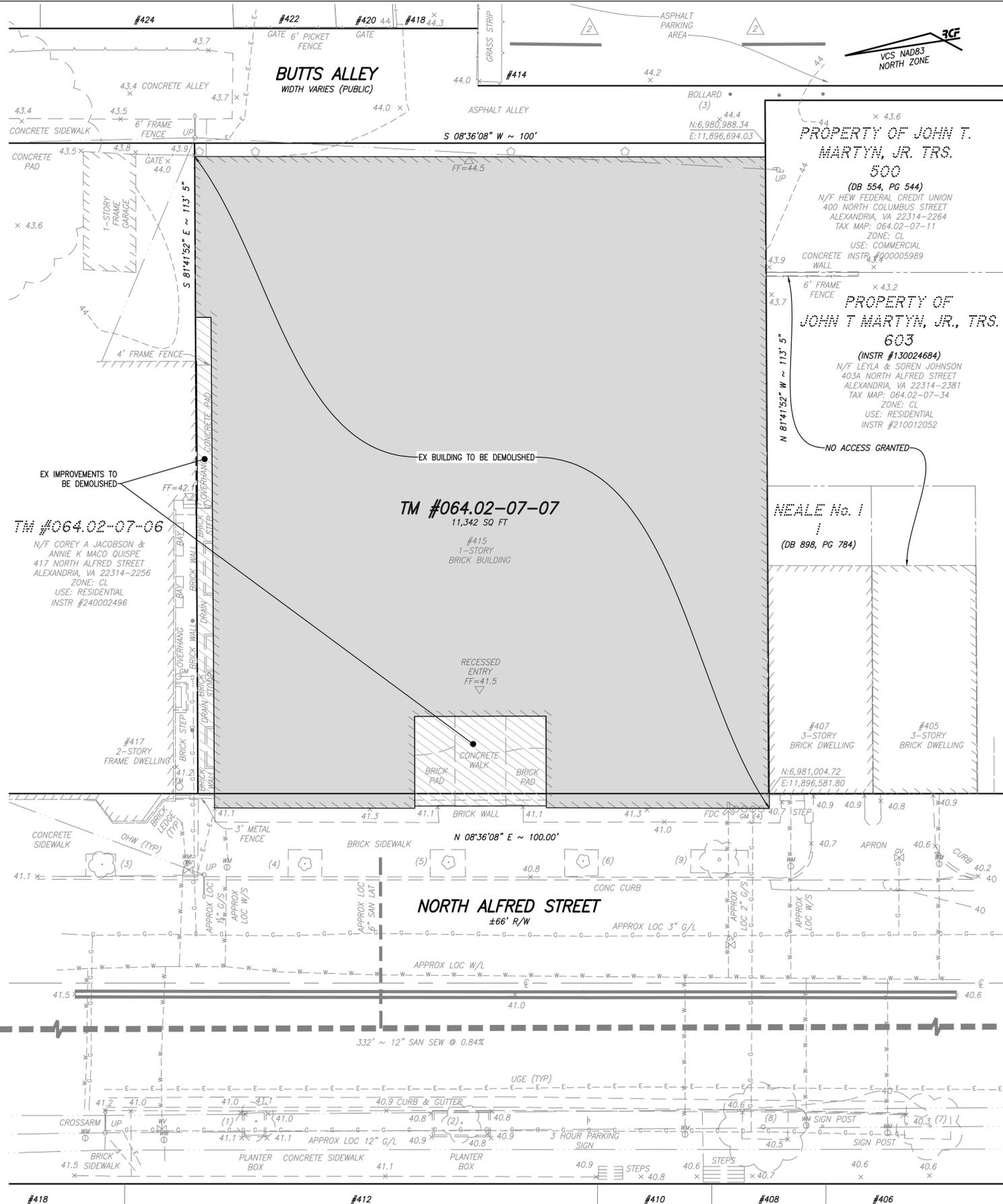
ca 1950s southern section with lighter color brick compared to ca 1940s parapet

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



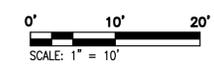
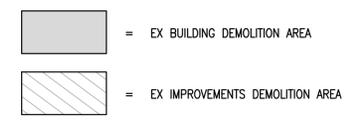
Possible 1980s remodeling back to garage space

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



PROPERTY ADJOINERS TABLE:

<p>#418 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>#412 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>#410 N/F ALLEN DANIEL PEREIRA & DEVA ASHLEY KYLE 410 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-18 ZONE: RB USE: RESIDENTIAL INSTR #180016126</p>	<p>#408 N/F JUSTIN W & NATALIE M OSGOOD 408 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-19 ZONE: RB USE: RESIDENTIAL INSTR #160007445</p>
<p>#406 N/F CHARLES L & 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>#407 N/F STEVEN ADAM GOLDMAN & ANNA IGOREVNA SHITSBERG 407 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-07-29 ZONE: CL USE: RESIDENTIAL INSTR #170013467</p>
<p>NORTH COLUMBUS STREET #424 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>#422 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>#420 N/F JOHN S & BRITANY E POWELL 420 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-16 ZONE: CL USE: RESIDENTIAL INSTR #200012257</p>	<p>#418 N/F ROBERT M FAIRFAX & STACY C WELLER 418 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-17 ZONE: CL USE: RESIDENTIAL INSTR #160013418</p>
<p>#414 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>	



625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfiassoc.com

RCFI
ENGINEERING LAND SURVEYING PLANNING



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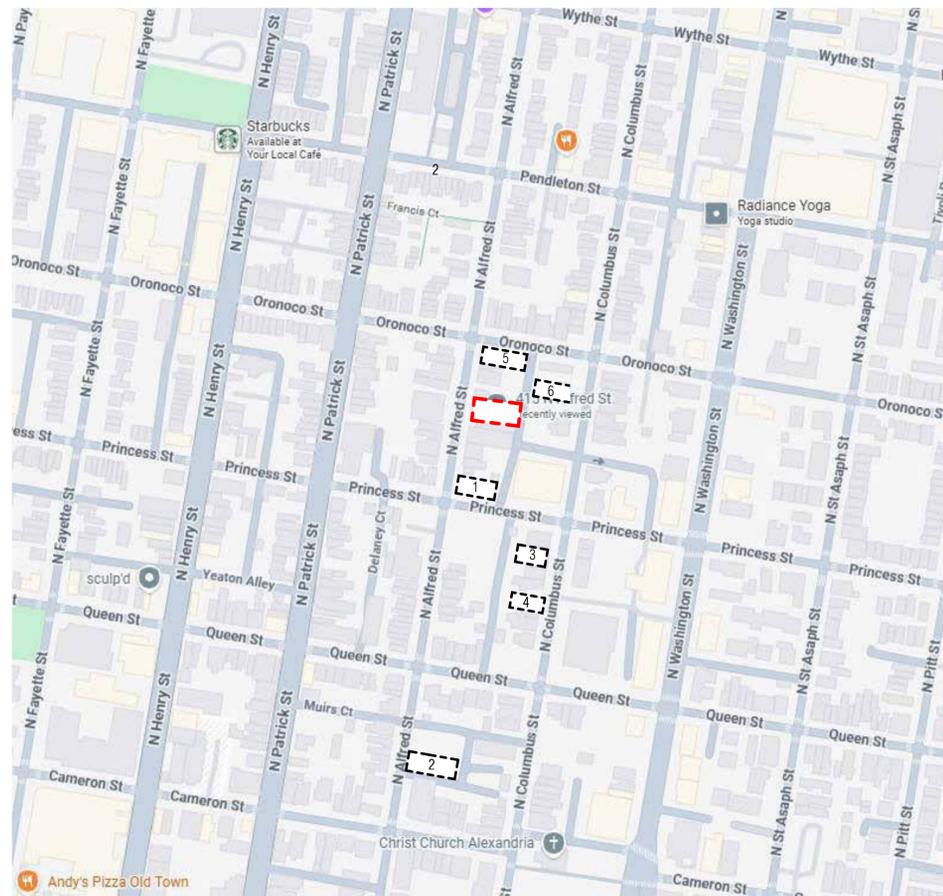
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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:

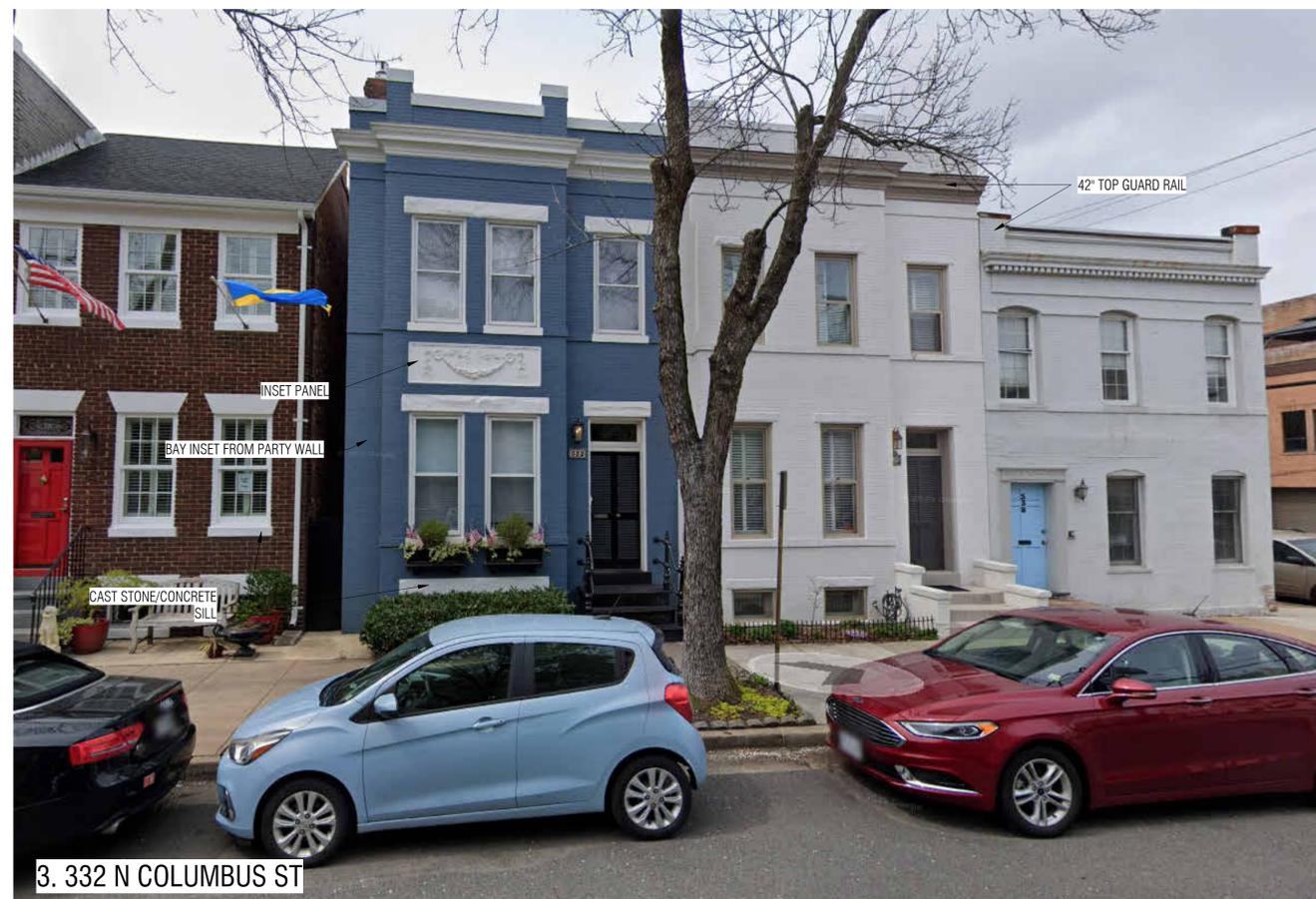
- SUBJECT PROPERTY
- ADJACENT BUILDINGS



1. 401 N ALFRED ST NW



2. 211 N ALFRED ST



3. 332 N COLUMBUS ST

OFFICIAL STAMPS

JK_A

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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
 PRECEDENT PHOTOS

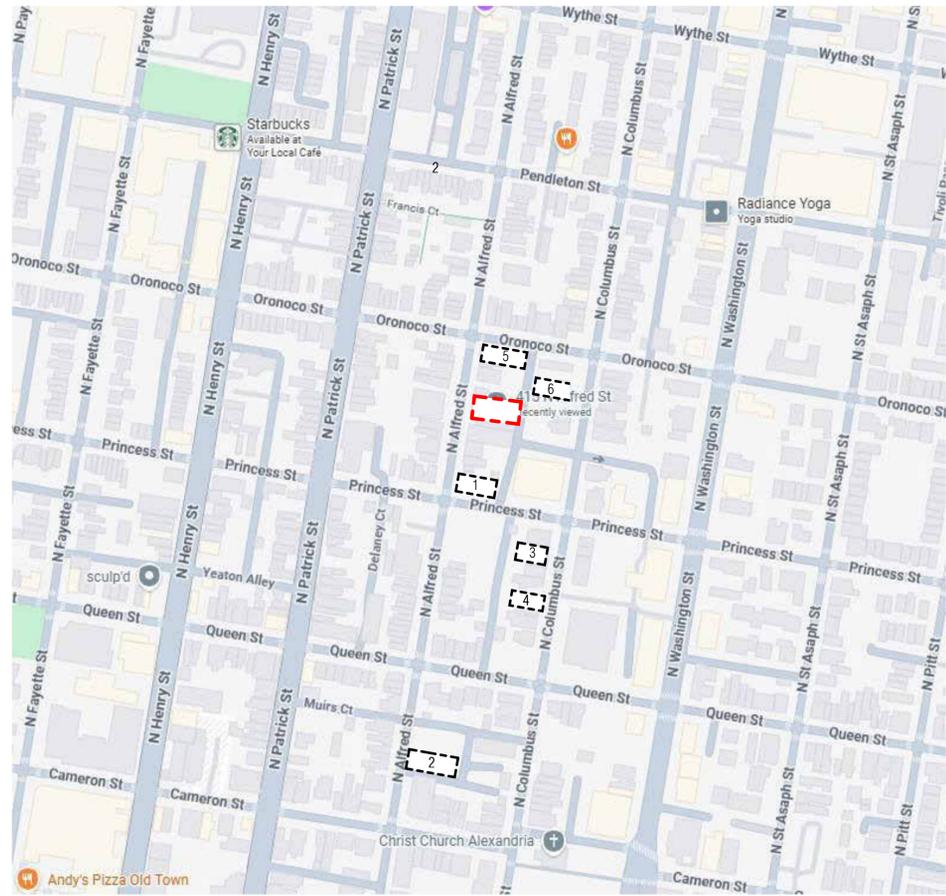
SCALE
 1/4" = 1'-0"

SHEET NO.

A004

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



EXISTING BUTTS ALLEY



5. 830 ORONOCO ST NW (GARAGE/ADU)



6. 808 ORONOCO ST

JK_A

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SEAL

SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.

A005



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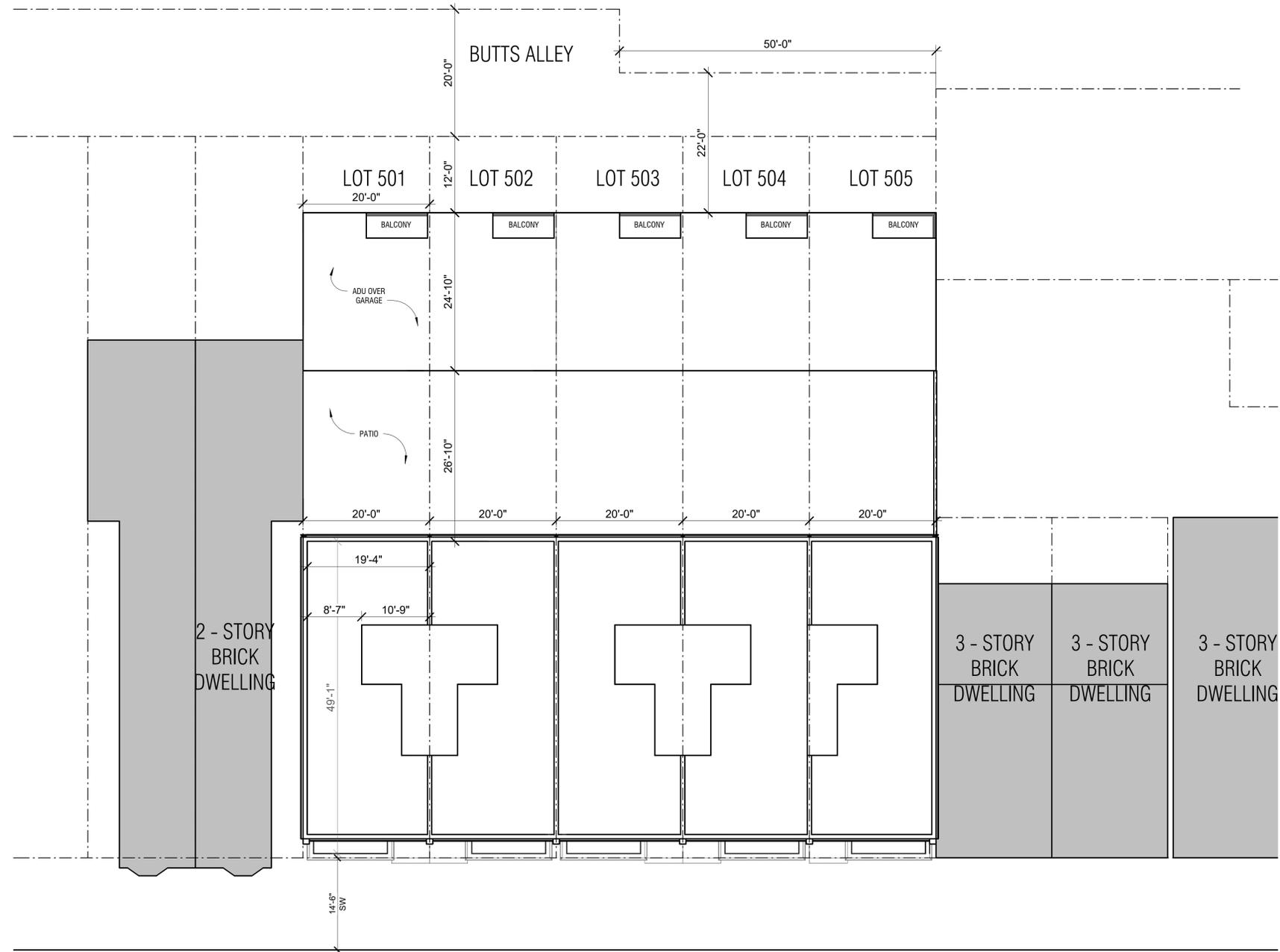
SEAL

SHEET NAME
ARCHITECTURAL
SITE PLAN

SCALE
1" = 10'-0"

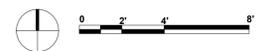
SHEET NO.

A101



N ALFRED ST

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

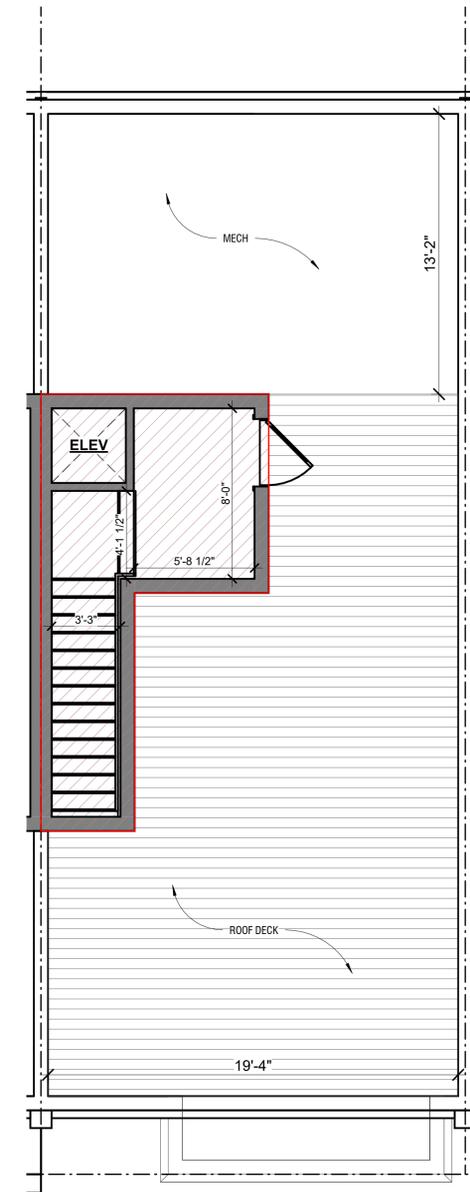
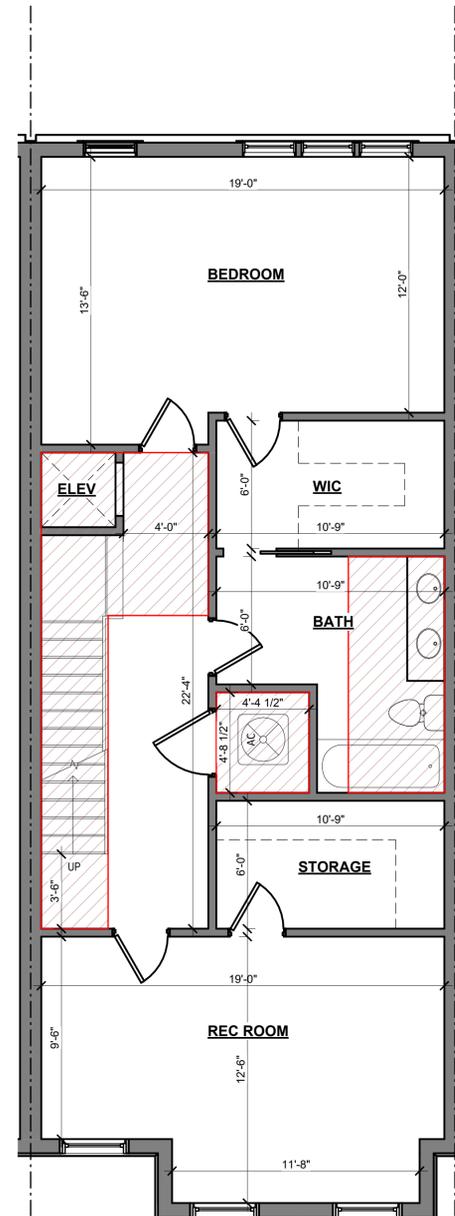
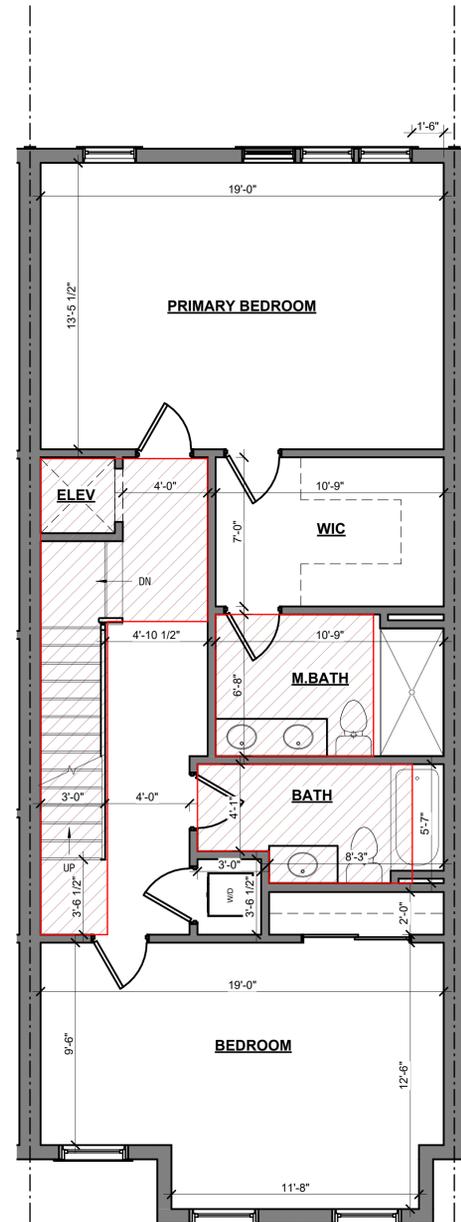
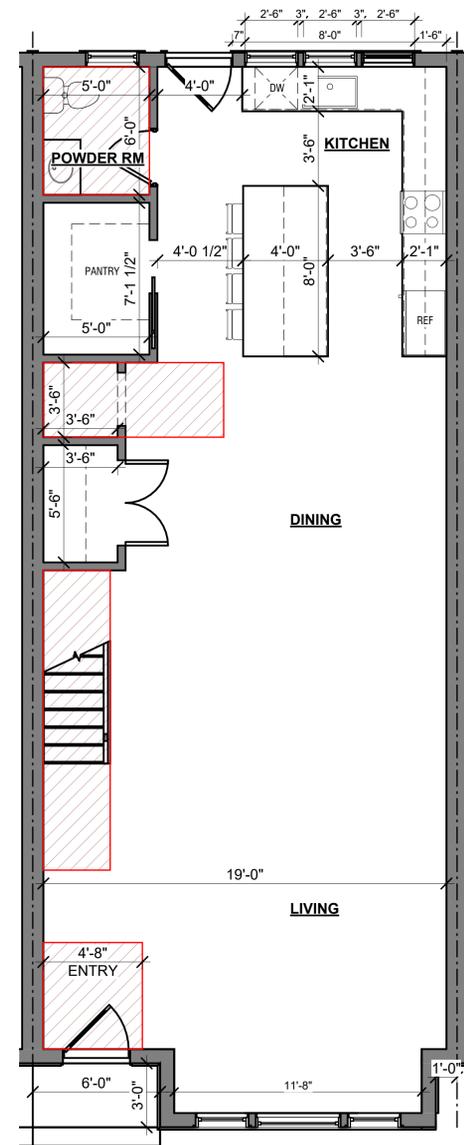
ADU SF:
 456 SF (GROSS AREA) - 108 SF (NON FAR) = 348 SF TOTAL FLOOR AREA

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

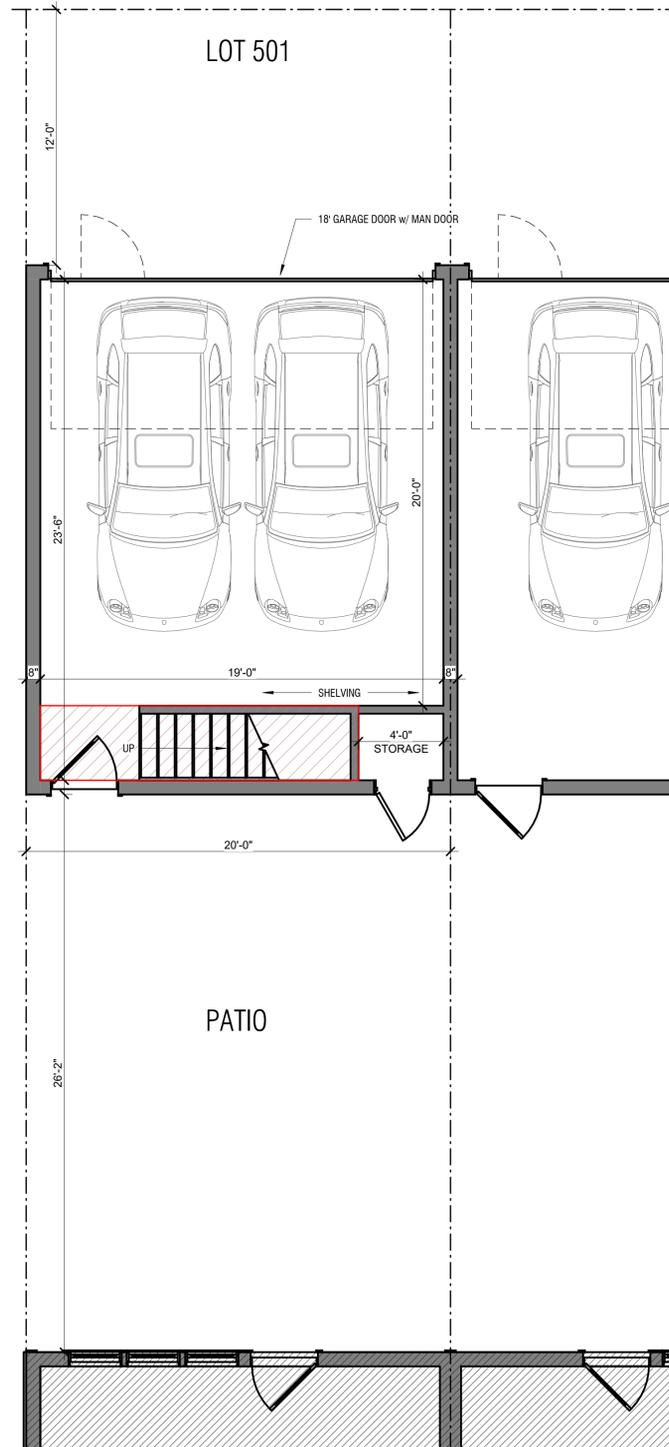
FAR EXCLUSIONS: (MECH, BATH, STAIRS/ELEV)

- FIRST FLOOR : 127 SF
- SECOND FLOOR : 206 SF
- THIRD FLOOR : 178 SF
- PH / ROOF ACCESS: 150 SF
- GARAGE : 53 SF
- ADU: 108 SF

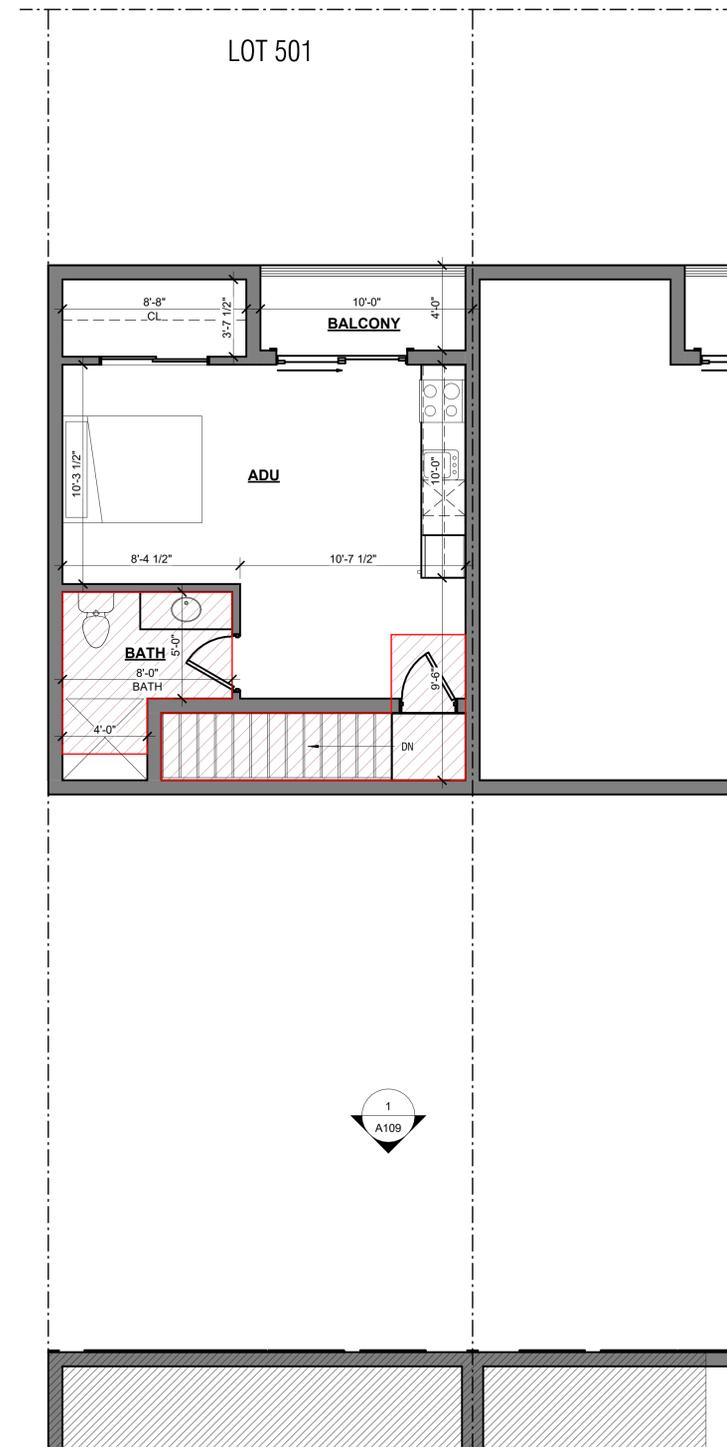
TOTAL NON FAR : 822 SF

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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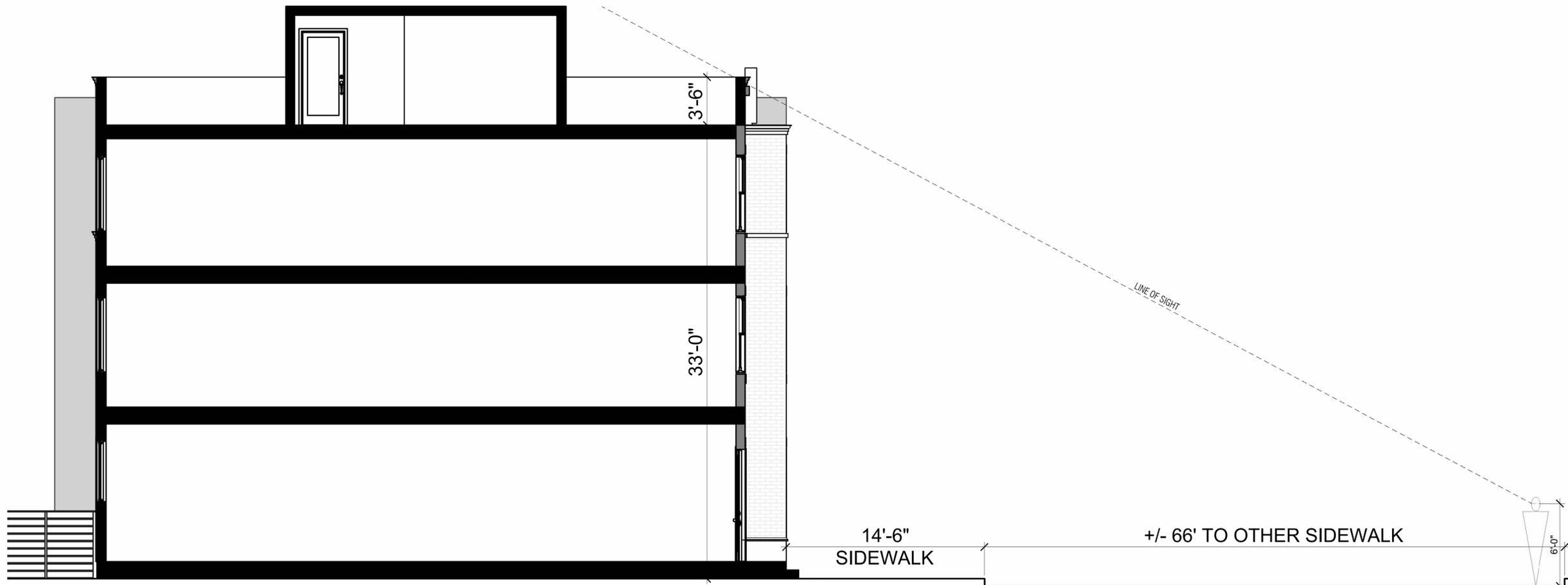
SEAL

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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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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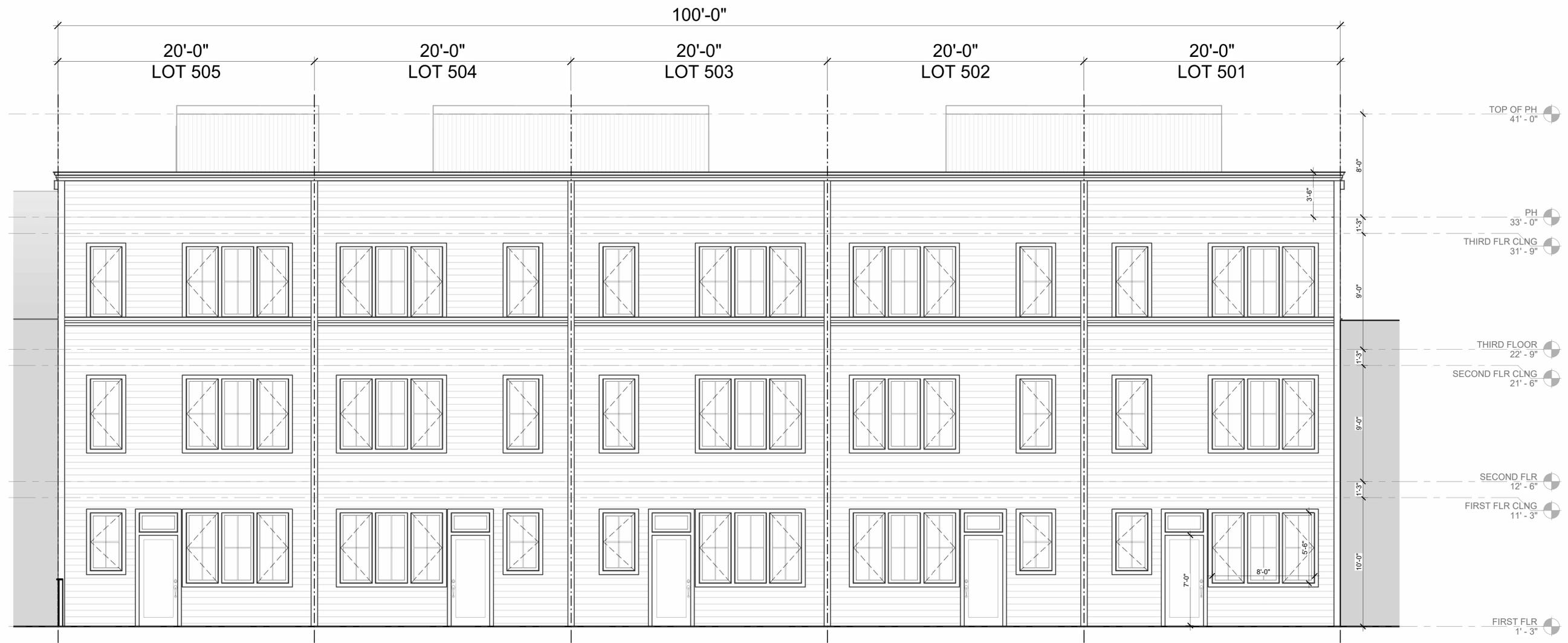
SEAL

SHEET NAME
PROPOSED REAR
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

A109



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