

**ISSUE:** Certificate of Appropriateness for alterations and Permit to Demolish/Capsulate (partial)

**APPLICANT:** 2 Prince LLC

**LOCATION:** Old and Historic Alexandria District  
2 Prince Street

**ZONE:** W-1/Waterfront Mixed Use Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for the proposed alterations with the condition that the applicant work with staff on the material and installation of the proposed wall signage.

**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, Room 4200, City Hall, 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, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto: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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR 2025-00169) and Certificate of Appropriateness (BAR 2025-00167) for clarity and brevity. The Permit to Demolish requires a roll call vote.

### **Update**

On January 15, 2025, the Board of Architectural Review approved BAR 2024-00383 & 2024-00462, for the conversion of the existing single story painted masonry bicycle repair shop into a restaurant with occupiable roof deck (Figure 1). The applicant is now returning to the Board with a revised design for the restaurant.



Figure 1: Design for proposed restaurant approved on January 15, 2025

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish (partial) and Certificate of Appropriateness to convert the existing bicycle repair shop into a new restaurant.

### **Permit to Demolish/Capsulate**

The applicant is proposing to replace windows and doors throughout and increase the size of wall openings. The extent of demolition is listed below.

North Elevation: 343 sf of wall area

East Elevation: 162 sf of wall area

South Elevation: 213 sf of wall area



### Certificate of Appropriateness

The applicant is proposing to convert the existing single story painted masonry bicycle repair shop into a restaurant. Modifications to the existing building include the following:

- Two new vertical bi-fold metal and glass windows, a metal double entry door, and a metal and glass vertical bi-fold door will be added to the north elevation in place of the existing masonry openings.
- Two new vertical bi-fold metal and glass windows and a metal door will be added to the east elevation in place of the existing masonry openings.
- One metal and glass vertical bi-fold window, one door, and one vertical metal and glass vertical bi-fold door will be added to the south elevation in place of the existing masonry openings.
- New gooseneck light fixtures will be installed around the perimeter of the building exterior.
- A new painted metal mechanical screen will be installed around mechanical equipment on the roof.
- Install new signage on the east and north elevations.

### Site context

The existing structure at 2 Prince Street is located at the southwest corner of the intersection of Strand Street and Prince Street (Figure 2). The building is connected to the adjacent structure to the west at 6 Prince Street. A gap between the structure to the south of the subject building allows for visibility of the south elevation from Strand Street. With this site configuration, the north, east, and south elevations are all visible from a public right of way.



**Figure 2: View of existing structure from the intersection of Strand Street and Prince Street**



## II. HISTORY

According to the Sanborn Insurance Maps, the one story painted masonry structure at 2 Prince Street was originally constructed in **approximately 1950**. According to the 1877 Hopkins map, the south side of this block of Prince Street was composed of a three story brick structure with a common roof housing six separate waterfront-related offices. By the 1891 Sanborn Insurance Map, the section of the structure at 8 Prince Street had been destroyed and the building was labeled “Old & Vacant” on the map. By the 1902 map, a number of other sections of the structure had been reduced to two stories. This would be consistent with a fire destroying some of the area between 1896 and 1902. By the 1941 map, the parcel at 2 Prince Street is indicated as being vacant and by 1958, the present building is indicated.

### Previous BAR Approvals

Permit 10423 – August 18, 1952 – Install new window in east elevation  
April 12, 1961 – BAR approval of a proposed second floor addition (never built)  
Permit 19476 – May 23, 1963 – Replacement of existing roof  
June 15, 1967 – Approval of signage  
March 20, 1974 – Approval of signage  
Permit 6322 – January 6, 1986 – Installation of a new blade sign  
BAR 88-90 – Approval of signage and an awning  
BAR 98-00135 – After the fact approval for signage

## III. ANALYSIS

### Demolition/Capsulation

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(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 a 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 the memorial character of the George Washington Memorial Parkway?	N/A

(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The building dates from approximately 1950 and is typical of commercial construction built at that time. The proposed demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit.

#### Certificate of Appropriateness

The existing painted masonry building at 2 Prince Street is utilitarian in design with little ornamentation or architectural features of significant historic character. The building is similar to other utilitarian buildings that were built in the middle 20<sup>th</sup> century and once dominated the waterfront. Similar buildings included metal and concrete block warehouses or other industrial buildings that lacked historic integrity. With the re-activation of the City waterfront, these structures have given way to open space or modern buildings with a higher level of design and material quality.

The previously approved design for the transformation of the building of 2 Prince Street included the installation of a roof deck that was accessed by an exterior stair on the front of the building. In this design, the roof deck was enclosed on the south by a siding clad wall and a combination of open and closed roof structures. The applicant has chosen to simplify the proposed design and now returns with a design for a single story restaurant without an enclosed roof deck (Figure 3-5).

The current design for the renovation of the building replaces the existing punched windows on the north, south, and east sides of the building with a series of vertical bi-folding windows. Pedestrian access to the building will be from solid metal doors located on each elevation. A metal and glass folding garage door will be located at the west end of the north elevation and will provide access for the food service trailer to be located at the building interior. The result of these enlarged and operable windows is that the building engages with the streetscape in a way that is more dynamic than the existing small punched windows. A painted aluminum mechanical screen will be located on the western portion of the rooftop to conceal new equipment.



Figure 3: View of proposed modifications from Strand Street



Figure 4: View of proposed modifications from the corner of Strand Street and Prince Street





**Figure 5: View of proposed modifications from Prince Street**

Section 10-105(A)(4) applies additional design standards to properties within the Potomac River Vicinity Height District. Similar to the additional design standards assigned to properties facing Washington Street, these standards are in addition to the normal standards found in Section 10-105(A)(2). Of these additional standards, the following are relevant to this proposal:

- (b) The degree to which building materials characteristic of buildings having architectural merit within the historic district are utilized. The texture, tone, and color of such materials should display a level of variety, quality, and richness at least equal to that found abundantly in the historic setting. The use of synthetic or imitative materials is disfavored.
- (c) The degree to which new construction reflects the traditional fenestration patterns found within the historic district. Traditional solid-void relationships (i.e. masonry bearing wall by a veneer system) should be used in building facades which are directly related to historic streetscapes.
- (d) The degree to which new construction on the waterfront reflects the existing or traditional building character suitable to the waterfront. “High style” or highly ornamented buildings are disfavored. Also disfavored are metal warehouses and nondescript warehouse-type structures.

Staff finds that the proposed design is compatible with these additional design criteria. In terms of the building materials, the proposed design uses a combination of painted masonry and large window openings with steel and glass operable windows. The “variety, quality, and richness” of these materials are similar to those often found within the historic district, specifically on historically industrial buildings as would have been found on this and adjacent sites.

In the proposed design, large masonry openings with steel lintels replace the existing small, punched windows. This configuration reflects the idea of a load bearing exterior masonry wall by giving an impression of depth to the exterior wall and creating a series of regularly spaced masonry piers between the openings. Where the previous fenestration pattern reflected the uses at the

building interior, the revised configuration gathers the openings into a composition to be read from the building exterior. These types of openings also reflect similar window configurations on nearby buildings such as the larger openings on the buildings facing Strand Street and the openings on the north side of the Virtue Feed and Grain building.

Regarding the criteria noting that “High style or highly ornamented buildings are disfavored,” the proposed building uses simple materials in a way that creates a dynamic building design that is not reliant on traditional decorative forms. The proposed design expresses the building structure and allows them to become the ornamental features instead of directly applied materials.

Staff finds that the proposed modifications to the existing building at 2 Prince Street are compatible with the criteria noted in Section 10 of the Zoning Ordinance and with the nearby historic properties. Staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for the proposed alterations with the condition that the applicant work with staff on the material and installation of the proposed wall signage.

#### **STAFF**

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning**

- C-1 Proposed renovation of existing structure for proposed restaurant use with outdoor dining will require additional approval prior to complying with zoning.
- C-2 Applicant needs to acquire the following approval:
  - 1. Applicant proposes outdoor dining in the public right of way. An outdoor dining permit is required.
- C-3 Applicant can proceed to BAR but permits for the restaurant use will not be approved by Zoning until TES approves dining permit.

##### **Code Administration**

- C-1 Building permit is required.

##### **Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required:
- For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
- For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec. 5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

### **Alexandria Archaeology**

- F-1 Although this location on the waterfront has a high degree of archaeological potential, the proposed undertaking, as designed, will likely not significantly impact buried resources.
- R-1 The applicant/developer shall 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.



- R-2     The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3     The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

**V.     ATTACHMENTS**

- Application for BAR 2025-00167 & BAR 2025-00169 - 2 Prince Street
- Plans
- Material specifications
- Scaled survey plat
- Photographs
- Public comment if applicable
- Any other supporting documentation

ADDRESS OF PROJECT: 2 PRINCE STREET

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

TAX MAP AND PARCEL: 075.03-03-03 ZONING: W-1

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: 2 PRINCE LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

Name: PAUL BECKMANN, AIA

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: 2 PRINCE LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

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

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

Full renovation of existing structure. Removal of all existing windows and portions of exterior masonry wall. Installation of new operable windows and entry doors. Installation of new lighting around all 3 exposed sides of building. New restrooms. New floor slab.

No change in building area.

**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.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature:  \_\_\_\_\_

Printed Name: Paul Beckmann AIA

Date: 04-25-2025

# 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. Prince Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
2. Union Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2 Prince 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. Prince Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
2. Union Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
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.		
2.		
3.		

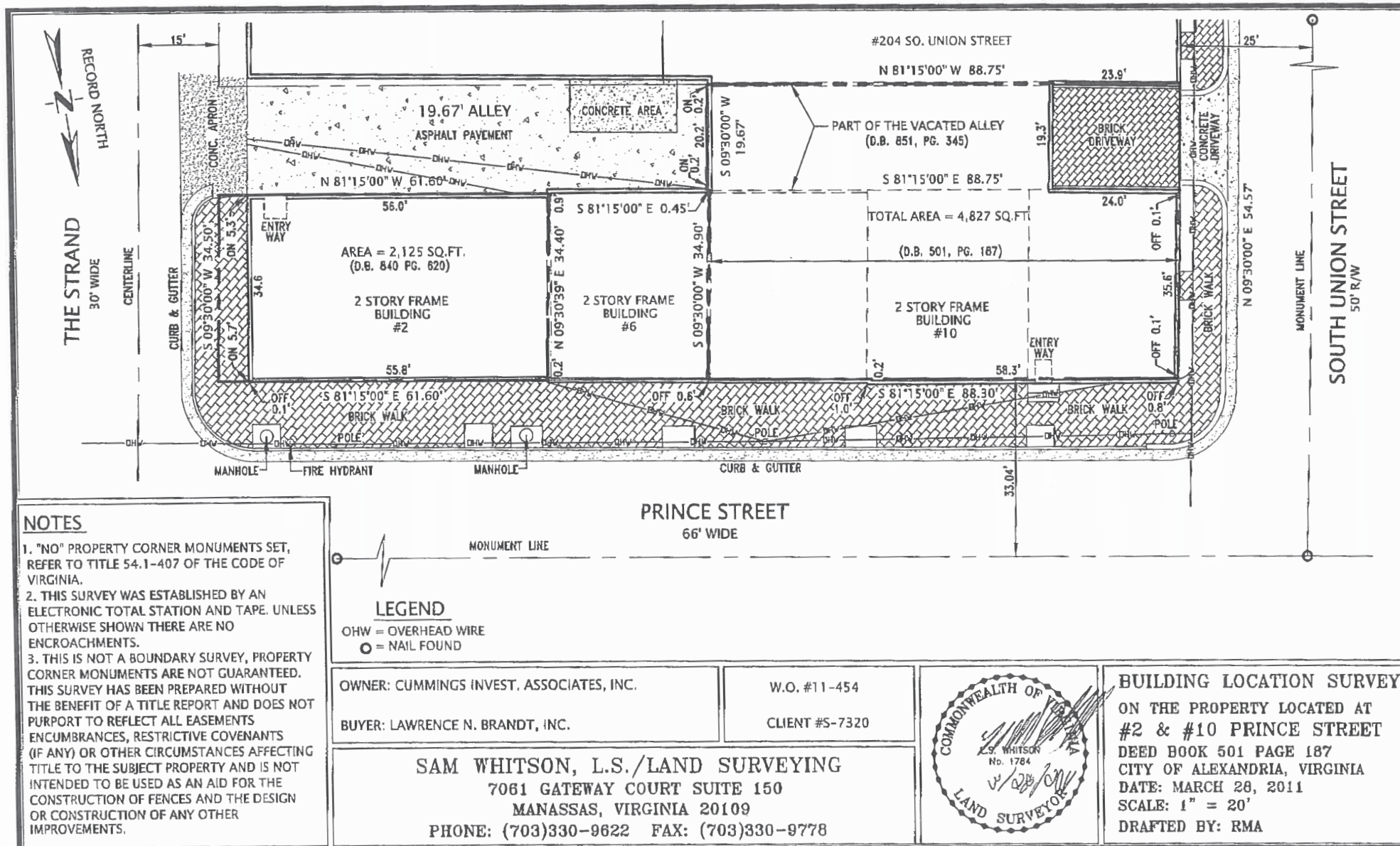
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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.





10/14/24  
Date

Robert S. Brandt  
Printed Name

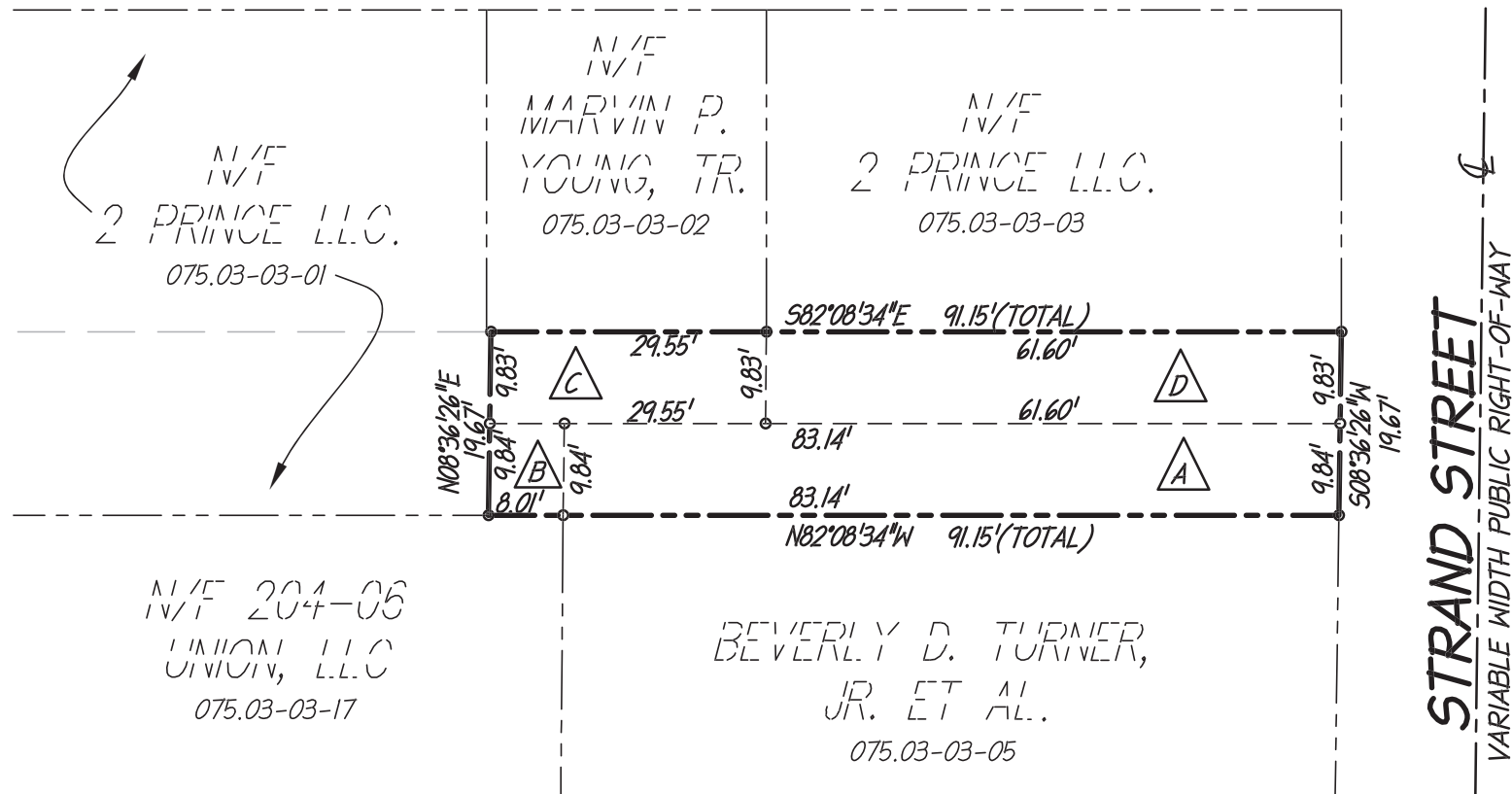
[Signature]  
Signature





- |   |                          |             |
|---|--------------------------|-------------|
|  | BEVERLY D. TURNER ET, AL | = ± 818 SF. |
|  | 204-06 UNION LLC         | = ± 79 SF   |
|  | MARVIN P. YOUNG          | = ± 290 SF. |
|  | 2 PRINCE LLC,            | = ± 606 SF. |

**PRINCE STREET**  
66' PUBLIC RIGHT-OF-WAY



**christopher**  
consultants  
9417 innovation drive • manassas

EXHIBIT SHOWING  
THE RESIDUE OF  
GILPIN ALLEY  
(DEED BOOK M PAGE 465)  
CITY OF ALEXANDRIA, VIRGINIA

PROJ. #15048.002

**DESIGN: WEB**

DRAWN: RLH

CHECKED:KLS

DATE: 3/21/16

REV: 9/16/2016

**SCALE:**

$$1'' = 20'$$

**SHEET:**

1 OF 1





**EXISTING CONDITIONS – SITE PHOTOS**

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, APRIL 21, 2025





EXISTING CONDITIONS – SITE PHOTOS

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, APRIL 21, 2025







**CONCEPT RENDERING #1**  
SOUTH EAST CORNER – ALLEY SIDE

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, APRIL 21, 2025







**CONCEPT RENDERING #2**  
EAST FAÇADE – THE STRAND

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, APRIL 21, 2025







**CONCEPT RENDERING #3**  
NORTH EAST CORNER

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, APRIL 21, 2025







**CONCEPT RENDERING #4**  
NORTH FAÇADE - PRINCE STREET

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, APRIL 21, 2025



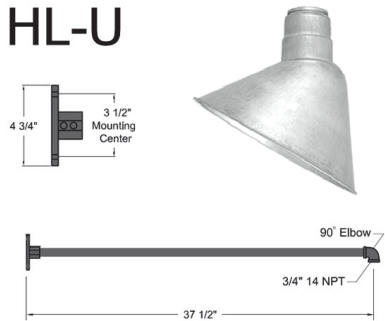


**CONCEPT RENDERING #5**  
INTERIOR SHOWING OPERABLE DOORS

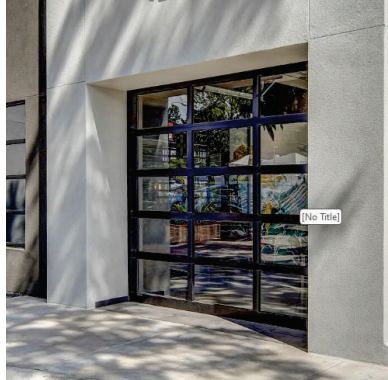
**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, APRIL 21, 2025



HL-U



**Exterior Gooseneck Lighting**  
HiLite Manufacturing  
HL-U Arm/12" Shade



**Aluminum Garage Doors w/ Glass**  
ArmRLite – Titan System (or eq.)

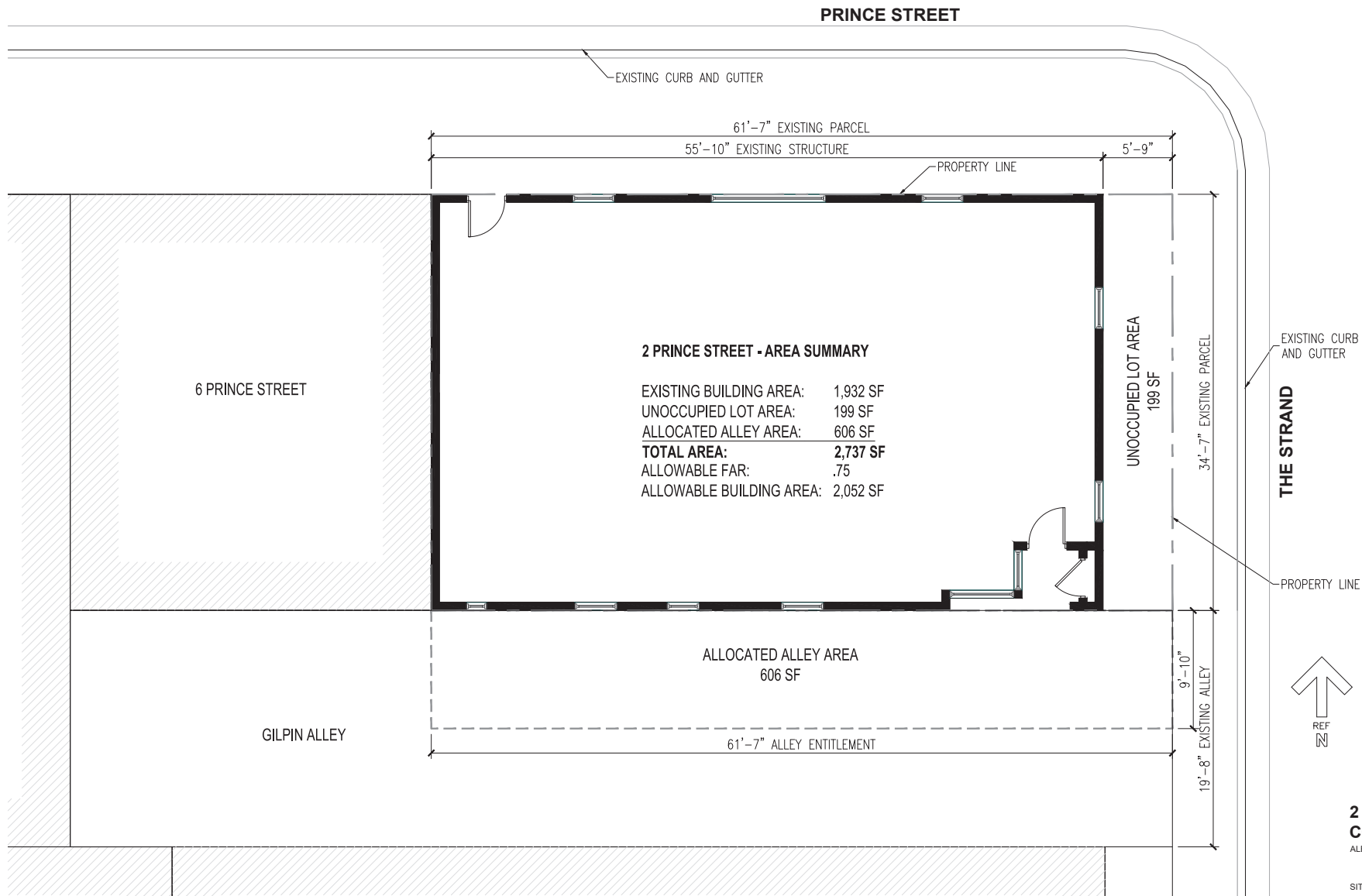


**Aluminum Bi-Fold Window System**  
Crown SST-II Hydraulic (or eq.)

## SELECTED MATERIALS, FIXTURES AND ASSEMBLIES

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
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1 SITE PLAN  
A200

Scale: 1/8"=1'-0"

**2 PRINCE STREET  
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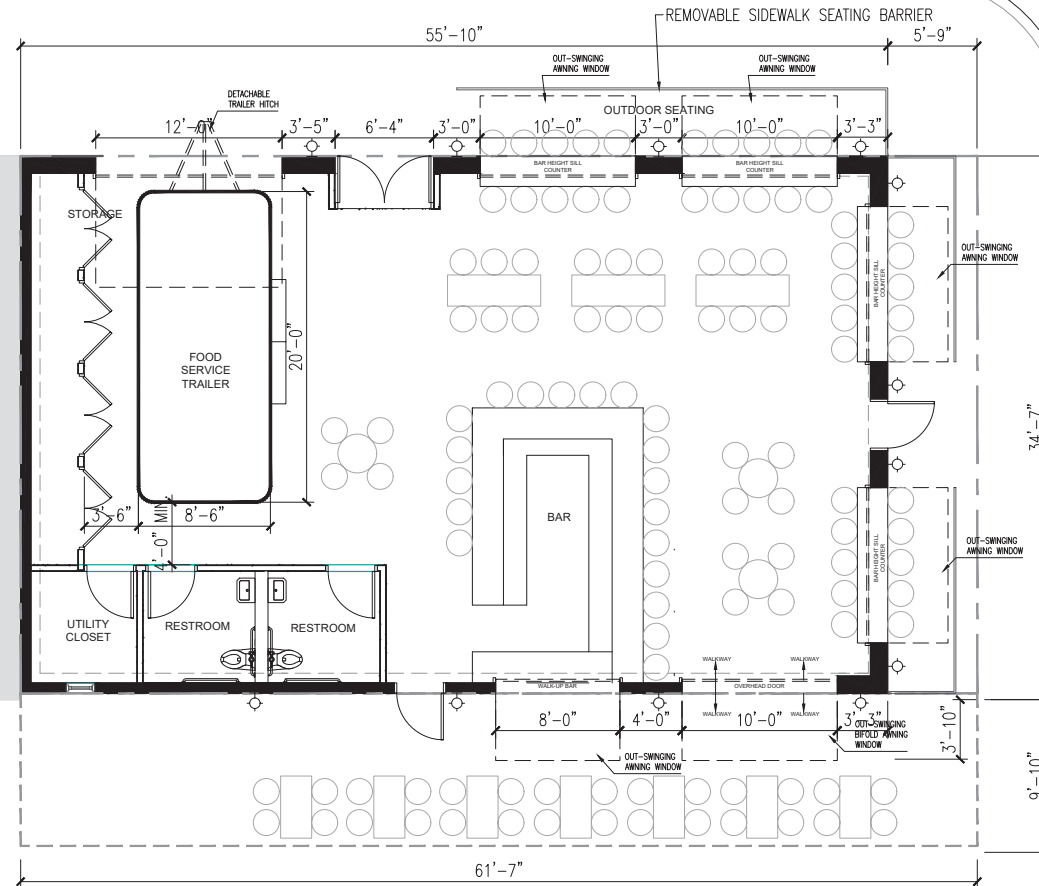
SITE PLAN

A200

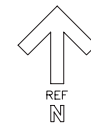




PRINCE STREET



THE STRAND



2 PRINCE STREET  
CONCEPT DESIGN  
ALEXANDRIA, VA, APRIL 21, 2025

GROUND FLOOR PLAN



GROUND FLOOR PLAN

Scale: 1/8"=1'-0"

A201



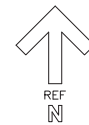




PRINCE STREET



THE STRAND



EXISTING ROOF DECK

MECH. SCREENING

GILPIN ALLEY

EXISTING BALCONY



ROOF PLAN

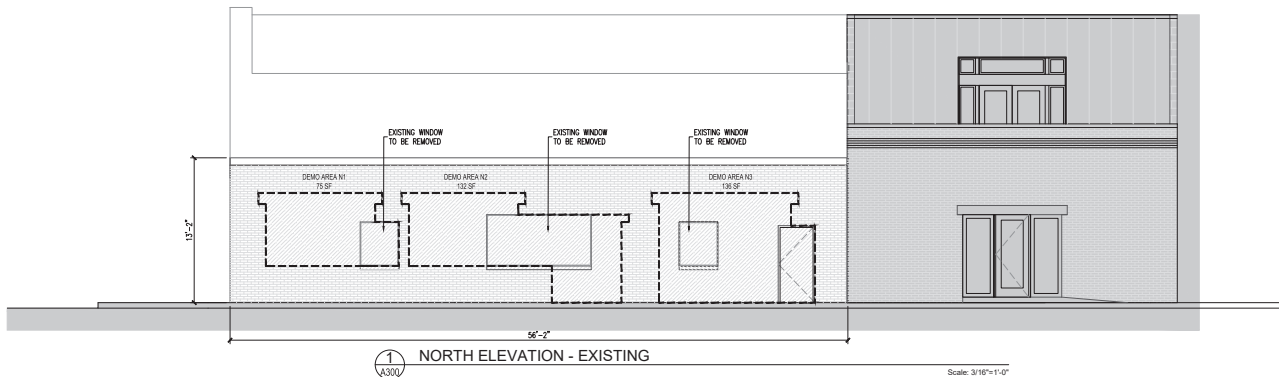
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2 PRINCE STREET  
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ROOF DECK PLAN

A202



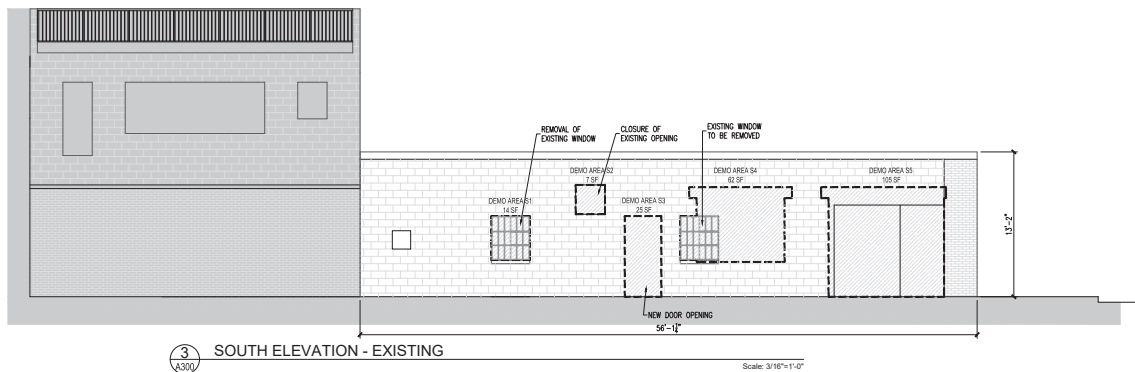
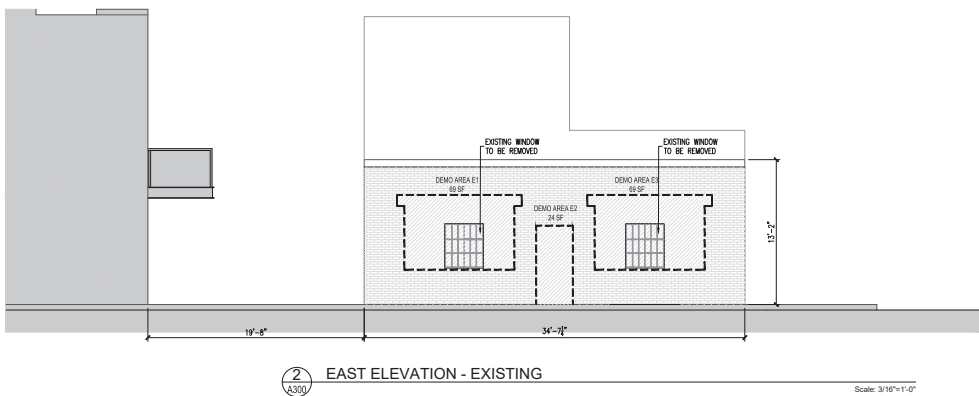


DEMOLITION AREA SUMMARY	
NORTH ELEVATION:	343 SF
EAST ELEVATION:	162 SF
SOUTH ELEVATION:	213 SF
TOTAL AREA	718 SF



OWNER  
WATERFRONT TACO FACTORY  
2 PRINCE STREET  
ALEXANDRIA, VA 22314

NOT FOR CONSTRUCTION



**WATERFRONT TACO  
FACTORY**  
2 PRINCE STREET  
ALEXANDRIA, VA 22314

BOARD OF ARCHITECTURAL REVIEW APRIL 21, 2025

CONCEPT DESIGN  
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EXTERIOR ELEVATIONS:  
EXISTING

DRAWING NO.

**A300**

BA PROJECT NO. 2408.01

