

ADDRESS OF PROJECT: 2 PRINCE STREETDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.03-03-03 ZONING: W-1APPLICATION 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 LLCAddress: [REDACTED]City: [REDACTED] State: [REDACTED] Zip: [REDACTED]Phone: [REDACTED] E-mail: [REDACTED]Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: PAUL BECKMANN, AIAPhone: [REDACTED]E-mail: [REDACTED]

Legal Property Owner:

Name: 2 PRINCE LLCAddress: [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.

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

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.		

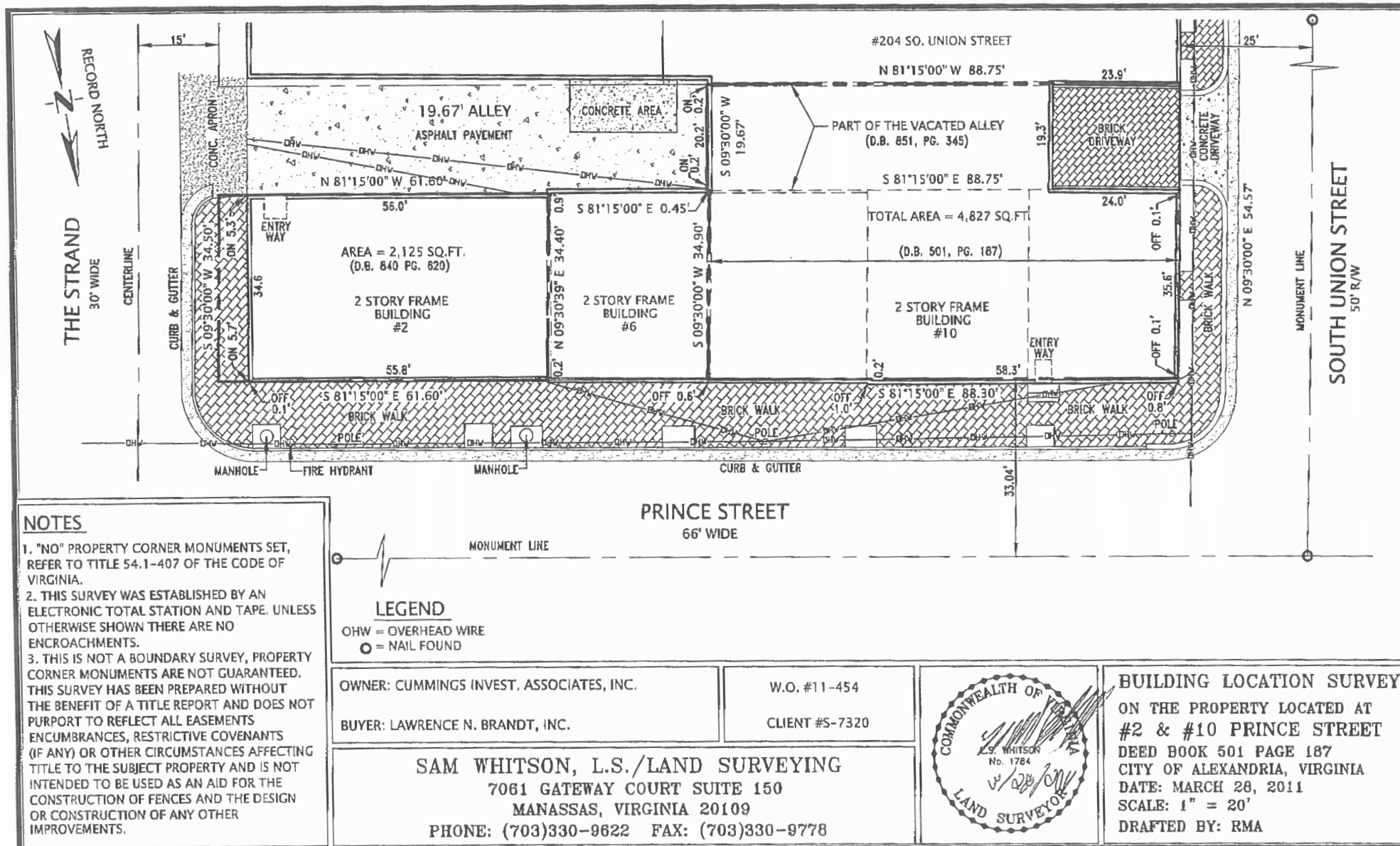
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

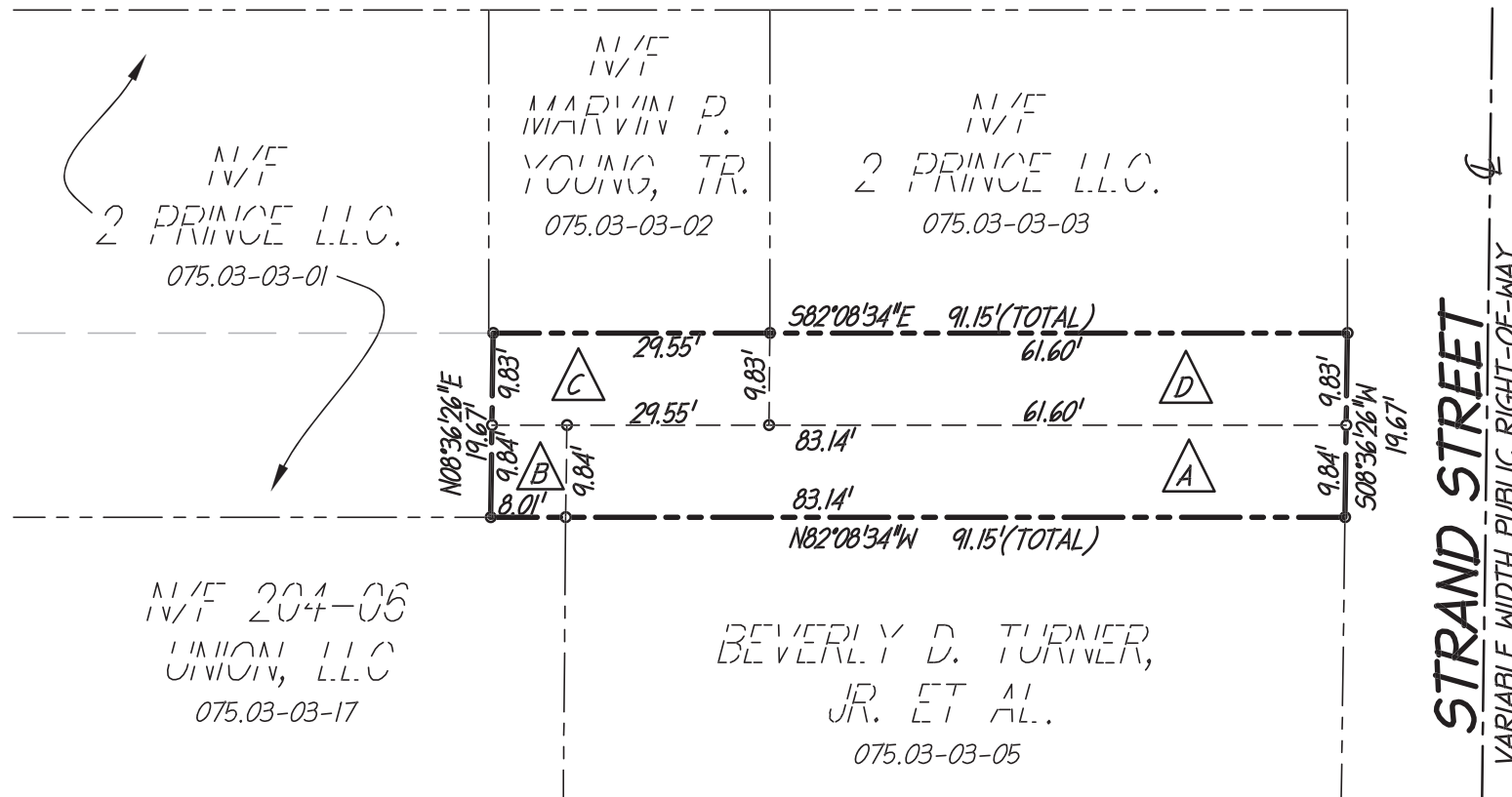




PRINCE STREET

66' PUBLIC RIGHT-OF-WAY

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



christopher
consultants
9417 innovation drive - manassas, va 20110
phone 703.393.9887 · fax 703.393.9076

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:

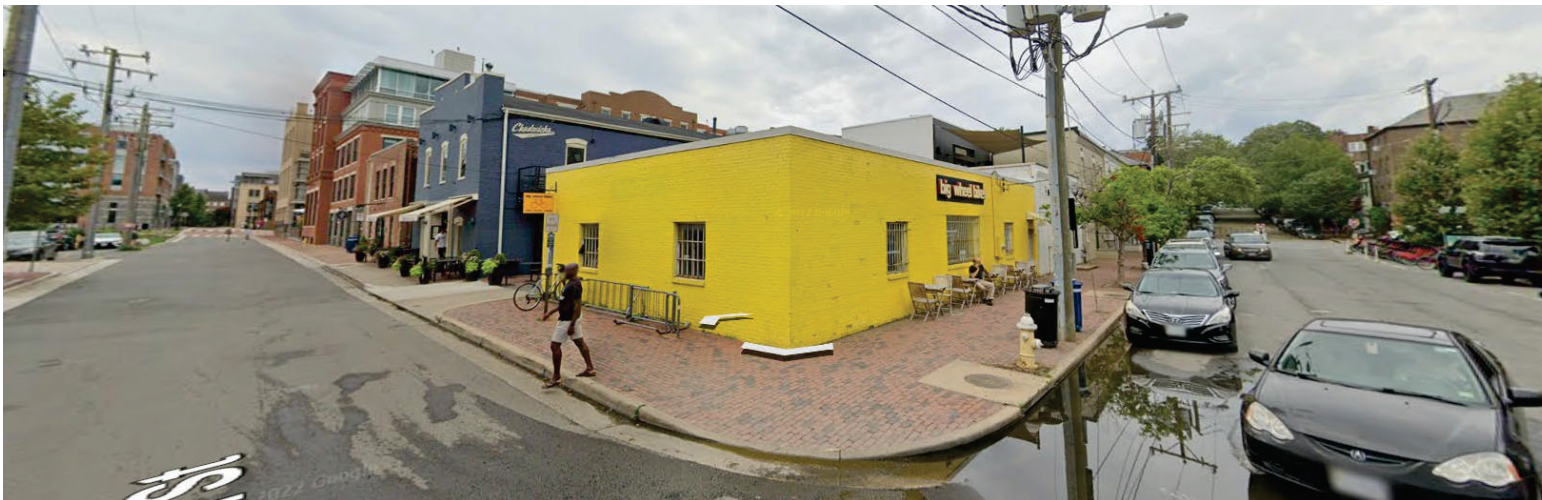
1 OF 1



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



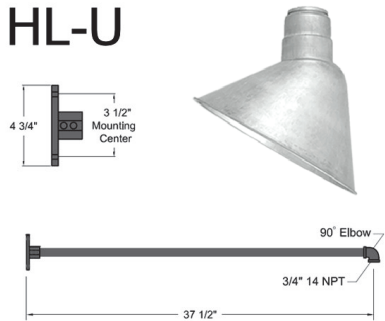


CONCEPT RENDERING #5
INTERIOR SHOWING OPERABLE DOORS

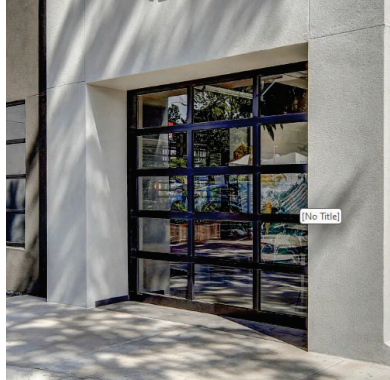
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HL-U



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



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

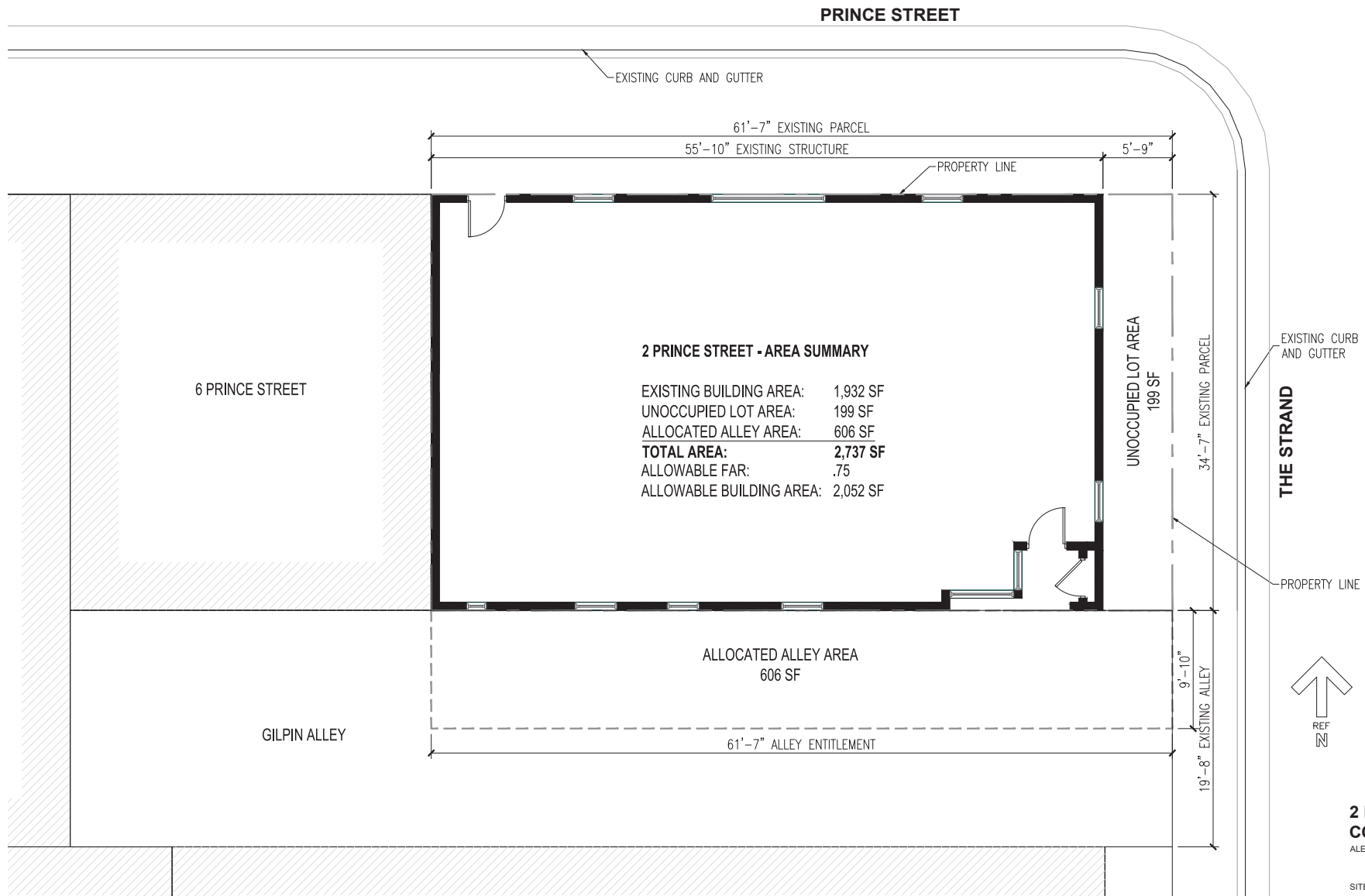


Aluminum Bi-Fold Window System
Crown SST-II Hydraulic (or eq.)

SELECTED MATERIALS, FIXTURES AND ASSEMBLIES

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





1 SITE PLAN
A200

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

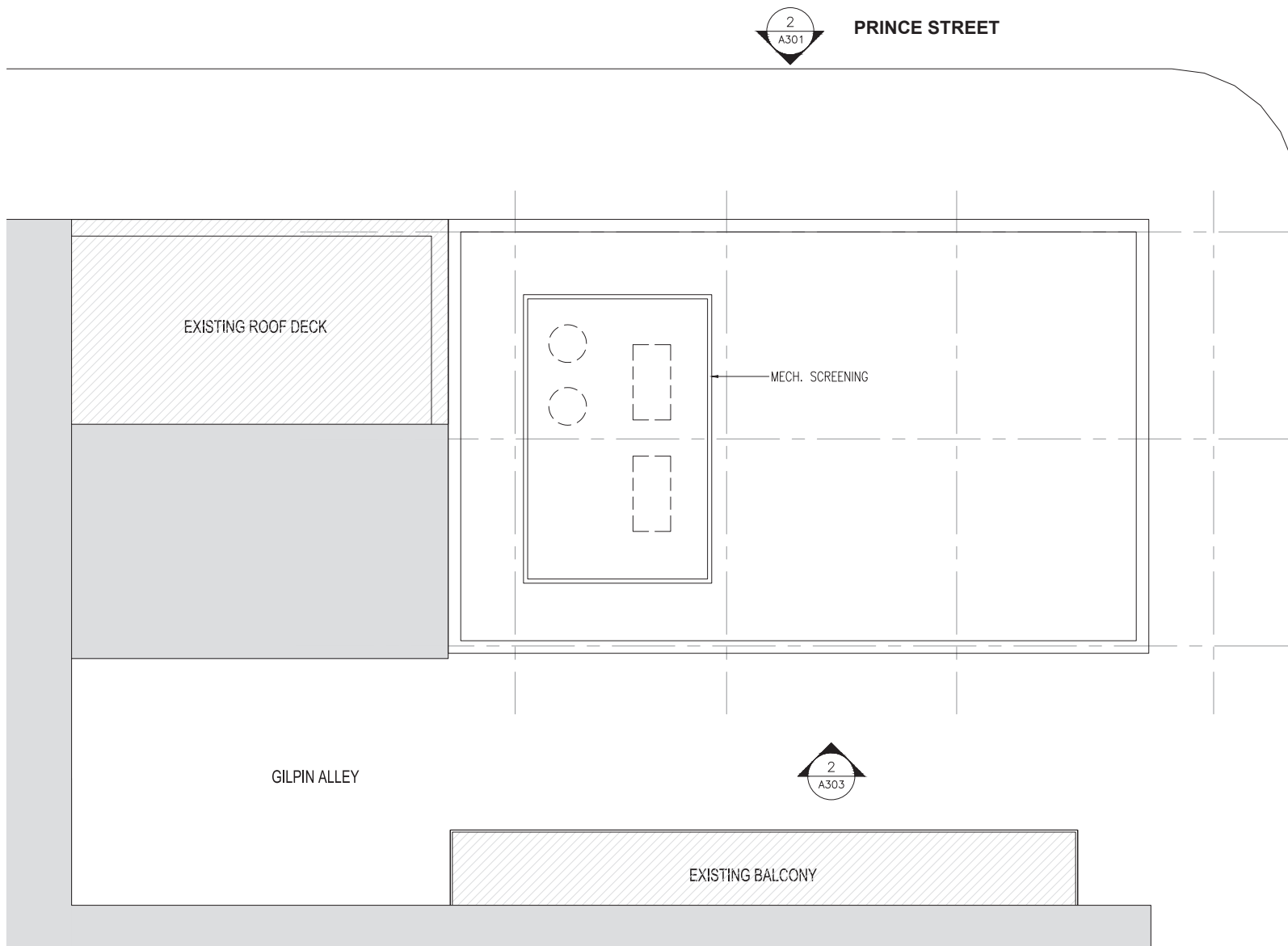
**2 PRINCE STREET
CONCEPT DESIGN**
ALEXANDRIA, VA, APRIL 21, 2025

SITE PLAN

A200







1 ROOF PLAN
A202

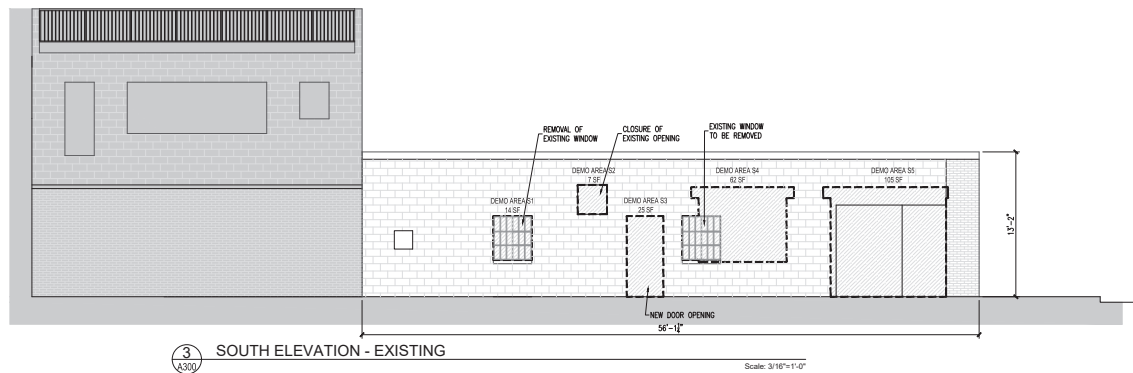
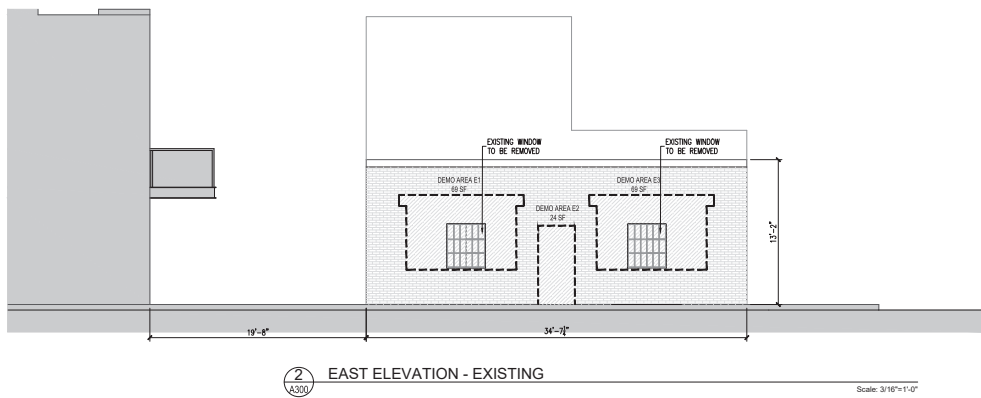
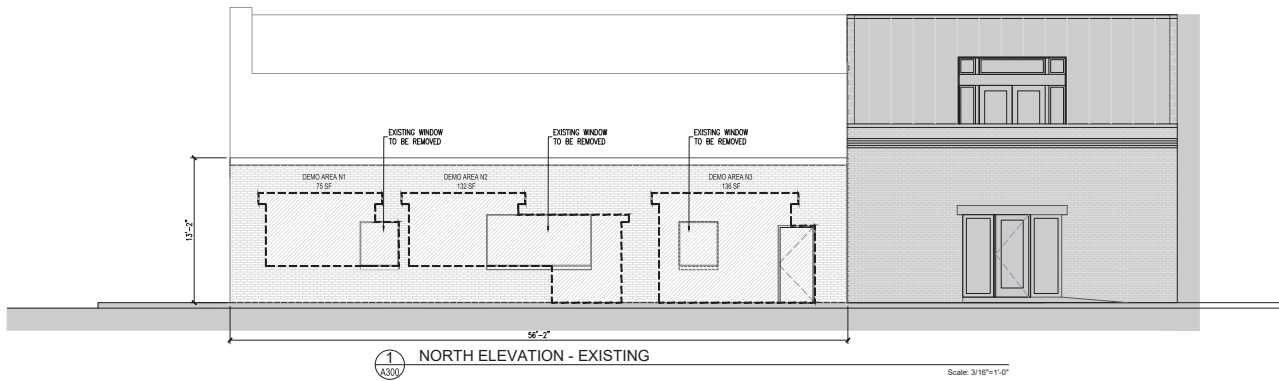
Scale: 1/8"=1'-0"

2 PRINCE STREET
CONCEPT DESIGN
ALEXANDRIA, VA, APRIL 21, 2024

ROOF DECK PLAN

A202





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

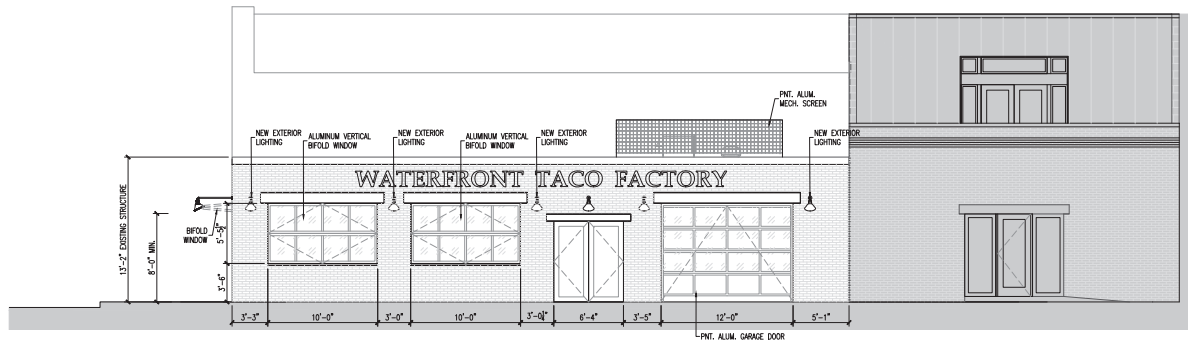
CONCEPT DESIGN
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EXTERIOR ELEVATIONS:
EXISTING

DRAWING NO.

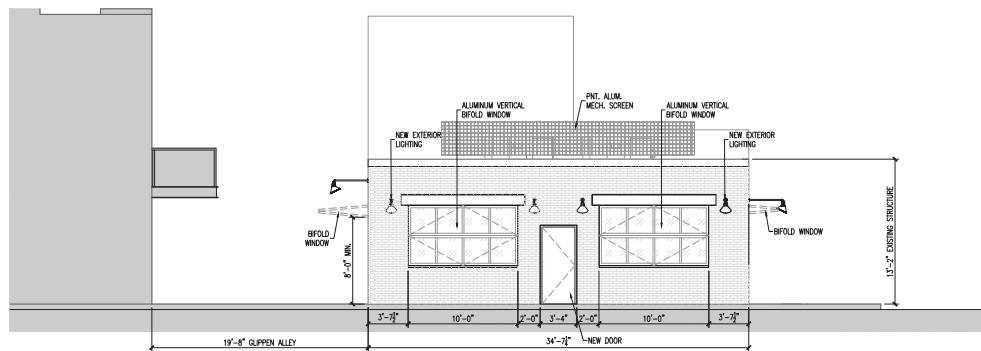
A300

BA PROJECT NO. 2408.01



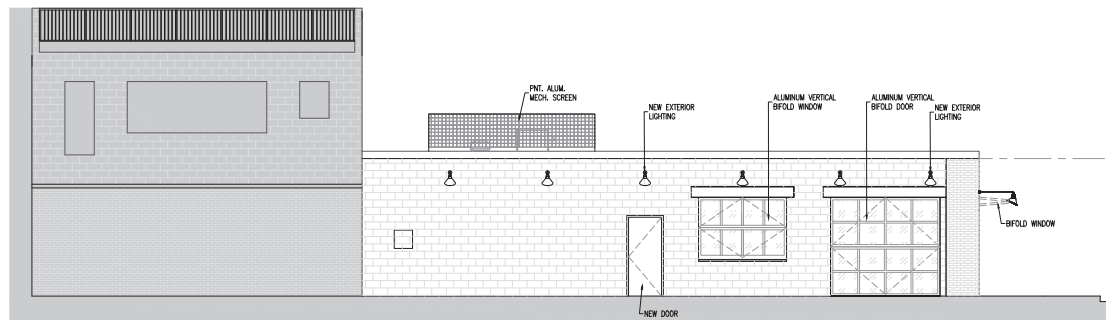
1 NORTH ELEVATION - PROPOSED

Scale: 3/16"=1'-0"



2 EAST ELEVATION - PROPOSED

Scale: 3/16"=1'-0"



3 SOUTH ELEVATION - PROPOSED

Scale: 3/16"=1'-0"



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:
PROPOSED

DRAWING NO.

A301

BA PROJECT NO. 2408.01