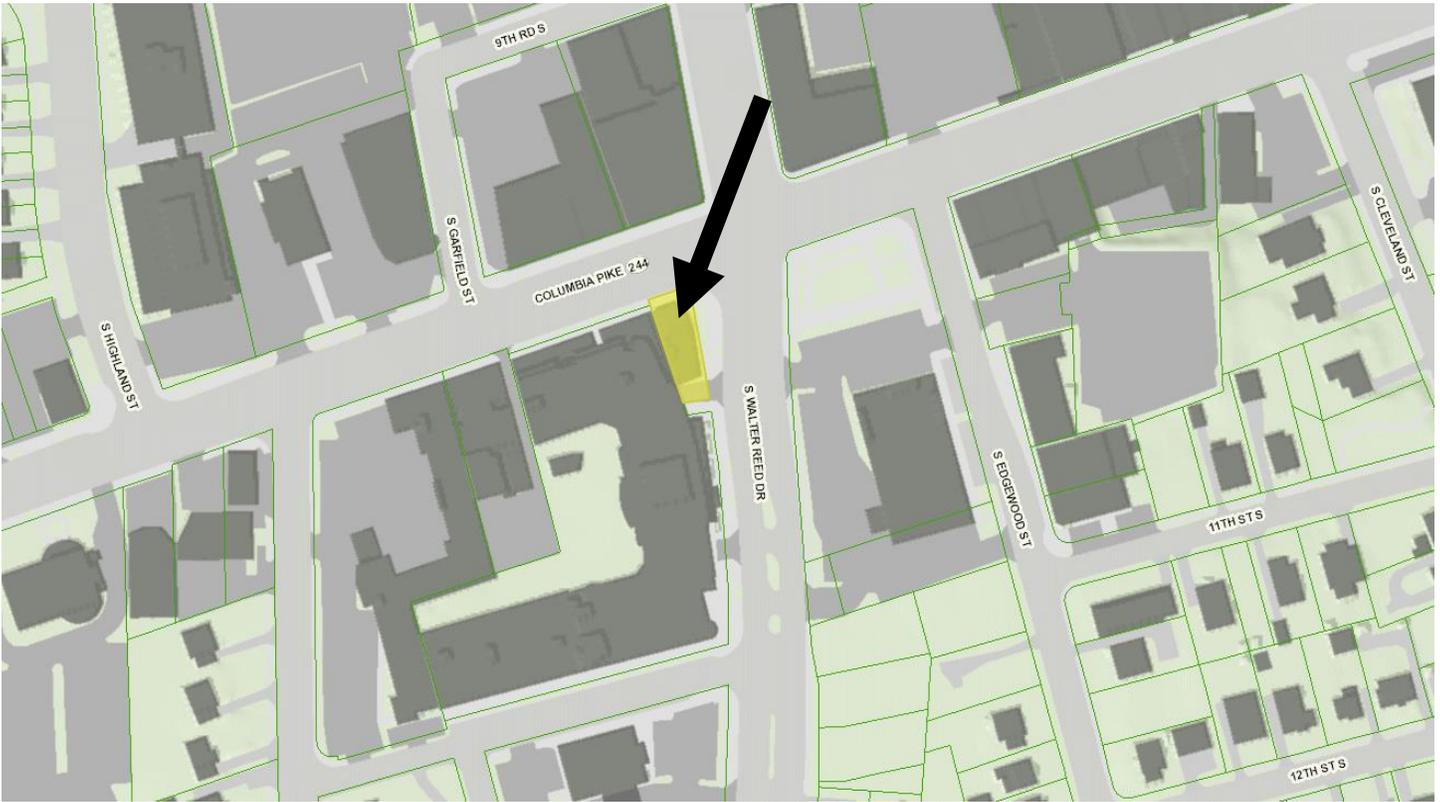


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-06 (HP1500011)



A request by William, Ramon, and Thomas Darcey, owners of 2900 Columbia Pike (a historic structure in the Columbia Pike Form Based Code), to restore the commercial building.

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Joan Lawrence**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case # 15-06 Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): Darcey et al
For Applicant(s): Matthew G. Roberts, Esq.

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. On new side elevation:
 - a. Remove the window sill at infill to match adjacent wall.
 - b. Retain size of the masonry opening for the door but include a transom to lower the door's height.
 - c. There are no comments regarding the metal guardrail.
2. Stair
 - a. Okay with concept of the stair but study alternative configurations.
 - b. Study replacing the vinyl canopy with metal.
 - c. Limit the impact the stair has on the building to ensure it could be easily removed if the use of the spaces changes.
3. Trash enclosure
 - a. Discuss with County if trash is appropriate under the staircase; it is understood that trash enclosures would be addressed in a separate application after a tenant leases the space.
4. Check to see if the County will require a canopy on the rooftop between the mezzanine and the stair.

Findings:

Return to next DRC meeting

Send to HALRB

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo, Historic Preservation Planner
DATE: June 11, 2015
SUBJECT: 2900 Columbia Pike, CoA 15-06, Form Based Code Project

The commercial building located at 2900 Columbia Pike, formerly known as Blanca's Restaurant, is the oldest building on Columbia Pike, constructed circa 1910. Built in the Renaissance Revival style, this brick building is characterized by a hipped metal tile roof, pedimented entryway, and large rounded arch windows on the side elevation. Originally used as a bank, the building has been modified on the interior and in certain areas on the exterior to accommodate a restaurant use for at least the last forty years. The building at 2900 Columbia Pike is called out for Full Building Preservation under the Columbia Pike Revitalization Plan and Form Based Code (2005).

The applicant is asking the building to be certified under the Form Based Code so that it can receive permits to open a new restaurant. As the building is non-conforming with the underlying zoning, it requires certification as a Form Based Code project in order to meet parking and other zoning requirements. In September 2014, the HALRB heard the changes proposed with the new restaurant tenant as a courtesy review. At that time, the HALRB was supportive of the overall project, with minor changes. Now that this is a Form Based Code project, the changes require a Certificate of Appropriateness.

The project includes the following exterior alterations to the building, all of which were reviewed and recommended for approval by HALRB in September 2014:

- Replacement of all steel windows and one vinyl window with aluminum windows. Window dimensions to match existing as closely as possible.
- Align brick headers on façade.
- Replace non-historic entry door with new door.
- Infill one window on side elevation with brick to match existing. Remove sill in this location.
- Enlarge one window opening to accommodate a new side entry door.
- Add new metal guardrail along coping at flat roof.

This application came to the June 3rd DRC Meeting. At that time, the applicant was proposing a secondary rear stairway to accommodate a second means of egress as required by Code. Since that time, Inspections Services staff has met with both Historic Preservation staff and the applicant and has determined that no such exterior stairway is necessary. The applicant meets the necessary Code requirements for egress from the internal 2nd story seating on the interior of the building. That feature has been removed from the plans and is no longer being evaluated.

As this is not a local historic district, there are no design guidelines to use to inform a decision. In lieu of design guidelines, the Arlington County Zoning Ordinance Section 15.7 directs the HALRB to use the *Secretary of the Interior's Standards* to evaluate applications. Staff finds that the application meets Standards 2 & 9, as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.