

# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-06B (HP1600061)



A request by Darcey LLC, owners of 2900 Columbia Pike (a historic structure in the Columbia Pike Form Based Code), to add a rooftop pollution control unit and a trash enclosure.

**ARLINGTON COUNTY, VIRGINIA  
HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

DATE \_\_\_\_\_ Z- \_\_\_\_\_ - \_\_\_\_\_ -HD \_\_\_\_\_ RPC# \_\_\_\_\_  
(TO BE COMPLETED BY STAFF)

**DESIGNATED PROPERTY:**

Name of Historic District \_\_\_\_\_

Address of Building 2900 Columbia Pike, Arlington, VA 22204

**OWNER:**

Name Darcy LLC  
 Address (if different) 1513 King St., Alexandria, VA 22231  
 Phone (Home) 703-338-0794 (Work) \_\_\_\_\_  
 EMAIL: JP.Cohen@aol.com

**PERSON FILING APPLICATION, IF OTHER THAN OWNER:**

Name Twisted Vines Bistro LLC  
 Address 2803 Columbia Pike, Arlington, VA 22204  
 Phone (Home) 202-390-1680 (Work) \_\_\_\_\_  
 Relationship to Applicant Tenant

**PROJECT ARCHITECT/ENGINEERS/CONTRACTORS:**

N/A

**PURPOSE OF APPLICATION:**

- |   |   |                                     |   |
|---|---|-------------------------------------|---|
| <input type="checkbox"/> Repair (change of materials) | <input type="checkbox"/> Alteration       | <input type="checkbox"/> Addition   | <input checked="" type="checkbox"/> Fence |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> New construction | <input type="checkbox"/> Relocation | <input type="checkbox"/> Outbuildings     |
| <input type="checkbox"/> Tree Removal                 | <input type="checkbox"/> Grading          | <input type="checkbox"/> Sign       | <input checked="" type="checkbox"/> Other |

Will an application related to this property go before any of the following?  Board of Zoning Appeals  
 Planning Commission  County Board  Other (please specify) \_\_\_\_\_

Does the proposed work require a building permit?  YES  NO

Is any demolition anticipated?  YES  NO  
 If yes, please describe \_\_\_\_\_

**OVERVIEW OF PROPOSED WORK (ATTACH ADDITIONAL SHEETS IF NECESSARY):**

Description:

- 1) Install Trash enclosure fence.
- 2) Install "Scrubber" on roof.

LETTER OF TRANSMITTAL

Historical Affairs & Landmark Review Board  
c/o Historic Preservation Program  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

Dear Review Board Members:

Enclosed is an application for a Certificate of Appropriateness and the following attachments:

Drawing(s) – Indicate scale on each drawing.

Site Plan / Plat

1

Elevation

Floor Plan

Section

Detail

Photograph(s) – Please indicate number of photographs.

Color

5

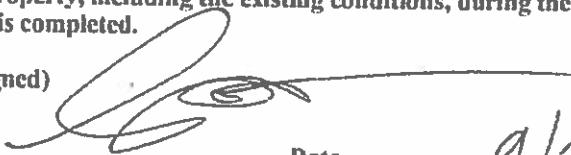
Black/White

Material Samples/Manufacturer's Catalog Cuts – Please describe all material exhibits.

YOUR SIGNATURE BELOW CONFIRMS YOUR CONSENT TO THE FOLLOWING:

1. I understand that these materials will be placed in the Historic Preservation Program's building file for information about my property following the public hearing.
2. I understand it is my responsibility to inform my adjacent neighbors of my building and construction plans for this project.
3. I hereby grant permission to the County's Historic Preservation Code Inspector to enter my property during the application and construction phases of my project.
4. I hereby grant permission to the County's Historic Preservation Code Inspector to take photographs of my property, including the existing conditions, during the construction phase, and after the project is completed.

(Signed)



Date

9/28/16

## Application for Certificate of Appropriateness

BrickHaus, 2900 Columbia Pike, Arlington, VA 22204

Contact: Tony Wagner ([tony@twisted-vines.com](mailto:tony@twisted-vines.com); 202-390-1680)

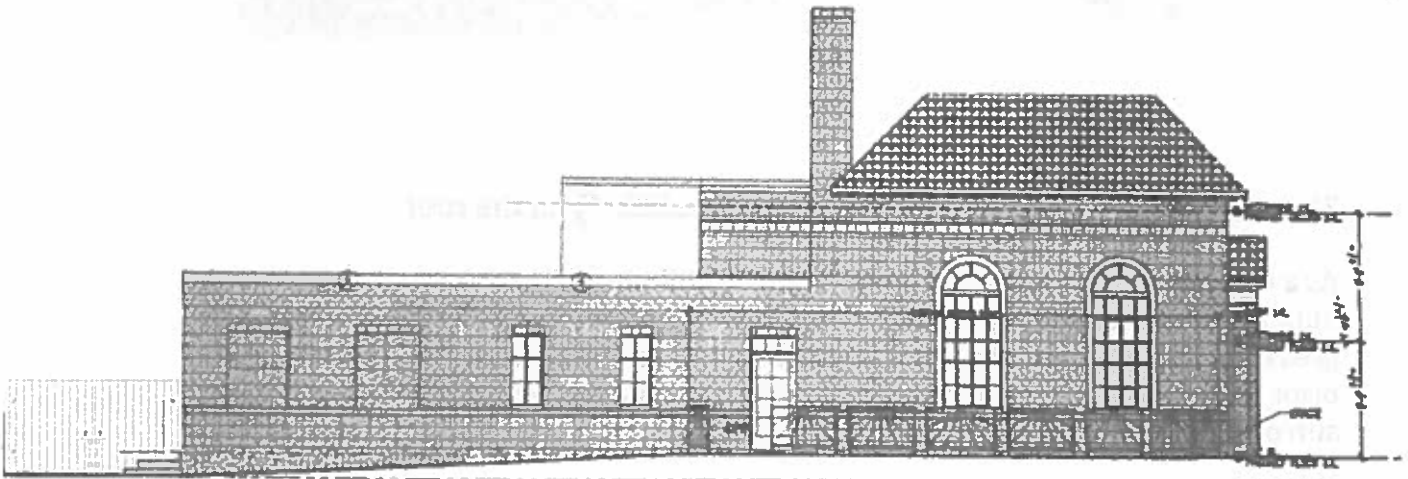
Twisted Vines Bistro LLC requests review and approval of a Certificate of Appropriateness for a trash enclosure fence and a rooftop Pollution Control Unit ("Scrubber") for BrickHaus Beer Garden at 2900 Columbia Pike.

### 1) Trash Enclosure Fencing

In response to concerns of neighboring building, we propose constructing a fence at the rear of the property to enclose trash receptacles. The fence will extend from the rear of the building to the south property line and extend approximately 10' in from the west property line. The fence will be 7' tall, the maximum allowed by code.

Per DRC recommendation, the fence will be constructed entirely of wood with steel guards as needed.

Below please see an elevation drawing and a photograph of the area affected as it looks today. A site plan indicating the affected area follows request #2.



# 2900 Columbia Pike



\*Not to Scale

Proposed fence will have wood posts.





## **2) Installation of Pollution Control Unit ("scrubber") on the roof**

As a courtesy to our neighbors, we propose installing a PCU on the roof of the building. A PCU utilizes a modular 3-stage mechanical filter arrangement to remove grease and smoke particles from the exhaust airstream. It removes odor molecules prior to discharging the air, reducing the impact of kitchen exhaust to the surroundings.

We anticipate using Greenheck Fan Model No. XFPS-45-PSHC-I-30 or equivalent. As you will see from photos of the roof below, the unit will be largely hidden by the low wall on the street side of the building, so will not have a significant impact on the façade from street level. The dimensions of the unit are approximately 40" h x 27" w x 180" l. The unit would likely require steel supports underneath, which would raise the unit an extra approximately 10", bringing the total height to approximately 50".

Per DRC recommendation, the unit would be installed as far in as possible given existing mechanical installations. At this point the best estimate is that it would be installed approximately 6' in from the parapet wall.

Below please see a photo of the proposed PCU unit, photos of the existing roof, and a site plan indicating the affected areas for both #1 and #2

