

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.

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

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

Case # 15-06B Agenda Item # 4

Application Complete

Application Incomplete

Applicant(s): Tony Wagner

For Applicant(s):

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

Design Recommendations:

1. Rotate scrubber.
 - a. Move to back of building to greatest extent
2. Include elevation of trash enclosure with whole elevation
3. Prefer wood doors to match side; incorporate guards as needed.

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.

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: October 14, 2016
Subject: 2900 Columbia Pike, CoA 15-06A, Form Based Code Project

Background Information

The commercial building located at 2900 Columbia Pike, formerly known as Blanca's Restaurant, is the oldest commercial building on Columbia Pike, constructed circa 1920 (new information discovered since the last CoA case). 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 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 property was certified as a Form Based Code project in 2015; therefore all subsequent alterations to the building require CoA review and approval by the HALRB.

In September 2014, the HALRB heard the changes proposed by the new restaurant tenant as a courtesy review. At that time, the HALRB was supportive of the overall project, with minor changes. A final CoA for a number of exterior alterations was previously approved by the HALRB in June 2015. Since that time, a new tenant has been renovating the interior spaces and is ready for permit approvals associated with the new restaurant. The HALRB approved four exterior speakers and two signs in September 2016.

Proposal

The current proposal includes the installation of a rooftop pollution control unit and enclosure of the trash receptacle to the rear of the building. The dimensions of the rooftop pollution control unit are approximately 40"-high x 27'-wide x 180'-long. The unit would require the installation of steel supports, thereby raising the unit an additional 10". The system would be installed approximately 6' from the parapet wall on the rear half of the building.

The wood trash enclosure/fence would be 7'tall board-on-board privacy fence with a wood gate. The dimensions are 8' x 25'.

DRC Review

The DRC requested that the applicant rotate the pollution control unit and set it as far back from the façade as possible. Regarding the trash enclosure, the DRC recommended an all-wood gate in lieu of the proposed chain-link gate. The fence could incorporate metal guards as required.

Staff Review

As this is not a local historic district, there are no design guidelines 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.

No historic building materials, spaces, or fabric will be removed or altered by this proposal.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

No historic building materials, spaces, or fabric will be destroyed, obscured, or altered by this proposal.