



## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**TO:** Historical Affairs & Landmark Review Board (HALRB)  
**FROM:** Lorin Farris, Historic Preservation Planner  
**DATE:** May 8, 2024  
**SUBJECT:** 2900 Columbia Pike, CoA 24-12, Columbia Pike Form Based Code Project

### **Background Information**

The commercial building located at 2900 Columbia Pike, formerly known as Brick Haus, is the oldest extant commercial building on Columbia Pike, constructed circa 1920. 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 exterior areas to accommodate a restaurant use for at least the last forty-three years. The subject building is called out for Full Building Preservation in the Columbia Pike Revitalization Plan and Form Based Code (FBC) (2005). The property was certified as a FBC project in 2015; therefore, all subsequent exterior alterations require CoA review and approval by the HALRB.

### **Proposal**

The current business owner, Pete Fejeran, proposes to remove the plexi-glass insert in the existing sign box on the S. Walter Reed Drive side of the building and replace it with a new insert with the logo of the new business, Cornerstone. The insert will be a translucent acrylic sign. No part of the sign apparatus will change, and it will use the existing electrical power.

### **DRC Review**

The Design Review Committee (DRC) heard this application at its May 1, 2024, hybrid meeting. The DRC members had few questions about the proposal. Mr. Wenchel suggested moving the sign to have it wrap around the corner of the building (given the restaurant name), but Mr. Fejeran replied he wanted to keep the sign in its proposed/existing location. Mr. Davis asked a clarifying question about the proposed color of the sign. After brief discussion, the DRC members placed this item on the Consent Agenda for the May 15, 2024, HALRB public hearing.

### **Staff Recommendation**

As this is not a local historic district, there are no design guidelines for this building. 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 for the Treatment of Historic Properties* to evaluate CoA applications. The

Historic Preservation Program staff finds that the application meets the requirements of *The Secretary of the Interior's Standards for Rehabilitation*, particularly Standard #2, 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.