

August 30, 2023

City of Falls Church City Council
City of Falls Church Planning Commission
300 Park Avenue
Falls Church, VA 22046

Via Email to cityclerk@fallschurchva.gov

CC: ptoddard@fallschurchva.gov, jtrainor@fallschurchva.gov

Re: Protection of Historic Properties in City T-Zones

Dear Members of the City Council and the Planning Commission –

In response to the City Council’s revised First Reading of the T-Zone Ordinance held on August 7, 2023 and the Planning Commission Work Session held on August 16, 2023, the members of the Historical Commission and the Historic Architectural Review Board submit the following statement:

“The following four historic structures are at risk for demolition under the proposal to revise certain T-Zone Clusters in the City of Falls Church:

258 N. Washington Street
282 N. Washington Street
306 N. Washington Street
110 Great Falls Street

The current Historical Cultural and Conservation ordinance is unlikely to provide sufficient protection for these structures.

We commend the members of City Council and the Planning Commission that have asked City Staff to explore stronger protections for these structures.

To ensure that the preservation of these structures is properly reviewed and vetted, we ask City Council to refer the revised ordinance to the Historical Commission and the Historic Architectural Review Board for formal review and commentary. Given the currently proposed T-Zone changes with their “by right” development allowances, such review would permit some additional time to examine preservation incentives and other

alternatives. for these properties. We ask the Planning Commission to support this recommendation.

We further request that the City Council extend the timeline in which it seeks to review and finalize passage of the revised T-Zone Ordinance, to ensure that all parties have sufficient time to explore alternative avenues for protection of these historic structures.”

We thank you for your attention to this matter.

Sincerely,

**Members of the Historical
Commission**

Ronald D. Anzalone (*Chair*)
Edwin B. Henderson II (*Vice-Chair*)
Jonathan Ross
Steve Hicks

**Members of the Historic
Architectural Review Board**

Tiffany Morris Palazzo (*Chair*)
Charles Moore (*Vice-Chair*)
Cinda Rose
Linda Valentino
Allen Greenberg

February 15, 2023

Via Email

To: City of Falls Church Planning Commission; Jack Trainor
Via Email to: cityclerk@fallschurchva.gov

From: City of Falls Church - Historical Architectural Review Board

Dear Members of the Planning Commission –

The members of the Historical Architectural Review Board submit the following comment in response to the current T-Zone Proposal, as amended by the Planning Commission’s January 25th Working Session:

“Several of the T-Zone Clusters subject to potential rezoning include structures that are designated as historic or culturally significant under Division 15 of the City of Falls Church Code (the “Code”). Pursuant to § 48-792 of the Code, these structures may not be razed, moved or altered without first obtaining approval of the Historical Architectural Review Board to issue a building permit.”

Sincerely,

City of Falls Church Historical Architectural Review Board

Charles Moore
Cinda Rose
Linda Valentino
Allen Greenberg
Tiffany Morris Palazzo