



STAFF REPORT

TO: HALRB

FROM: Rebecca Ballo
Historic Preservation Planner

DATE: July 15, 2013

SUBJECT: 1028 South Walter Reed Drive, Case 4-01A/13-18, Halstead Building, Columbia Pike Form Based Code Area

The Halstead Building was the first Columbia Pike Form Based Project approved by the HALRB and County Board after the adoption of the Form Based Code in 2003. The project required CoA review and approval by the HALRB due to the designation of the Arlington Hardware building at 2906-2922 Columbia Pike as a Historic Façade. The façade was an integral part of the new building being developed. The Code states that those buildings designated as Historic Structures and Historic Facades require an approved CoA prior to project submission. Those projects continued to be governed by the processes and standards set out in Section 15.8 of the Zoning Ordinance (formerly Section 31A) after final approval and construction. The HALRB approved a conditional CoA for the restoration of the Arlington Hardware façade and construction of the new building via CoA 04-01 in March 2004. A final CoA was approved after final County Board approval in April 2005. This is the first revision for the project.

The applicant in this case, Verizon Wireless, is seeking approval for the installation of rooftop telecommunications equipment. Any alteration to the building requires a revision to the previously approved CoA, in addition to the Use Permit required from the County Board. The applicant is proposing five new installations on the rooftop to allow for onsite antennas and related equipment:

- An approximately 12' wide x 40' long x 15' high penthouse on the northeast corner of the building at Columbia Pike and South Walter Reed Drive.
- A new wireless generator on steel framing approximately 15' to the west of the previously mentioned penthouse.
- New antennas that will be flush mounted to an existing penthouse wall.
- S new cable tray stepover.
- An approximately 12' long x 8' wide x 15' high penthouse on the southern elevation of the building at 11th Street South.

The new penthouses would have screening that would match the color and detailing on the existing façade. A sample of the material was provided and will be available at the HALRB meeting.

The goal of having the new construction and subsequent alterations reviewed by the HALRB is to ensure that any changes do not adversely affect the Historic Façade (Arlington Hardware) that is protected by the Form Based Code. The Art Deco-style design of the building and its component parts, including signage, materials, fenestration, and the overall height and massing, were all reviewed carefully by the HALRB to create a backdrop and a context for the Historic Façade that is both compatible and appropriate. The new rooftop equipment can be viewed and understood in that context.

The most visually prominent penthouse will be the one proposed at the northeast corner of the building (see renderings). Staff has endeavored to work with the building owner and Verizon to try and

relocate this equipment elsewhere on the roof. Other locations that were not visible from the Pike were suggested and were examined by the owner; however, the application is for the original proposal with the equipment on the northeast corner of the building. The HALRB will be reviewing this case as a full CoA revision in August; however, comments and suggestions at this point as to the impact of the proposal on the architectural and historical compatibility of the building, as well as suggestions for ways to make the proposal more compatible, would be useful.