

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Wednesday, April 25, 2018 5:31 PM  
**To:** Carrie.Fazzolari@jacobs.com  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Actions - April 17, 2018 - 900 West Main Street

April 25, 2018

### **Certificate of Appropriateness**

BAR 18-04-01  
900 West Main Street  
Tax Parcel 100078000  
Midtown, LLC, Owner/Carrie Fazzolari obo AT&T, Applicant  
Exterior alterations to add an AT&T antenna

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

**Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed antenna and concealment chimney (stealth enclosure) changes satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted with the following modifications submitted to staff via e-mail and circulated to the BAR for administrative approval:**

- **submit updated and coordinated plans and elevations**
- **cut sheets on the material used for the stealth screen wall**
- **make every effort to keep the enclosures as far off of West Main Street parapet as possible**
- **attempt to make the two western most enclosures symmetrical**

**Earnst seconded. Approved (6-0-1; Miller abstained since she missed the first part of the discussion).**

This certificate of appropriateness shall expire in 18 months (October 17, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,

Camie Mess

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
April 17, 2018**



**Certificate of Appropriateness Application**

BAR 18-04-01  
900 West Main Street  
Tax Parcel 100078000  
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**Background**

Hampton Inn, built in 1997, is a noncontributing structure in the West Main Street ADC district.

Nov. 8, 2002 - Certificate of Appropriateness- Installation of cellular equipment on roof within concealment chimneys- Approved. (Three faux-chimneys, 3' x 3' x 9' in height)

Dec. 16, 2014 - Certificate of Appropriateness- Proposal to make improvements to a rear patio- Approved (8-0).

July 21, 2015 - The BAR accepted the applicant's request for deferral (9-0). The BAR requested: final structural drawings; plans with elevations; and photo simulations.

August 18, 2015 - The BAR accepted the applicant's request for deferral (7-0). The BAR requested: correctly scaled drawings and a photo simulation from West Main Street. The City attorney's office via Mary Joy wanted to make sure the applicant understood the fast moving federal regulations for antennas and how a deferral would affect their timeline for the project.

September 15, 2015 - The BAR approved the application as submitted (8-0).

**Application**

Remove three, existing stealth enclosures and construct new to provide adequate space for the new equipment. Current enclosures are 6' x 6' x 13' in height; proposed enclosures to be 12' x 9'-7" x 13'. (new dimensions per applicant e-mail Tue 4/10/2018 2:38 PM)

**Criteria and Guidelines**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

**Pertinent Design Review Guidelines for Site Design and Elements**

*H. Utilities and Other Site Appurtenances*

*Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.*

- 1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
- 2. Screen utilities and other site elements with fences, walls or plantings*
- 3. Encourage the installation of utility services underground.*
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

**Discussion and Recommendations**

The pertinent Telecommunication Facilities section of the zoning ordinance that was adopted in 2003 states:

Sec. 34-1073. Facilities by district.

(a) *Within the city's historic and entrance corridor overlay districts:*

- (1) The following shall be permitted uses: antennae or microcells mounted on existing communications towers established prior to February 20, 2001; attached communications facilities utilizing utility poles or other electric transmission facilities as the attachment structure; and other attached communications facilities if such other attached communications facilities are not visible from any adjacent street or property.*
- (2) The following shall be prohibited uses: attached communications facilities where such facilities are visible from any adjacent street or property, and communications*

facilities utilizing alternative tower, monopole tower, guyed tower, lattice tower and self-supporting tower support structures.

- (b) Within other zoning districts of the city, the permitted communications facilities are identified within the use matrix for the applicable districts. Facilities other than those identified within the use matrix for a particular district shall be prohibited.

The BAR should discuss if altering the existing stealth enclosures will visually impact the structure in a negative way making the structures non-compliant. Additionally, realizing that these enclosures no longer represent the scale of masonry chimneys, as originally intended, other surface finishes might be considered.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed antenna and concealment chimney changes satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...)



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3 30 p m

CV325

Owner Name	<u>Middtown, LLC</u>	Applicant Name	<u>Carrie Fazzolari obo AT&amp;T</u>
Project Name/Description	<u>AT&amp;T - CV325</u>	Parcel Number	<u>100078000</u>
Project Property Address	<u>900 W Main St. Charlottesville, VA 22903</u>		

Applicant Information

Address: 4801 Cox Rd. Suite 302  
Glen Allen, VA 23060  
Email: Carrie.fazzolari@jacobs.com  
Phone: (W) \_\_\_\_\_ (C) 443-223-7483

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 3/25/18  
Signature Date  
Carrie Fazzolari 3/25/18  
Print Name Date

Property Owner Information (if not applicant)

Address: 900 W Main St.  
Charlottesville, VA 22903  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission

[Signature] 3/20/18  
Signature Date  
Chip Boyde 3/20/18  
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): Alter existing concealment chimney to add AT&T antenna.

List All Attachments (see reverse side for submittal requirements):  
Photos, Construction Drawings. This is an existing telecom site. The stealth chimney is being widened by less than 3'.

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>[Signature]</u>	Date: _____
Fee paid: <u>125.00</u> Cash/Ck. # <u>1815</u>	Conditions of approval: _____
Date Received: <u>3/23/18</u>	_____

Revised 2016

PII-0052

AT&T Upgrade  
Site Name: CV325  
Address: 900 West Main Street  
Charlottesville, VA 22903

**JACOBS**





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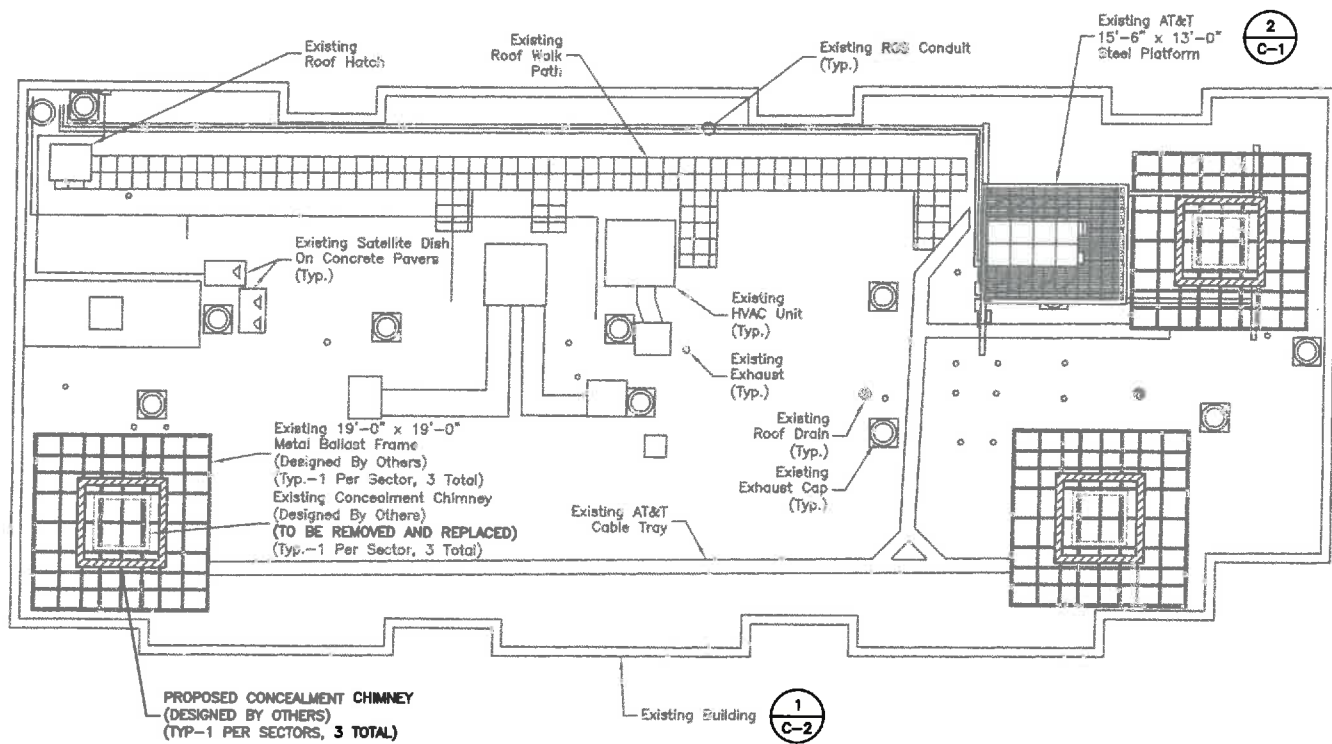
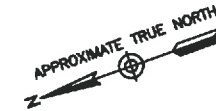


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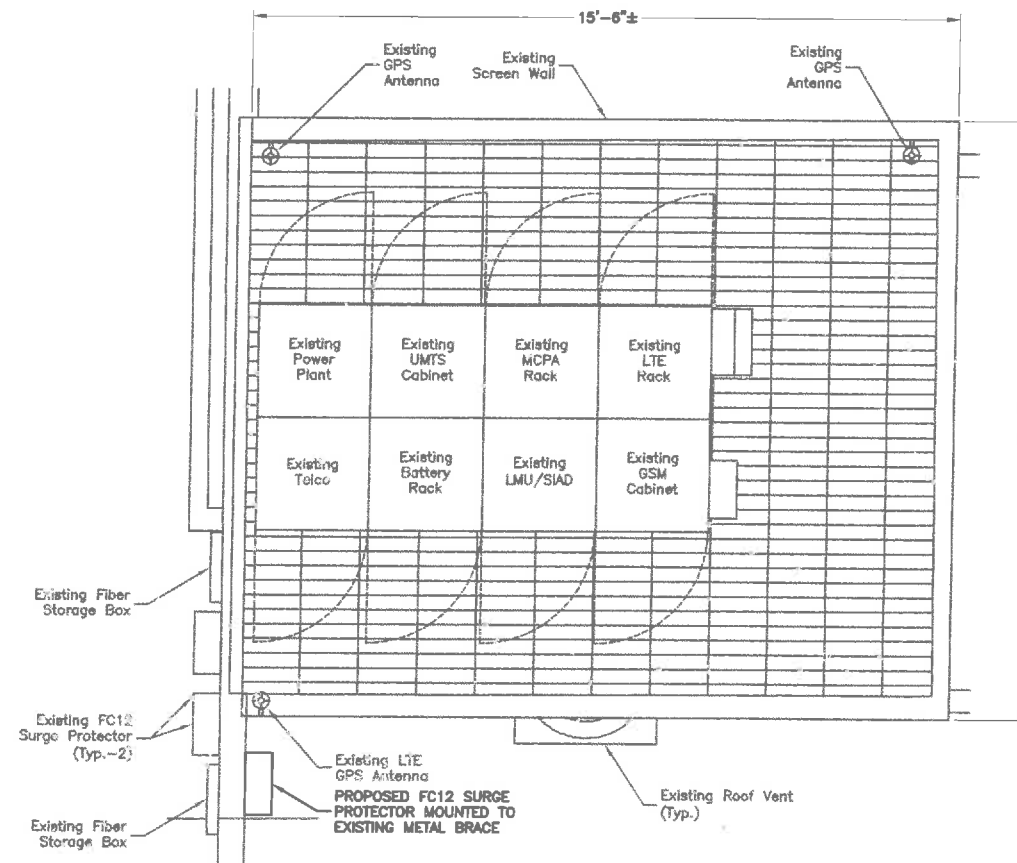


**COMPOUND LAYOUT** ①



**NOTES:**

1. PRIOR TO THE START OF ANY WORK, A STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS PERFORMED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT MUST BE COMPLETED TO DETERMINE THE ADEQUACY OF EXISTING MOUNTS AND TOWER FOR ADDITION OF NEW EQUIPMENT. CONTRACTOR SHALL OBTAIN A COPY PRIOR TO START OF ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER OF RECORD FOR ANY DISCREPANCIES.
3. ANTENNAS & EQUIPMENT BY OTHER CARRIERS NOT SHOWN FOR CLARITY.



**EQUIPMENT LAYOUT** ②



**JACOBS**

Jacobs Engineering Group, Inc.

4801 COX ROAD, SUITE 302 TEL: (410) 837-5840  
GLEN ALLEN, VA 23060 FAX: (410) 837-3277



**CV325**  
**FA# 10068617**  
**HAMPTON INN**

**Dewberry**

DEWBERRY ENGINEERS INC.

4805 LAKE BROOK DRIVE  
SUITE 200  
GLEN ALLEN, VA 23060  
PHONE: 804.290.7957  
FAX: 804.290.7928

**ZONING DRAWINGS**

REV	DATE	ISSUED FOR
A	01/15/18	REVIEW
B	02/07/18	REVISION

**DRAWN BY:** XH

**REVIEWED BY:** HGS

**CHECKED BY:** DRM

**JOB NUMBER:** 50099308

**SITE ADDRESS**

900 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22903

**SHEET TITLE**

**ROOF &  
EQUIPMENT  
LAYOUT**

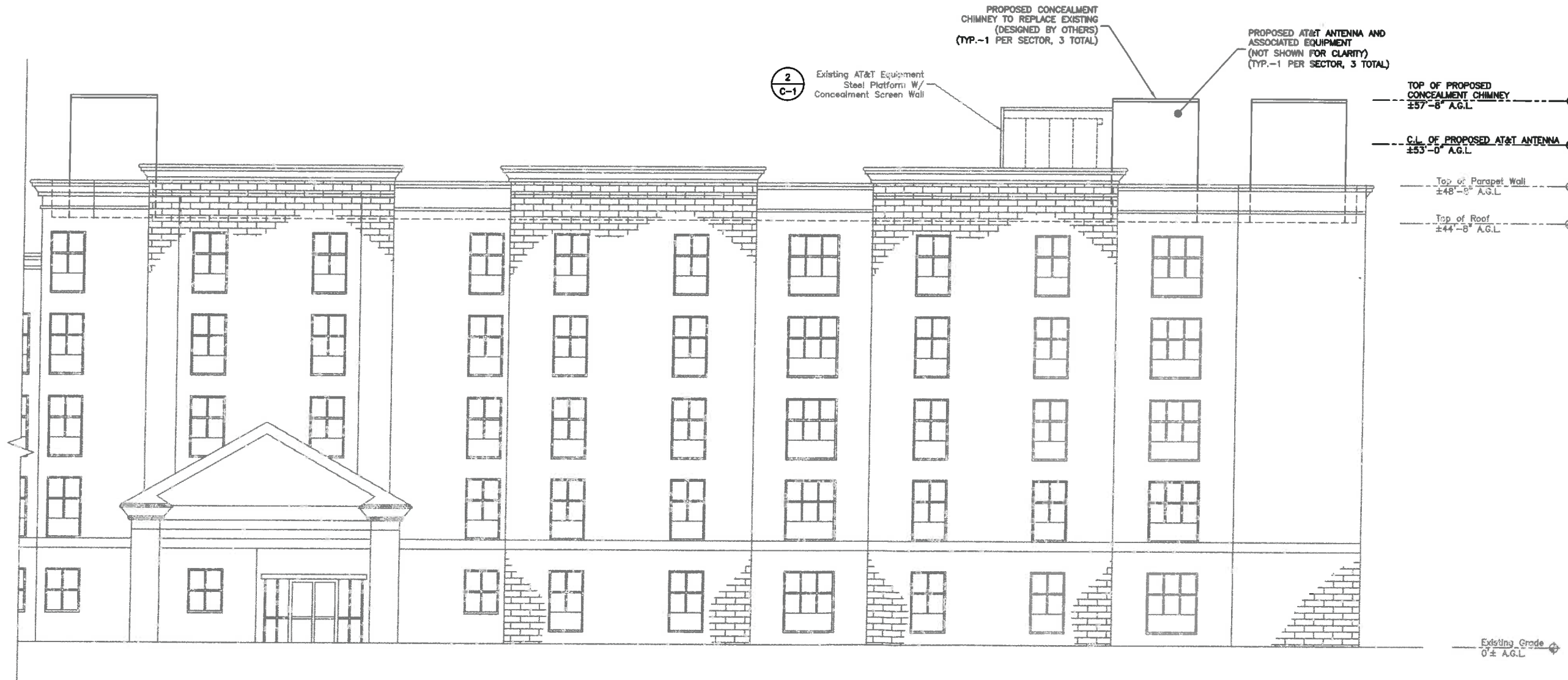
**SHEET NUMBER**

C-1



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**ELEVATION VIEW**  
SCALE: N.T.S.

1

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Jacobs Engineering Group, Inc.

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GLEN ALLEN, VA 23060 FAX: (410) 837-3277



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GLEN ALLEN, VA 23060  
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FAX: 804.290.7928

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B	02/07/18	REVISION

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**REVIEWED BY:** HGS  
**CHECKED BY:** DRM  
**JOB NUMBER:** 50099308

**SITE ADDRESS**  
900 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22903

**SHEET TITLE**  
ELEVATION VIEW

**SHEET NUMBER**  
C-2