

Mess, Camie

From: Mess, Camie
Sent: Friday, March 22, 2019 4:20 PM
To: Richard Wagner
Cc: Werner, Jeffrey B
Subject: February BAR Actions - 852-854 West Main Street

March 22, 2019

Certificate of Appropriateness

BAR 19-02-02
852-854 West Main Street
Tax Parcel 300003000
Madison Loft LLC, Owner/ T-Mobile Northeast LLC, Applicant
Cell Antenna Installation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 13, 2019. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed cell antenna installation satisfies 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 for this particular case given

- **Should the concealment start to fail it must be replaced**
- **Future antenna installation needs to be reviewed and the concealment plan updated**
- **The concealment works for this particular case, but may not work in future instances, therefore any additional antenna installations need to come back to the BAR for approval**

Sarafin seconded. Approved (6-0.)

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1352

This certificate of appropriateness shall expire in 18 months (September 13, 2020), 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 20, 2019 snowed out; makeup date March 13, 2019**



Certificate of Appropriateness

BAR 19-02-02

852-854 West Main Street

Tax Parcel 300003000

Madison Loft LLC, Owner/ T-Mobile Northeast LLC, Applicant

Cell Antenna Installation



Background

852-854 and 858-860 West Main Street is a non-contributing mixed use building in the West Main Street ADC District. The development was formerly known as the Plaza and is now called the Flats at West Village.

Prior BAR Actions (See appendix)

Application

Applicant submittal:

- T-Mobile Northeast LLC submittal dated January 29, 2019: T-Mobile antenna wrapping at 854 West Main Street, 3M product cutsheets, additional precedents, cover sheet (sheet A01), general notes (sheets GN01-GN02), plan (sheet C02), and section (sheet CO2A).

Request to install three T-Mobile antennas on the rooftop of 852 West Main Street. Proposed antennas will extend above roof parapet approximately 7 feet, but will be wrapped with 3M Conceal Film. (Similar antennas and wrapping are installed on the rooftop of 854 West Main Street.)

Discussion and Recommendations

Staff finds the proposed installation appropriate and recommends approval.

Suggested Motions

Approval:

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed cell antenna installation satisfies 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...).

...as submitted and with the following modifications/conditions:...

Denial:

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for New Construction and Additions, I move to find that the proposed cell antenna installation does not satisfy or

the BAR's criteria and guidelines and is not compatible with this property and other properties in the West Main Street ADC District, and for the following reasons the BAR denies the application as submitted:...

Criteria, Standards, 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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Guidelines for New Construction and Additions

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

3. Rooftop Screening

- a) *If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.*
- b) *The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c) *The screening should not appear as an afterthought or addition the building.*

Appendix Prior BAR Actions:

October 16, 2012 – BAR found (4-2 with Graves and Adams opposed) that the special use permit request would have an adverse impact on the West Main Street ADC district unless the applicant makes substantial revisions to the massing and architectural detailing of the project. The BAR supports increased density and increased building height in concept but is not willing to recommend increased density as the project currently stands.

(November 13, 2012 – Planning Commission recommended approval of the SUP with conditions.)

November 20, 2012 – BAR recommended to City Council (7-1 with Adams against) that the proposed special use permit to allow increased density (from 43 units per acre to 98 units per acre) and additional building height (from 70 to 101 feet) for the redevelopment of 852-860 W Main Street into a mixed use development will not have an adverse impact on the West Main Street Architectural Design Control (ADC) District and the BAR recommended approval of the special use permit, subject to the usual BAR review.

In the discussion they were fairly unanimous that the building design was improved, but not there yet. They thought the design needed to be simplified, and beautifully detailed.

(December 3, 2012 – City Council approved Special Use Permit with conditions.)

December 18, 2012 – BAR approved (6-1 with Adams opposed) the general mass, scale, footprint, and general architectural design of the building, with the requirements that:

- additional architectural details be submitted [to the BAR] for the main façade conditions found on both West Main Street, and the south and west facades;
- special attention given to possibility of using brick rather than stucco in spandrel panels;
- alternate material be considered for some or all of stucco on south side of site;
- special attention be given to parapet and cornice condition at 5th floor on West Main Street facade;
- color of aluminum storefronts be reconsidered as suggested;
- a substantial landscape planting including large native deciduous trees be installed within area between RR r/w and property;
- consideration of other material for the penthouse facades; these studies to include consideration for appropriate sizes and proportion of windows.

February 19, 2013 – BAR approved (7-1 with Adams against) with the following modifications:

1. Revision to the balcony in the center bay on West Main Street so that the top floor is a solid parapet;
2. No stone sills or coping in the brick portions of the building;
3. Generally monochromatic paint scheme where it relates to the cornice coping and parapets in the hardiplank portions of the building;
4. Brick in recesses and stories in the base of the building;
5. On side and rear elevations, [use a] paint scheme where the recesses are painted in a slightly darker color than the body of the building, including the face of the balcony edge;
6. No white paint;
7. Preference for larger hardipanel cladding;
8. With the understanding that, because the City notions of the streetscape design are evolving, the design for the streetscape itself and the way the building meets the street will come back for review, including the lighting associated with streetscape improvements.

September 17, 2013 – BAR approved (8-0) construction fence wrap as submitted. The BAR recommends that for future fence wraps, including this item, the wrap should have a 1-year timeline, after which time the wrap would be removed or the applicant would have to reapply for approval. The preferred style of wrap is banners featuring large photographs and renderings. The applicant may use text banners (including the name of building, contact information, and other information) only on banners on the corner or ends of the fence wrap.

March 18, 2014 – BAR accepted (5-0) the World of Beer applicant's deferral request. Some issues are: curved retaining wall and wide stair; no pergola next to building; 5 Japanese Maple trees as shown on landscape plan, or 3 larger ones; need distressed wood sample; perhaps move blade sign to stair entrance; reduce sizes of wall and blade signs; accommodate street tree.

April 15, 2014 – BAR approved (7-0) World of Beer application with modifications: a fence as presented for World of Beer will be installed at the adjacent owner's parcel by the transformers and landscaping will be introduced between the transformers and City sidewalk to soften that; and the applicant will resubmit signage as part of a Comprehensive Signage Plan for the entire development.

May 20, 2014 - BAR recommended (7-1 with Schwarz opposed) to City Council that the Comprehensive Signage Plan should be approved as submitted.

August 19, 2014 - BAR approved (7-0) the application as submitted, with a request to pay additional attention to detail on the punch list as the building is completed.



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

RECEIVED

JAN 29 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

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.

Owner Name <u>Madison Lott LLC</u>	Applicant Name <u>T-Mobile Northeast LLC</u>
Project Name/Description _____	Parcel Number <u>300003000</u>
Project Property Address <u>852-854 W Main Street</u>	

Applicant Information Richard Wagner
 Address: 200 Westgate Parkway, Suite 200
Herndon VA 22063
 Email: Richard.Wagner@T-Mobile.com
 Phone: (W) 703-981-9595 (C) 703-981-9595

Signature of Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct.
[Signature] 8-30-2018
 Signature _____ Date _____

Property Owner Information (if not applicant)
 Address: 129 W. Patterson Street
Virginia Beach VA 23461
 Email: Pat.Postal@usf.com
 Phone: (W) 753-282-5600 (C) 753-282-5600

Richard J Wagner 8-30-2018
 Print Name _____ Date _____

Property Owner Permission (if not applicant)
 I have read this application and hereby give my consent to its submission.
Pat Postal 8-30-2018
 Signature _____ Date _____
Pat Postal 8-30-2018
 Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): Installation of T-Mobile Antennas, BTS equipment and related gear secured via rooftop. All equipment to be secured from view of public.

List All Attachments (see reverse side for submittal requirements): (3) antenna studs and (1) equipment Platform

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>J. Barmore</u>	Date: _____
Fee paid: <u>\$125.00</u> Cash/Ck. # <u>VISA</u>	Conditions of approval: _____
Date Received: <u>1/29/2019</u>	_____
Revised 2016 <u>P19-0009</u>	

T-Mobile VA72395C Antenna wrap at 854 W Main Street

All photos taking from W Main looking East toward the building













3M Science.
Applied to Life.™

The less you see,
the better it looks.

New 3M™ Conceal Film makes it easier for you to say “yes” to carrier requests to place wireless infrastructure on your property and in your community. Can you spot the 3M Conceal Film?

Hint: Look directly beneath the headline.



New 3M™ Conceal Film utilizes six unique 3M technologies including Light Management and Micro Replication to create a camouflage effect that reduces the visual impact of cellular antennas. So ugly wireless infrastructure is transformed, minimizing the aesthetic impact to buildings and communities.

Why is this important? Because new antenna installations enable provision of cellular service that meets or exceeds residents' needs, increasing the value of your property and the desirability of your community.

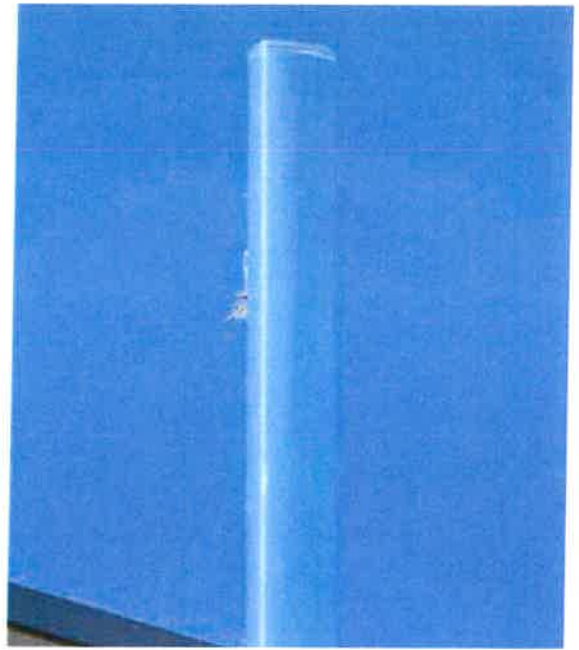
And because 3M Conceal Film is applied directly to wireless infrastructure, there is no need to alter existing structures like rooftop facades or construct elaborate new ones, like faux trees or poles, which make noise and create mess.

And unlike paint, 3M Conceal Film stands up to extreme weather conditions. For up to 10 years.

3M Conceal Film is available globally.



No more custom color matching. Whether the skies are clear, grey or partly cloudy, 3M™ Conceal Film adapts to changing weather conditions. Wireless infrastructure simply fades into the background.



3M™ Conceal Film helps reduce the intensity of reflected sun glare by scattering light and yet it still provides good color matching for a concealment effect.



3M™ Conceal Film has long-term outdoor durability. It was designed to withstand extreme temperatures, UV exposure, wind, rain and ice.



3M™ Conceal Film is commercially available and currently installed at multiple sites in 9 countries worldwide.

Before 3M™ Conceal Film



After 3M™ Conceal Film



3M™ Conceal Film works by reflecting an antenna's surroundings into the viewer's line of sight. So instead of seeing an antenna, the viewer sees an image of its surroundings.

3M is a trademark of 3M Company.

Important Notice

All statements, technical information, and recommendations related to 3M's products are based on information believed to be reliable, but the accuracy or completeness is not guaranteed. Before using this product, you must evaluate it and determine if it is suitable for your intended application. You assume all risks and liability associated with such use. Any statements related to the product which are not contained in 3M's current publications, or any contrary statements contained on your purchase order shall have no force or effect unless expressly agreed upon, in writing, by an authorized officer of 3M.

Warranty; Limited Remedy; Limited Liability.

This product will be free from defects in material and manufacture for a period of 12 months from the time of purchase. **3M MAKES NO OTHER WARRANTIES INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** If this product is defective within the warranty period stated above, your exclusive remedy shall be, at 3M's option, to replace or repair the 3M product or refund the purchase price of the 3M product. Except where prohibited by law, 3M will not be liable for any loss or damage arising from this 3M product, whether direct, indirect, special, incidental or consequential regardless of the legal theory asserted.

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[3M Conceal Film Webpage Link](#)

[3M Conceal Film YouTube Link](#)



Communication Markets Division

6801 River Place Blvd.
Austin, TX 78726-9000 USA

Phone 1-800-426-8688

Fax 1-800-626-0329

Web 3M.com/Telecom

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Infrastructure concealment



Before



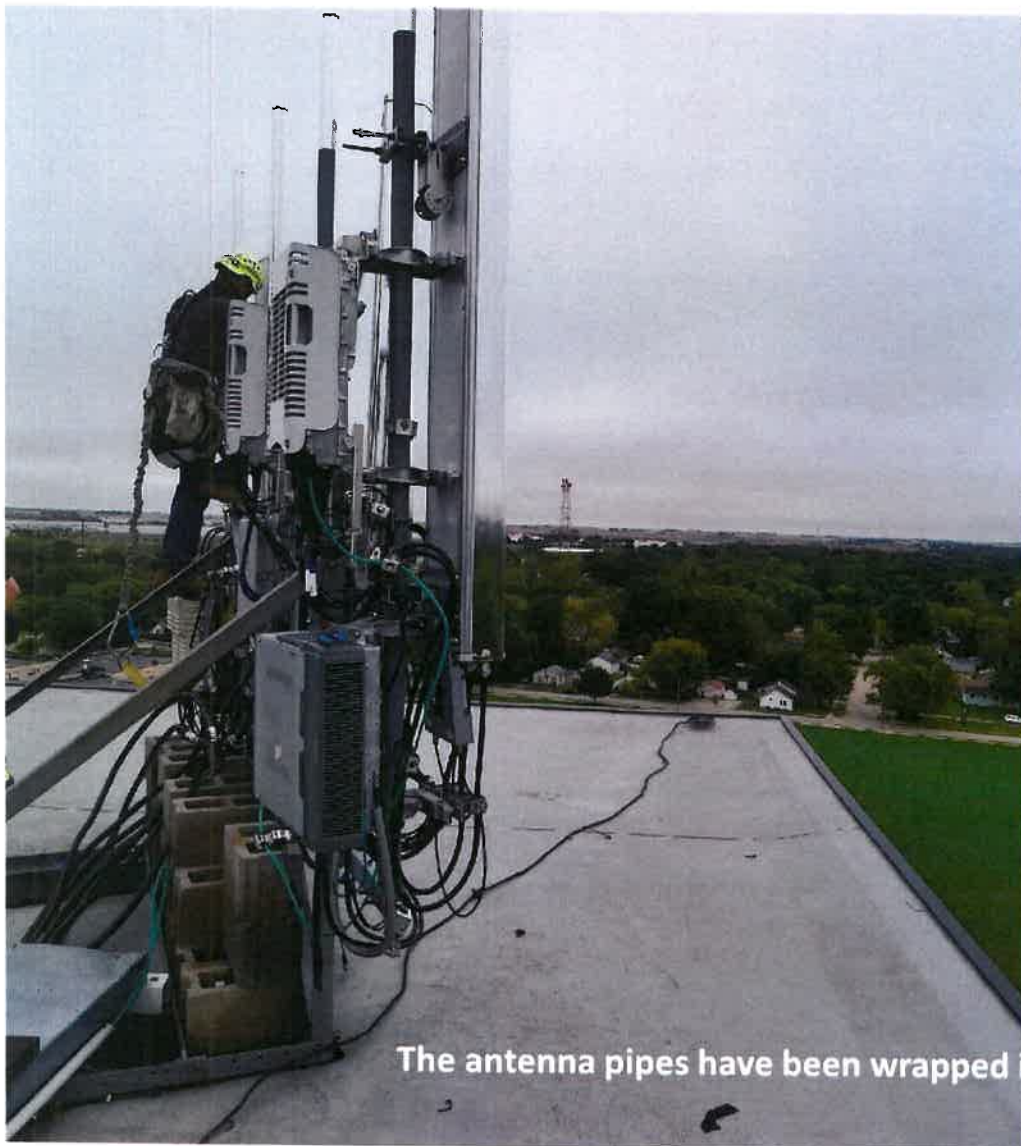
After

Pipes not concealed

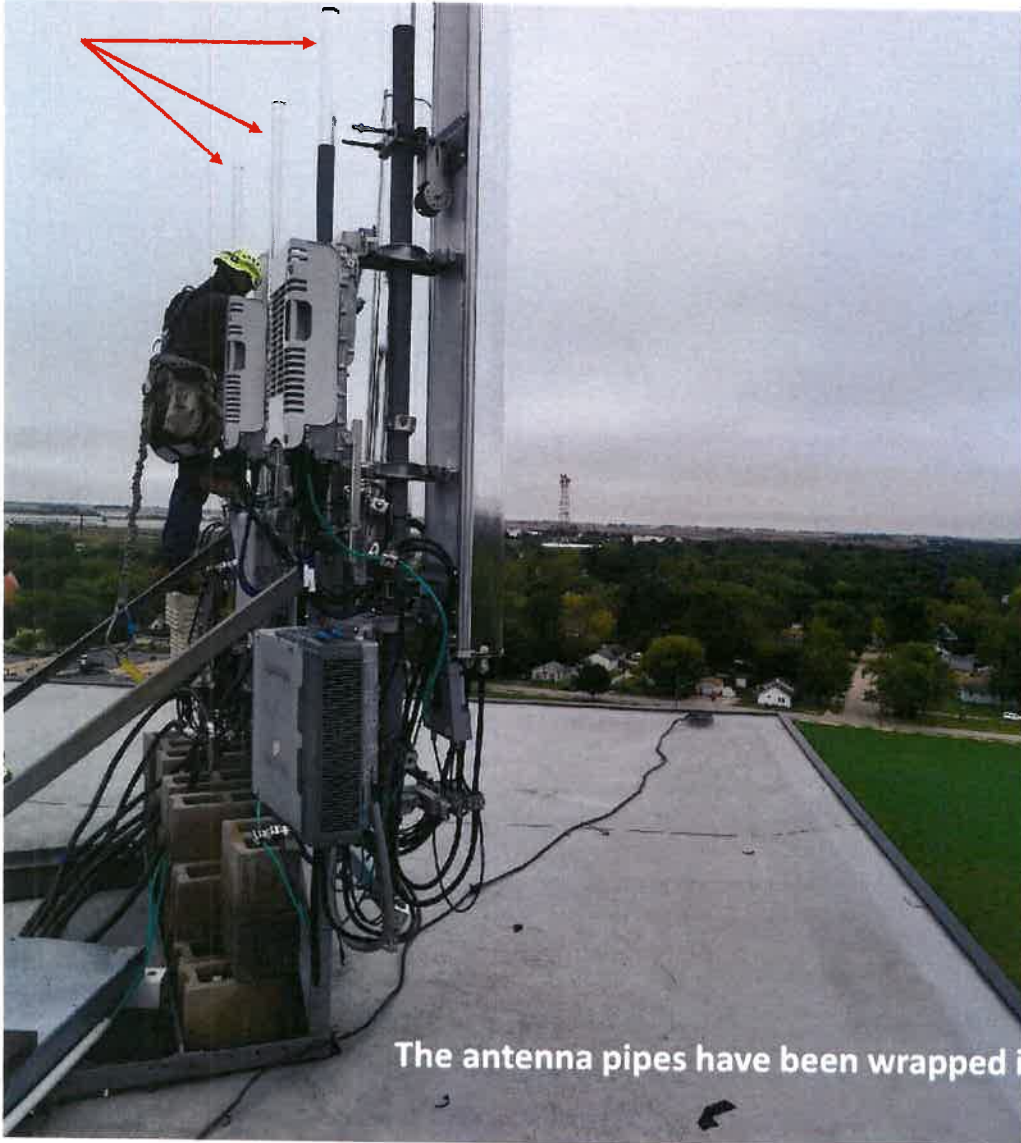


Pipes concealed

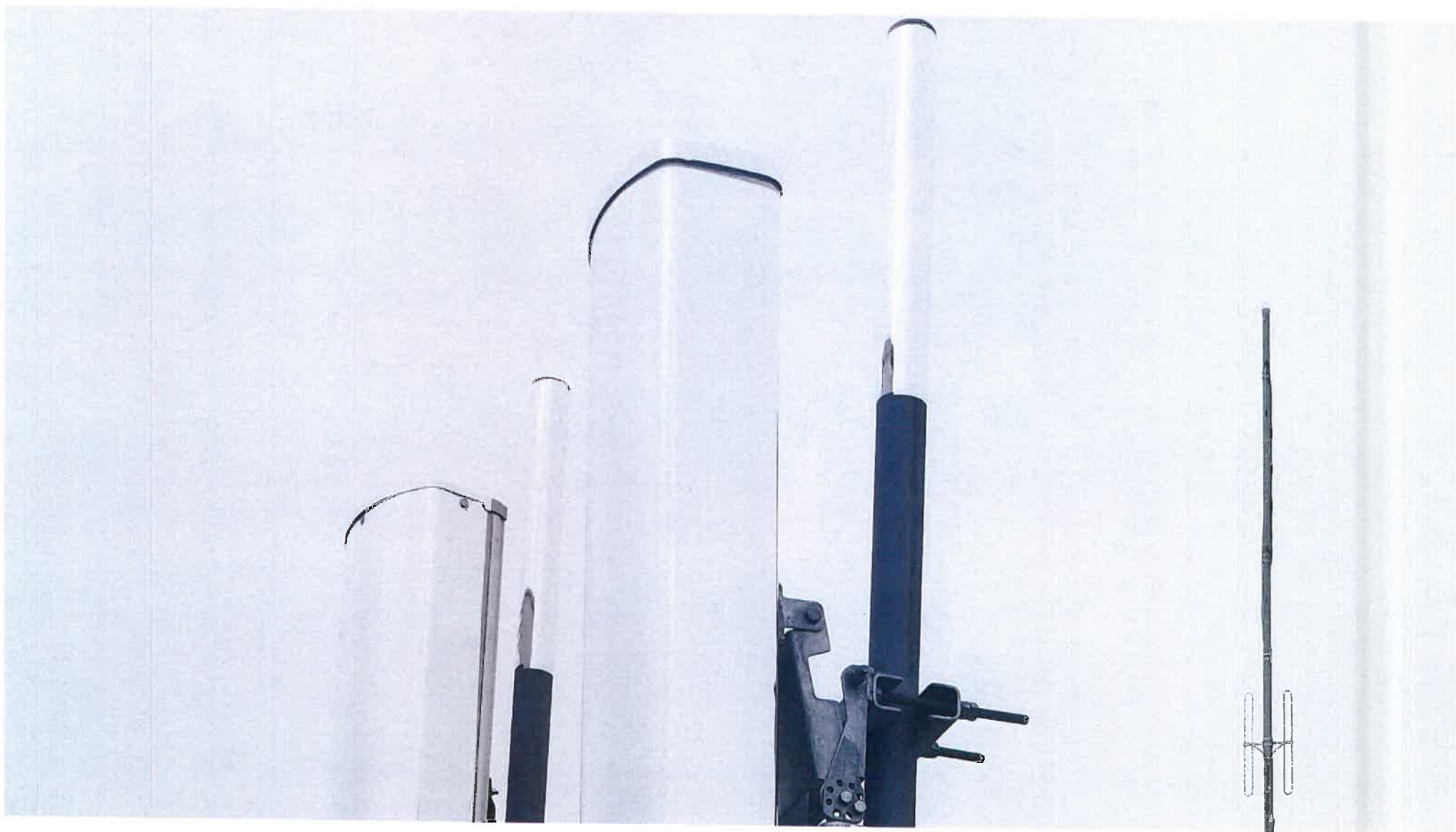




The antenna pipes have been wrapped in film to provide a more obscure effect



The antenna pipes have been wrapped in film to provide a more obscure effect





3M concealment film adheres directly onto any wireless infrastructure.

Film comes with a 10 warranty to match the life span of the antenna.

Glare resistant surface.

Reflects full spectrum of color.

Flame retardancy.

Water, dust, wind driven rain, freeze/thaw, corrosion, chemical, extreme high/low temperature & mold resistant.

Zero maintenance.

Also the leading product for concealing 5G technology. Has been tested up to 26 GHz with zero interference.

For more information on 3M's concealment film please Visit their website at:

www.3m.com/3M/en_US/company-us/

Short video: www.youtube.com/watch?v=b3okOFBjNuE

Obscure Tech

3M Concealment Reflective Concealment Film

3M concealment film started development in 2014 and was released to the public late 2016. The film is designed to assist wireless carriers to conceal their infrastructure, specifically the antenna on rooftop installations and other applications such as small cell structures. While the film has been accepted by all national carriers in the United States, the acceptance is even larger outside of the country. Due to its non-conductive 100% polymeric features, it doesn't interfere with radio frequency signal nor PIM (Passive Inter-Modulation) like paint and other stealth structures.

Installation

The first step in installation is to start with a clean surface, which ensures a long-lasting adhesion. Once the surface is prepped, the film is cut to size and applied, using specific tools, directly on to the infrastructure (antennas, radio remote units (RRU's), electronic enclosures and infrastructure pipes). Once the equipment is at its destination, there's a protective layer of film that's removed to reveal the reflective surface.

Maintenance

Unlike paint and other designed stealth structures, concealment film requires little to no maintenance.

Guarantee

Per the manufacture, the film is designed to last the life span of a cellular antenna, which is 10 years. With its abrasion-resistant coating, it reduces mechanical erosion and breakdown. In order to ensure the maximum lifespan, 3M recommends using only certified technicians, specifically trained on this film, to perform the installation.

Jurisdiction & SHPO approvals

Currently Obscure Tech has active projects in Colorado, New Jersey, New York, Connecticut, Texas, Ohio, Maryland, Tennessee and in Canada. While working with wireless carriers, we've received site approvals in Pennsylvania, New Jersey and Maryland SHPO offices. New sites are currently in review for Connecticut and the District of Columbia.

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