

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 4-01A (HP1300040)



A request by Verizon Wireless, representing DSF Columbia Center LLC, the owner of 1028 South Walter Reed Drive, for the installation of telecommunication equipment and associated screening.

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Darren Hannabass,**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case #4-01A Agenda Item # 1

Application Complete

Application Incomplete

Applicant(s): DSF Columbia Center
For Applicant(s): Verizon Wireless

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Place dimensions and annotate drawings, particularly antenna sector details (C-5 and C-6).
2. For purposes of the board, label sector layouts A, B, C, etc. Key layout locations across drawings.
3. DRC assumes accurate representation in photographs showing scale and location of proposed work
- 4.

Findings:

- Return to next DRC meeting
 Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

- Place on consent agenda (with approval of HALRB Chairman)
 Place on discussion agenda:
 Recommend approval of CoA, with DRC design recommendations and/or additional information provided
 Recommend deferral of ruling on CoA (explanation):
 Recommend denial of CoA (explanation):
 No recommendation.



STAFF REPORT

TO: HALRB

FROM: Rebecca Ballo, Historic Preservation Planner

DATE: January 9, 2013

SUBJECT: 1028 South Walter Reed Drive, Case 4-01A, 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 continue 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 CoA revision for the project. The applicants, Verizon Wireless, brought a proposal for the installation of rooftop telecommunications equipment to the HALRB in July 2013 for a preliminary review. At that time, Verizon was 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 to be flush mounted to an existing penthouse wall.
- A new cable tray step-over.
- An approximately 12'- long x 8'-wide x 15' -high penthouse on the southern elevation of the building at 11th Street South.

The HALRB identified the proposed penthouse construction as the largest compatibility issue with the proposed CoA application. A number of suggestions were made to help make the design more compatible and less obtrusive, and the HALRB urged the applicant to look at other solutions that would avoid the construction of the corner penthouse and screening altogether. Staff concurred with the HALRB's suggestions.

Since that July meeting, the applicants have considered and reviewed a number of different design options. The current proposal is responsive to the HALRB and staff's earlier concerns, has the support of the property owner, and still will allow Verizon to achieve an acceptable level of service coverage. The applicant is proposing the following alterations to the building:

- Four new installations at 4 antennae sectors, with 4 antennae per sector (16 antennae total).
- Each sector will include 4 antennae, equipment cabinet(s) and a generator.
- All sectors, equipment pads, cable trays, generators and the cable tray step-over will be installed in the locations shown on Sheet C-2 of the submitted plans.
- All screening will match the color and pattern of adjacent materials on the existing building.

The proposed equipment will no longer require the massive penthouse screening at the northeast corner of the building. This was the primary concern of staff and the HALRB and it has been addressed. The new equipment will be minimally visible from all vantage points, and will not detract from the design of the building, or the views from the public streets.

The DRC heard this case at its January 8th meeting. Confirming with the applicant that the photographic simulations provided were accurate, the DRC also requested additional annotations to the submitted drawings. The DRC recommended approval of the revised proposal and asked that this case be placed on the consent agenda for the January 22, 2014, HALRB meeting. Staff finds that the proposal is compatible with the architecture of the preserved Arlington Hardware façade and meets the intent of the *Secretary of the Interior's Standards*. Staff likewise recommends approval and commends the applicants and property owner for researching and ultimately finding a creative and acceptable design solution.