



MEMORANDUM

TO: Historic Resources Advisory Board

FROM: Candice E. Perkins, AICP, Senior Planner *CEP*

RE: August 2011 HRAB Meeting Agenda

DATE: August 8, 2011

The Frederick County Historic Resources Advisory Board (HRAB) will be meeting on **Tuesday, August 16, 2011, at 6:30 p.m., in the Board of Supervisors Executive Session Room*** in the Frederick County Administration Building, 107 North Kent Street, Winchester, Virginia. The HRAB will discuss the following items:

AGENDA

- 1. Minutes from the May 17, 2011 HRAB meeting.**
- 2. Third review of the AT&T Commercial Telecommunications Facility Conditional Use Permit (proposed tower located at 2418 Indian Hollow Road).**
- 3. HRAB Meeting Procedures.**

****Please note that the agenda attachments are the same as what was sent out with your June 2011 agenda and have not been provided with this agenda. You may view the attachments at: http://www.co.frederick.va.us/planning/HRAB/pdfs/HRAB_06-27-11_Meeting_Agenda.pdf or please contact staff if you would like a hard copy of the attachments. Please contact this office if you will not be able to attend the meeting. Thank you.**

***PLEASE NOTE MEETING LOCATION**

Access to this building is limited during the evening hours. Therefore, it will be necessary to enter the building through the rear door of the Board Room. I would encourage Committee members to park in the County parking lot located behind the new addition (accessible off of Cameron Street).

CEP/bhd

DRAFT
Frederick County Historic Resources Advisory Board (HRAB)
May 17, 2011
Board of Supervisors Executive Session Room of the County
Administrative building
107 North Kent Street Winchester, VA

Members Present: Rhoda Kriz (Chairman), Elizabeth Fravel, Stacey Yost, Mary Turner, Lauren Murphy, Robert Hess, Clint Jones, Gary Oates

Members Absent: Claus Bader, Maral Kalbian

Staff Present: Candice E. Perkins

Applicants Present: Tracy L. Anderson, Donohue & Stearns, PLC

Agenda Items: Update of the of the AT&T Telecommunications Facility CUP (Indian Hollow Road) Application,

Call to order at 6:30 PM.

Item One: The first item was the minutes from the April 2011 HRAB Meeting. There was a recommendation for approval of the minutes and a second, the HRAB then voted to approve the April 2011 minutes.

Item Two: Planner Perkins introduced the first agenda item which was an update to the AT&T telecommunication facility CUP application for 2418 Indian Hollow Road which was originally discussed and voted on at the April 2011 meeting. The applicant then provided an overview of the application and what had happened since the last HRAB meeting. The applicant stated that the height of the tower is remaining the same as previously discussed due to the potential for future co-locators. The applicant then passed out simulated photographs of the proposed tower as viewed from roadways near the three historic properties. HRAB members expressed concern over the visual impact that the tower would create. The applicant then stated that the property owner actually owns three of the historic properties that were discussed by the HRAB at the April meeting (Old Hoover Place, the Larrick-Hatcher House and Selma) and that the property owner does not intend to have additional historic survey work done on the structures. The applicant then read portions of a letter written by the property owner regarding the historic properties. The owner stated that the Old Hoover Place and the Ramey House have no historical attributes and that Selma and the Larrick-Hatcher House have undergone major renovations and therefore are not eligible for the historic register. The HRAB disagreed with the information provided by the property owner.

One HRAB member stated that the land owner is not concerned about the tower and that the existing electric poles have a similar impact that the tower would. Another member stated that the comments from the last meeting are still accurate and that while there were many types of intrusions to the historic landscape the preference was not to have the tower. The HRAB then asked the applicant if the tower could be located closer to the existing tree line of the property, the applicant responded that the tower was currently sitting at the minimum distance allowed

from Indian Hollow Road and that the tower was cited in that location to reduce visibility of the tower.

Planner Perkins then stated that since the application has not substantially changed from the April 2011 vote and the majority of the members still felt that the April 2011 vote was accurate, another formal vote was not necessary and that the applicant would be forwarded a comment letter based on the April meeting. A HRAB member again stated that the comments and vote from the April meeting still stand.

Item Three: Planner Perkins introduced the second item which was a proposed rezoning for the Kesari Third Generation, LLC property. This applications seeks to rezone five acres of land from the RA (Rural Areas) District to the B2 (Business General) District. The property is located on the west side of Route 11 near its intersection with Hopewell Road. The proposed use of the property is commercial uses, including enhancement of the Olde Stone Truck Stop.

The Study of Civil War Sites in the Shenandoah Valley, published by the National Park Service, does not identify the subject property or the surrounding area as being part of a battlefield. The Rural Landmarks Survey Report for Frederick County Virginia identifies three historic structures located within the vicinity of the proposed rezoning, one of which is located on site. All of these properties are listed as potentially significant. The sites that are listed in the survey are:

- Dick, L.O. House (#34-936) – Located on site
- Clearbrook Feed & Supply (#34-935)
- Clearbrook Presbyterian Church (#34-708)

After reviewing this information and the applicant’s materials and proposals, the Historic Resource Advisory Board had discussion on the following:

- Minimizing the impacts to Route 11 to help preserve the historic integrity.
- Additional screening along the Route 11 frontage to help screen the historic property.
- The L.O. Dick House should be preserved for adaptive reuse. A preservation proffer should be included in the proffer statement to ensure that the dwelling and associated outbuildings will not be demolished (including demolition by neglect).
- Additional/updated historic documentation on the structure.

After the HRAB concluded their discussions, they recommended approval of the rezoning application with the following conditions:

- Inclusion of a preservation proffer with adaptive reuse of the structure.
- Screening of the pumps on the Olde Stone Truck Stop from the L.O. Dick House.
- A new architectural/historic survey should be completed on the structure.

Meeting was adjourned at 7:30p.m.

Item # 2

AT&T Commercial Telecommunications Facility Conditional Use Permit

On April 19, 2011 and May 17, 2011, the HRAB reviewed the AT&T Commercial Telecommunications Facility Conditional Use Permit (proposed tower located at 2418 Indian Hollow Road) application. This application seeks to construct a 199-foot monopole telecommunications tower with accessory equipment building. The property is located at 2418 Indian Hollow Road. Please see the April 2011 minutes for a record of the meeting.

The Study of Civil War Sites in the Shenandoah Valley published by the National Park Service does not identify the proposed tower site or the surrounding areas as being part of a battlefield. The Rural Landmarks Survey Report for Frederick County Virginia identifies four structures within the immediate area of the subject site; one structure is located on-site. Two of the structures are identified as potentially significant. The sites that are listed in the survey are:

- Old Hoover Place (#34-491) – Located on site
- Larrick-Hatcher House – (#34-492) – Potentially significant
- Ramey House, Indian Hollow (#34-490)
- Selma (#34-122) – Potentially significant

At the May 2011 meeting, the applicant presented simulated photographs of the proposed tower that show the visual impact the tower could have on adjacent historic property, as well as a letter from the property owner. The HRAB originally took a vote on this application at their April Meeting (see attached April minutes) but did not take a new vote at the May meeting. The purpose of this third review of this application is to take a new vote based on all the information the applicant has provided to date. No new information has been received since the May HRAB meeting.

Staff will be seeking comments from the HRAB on the historical elements possibly impacted by proposed development. The comments will be included in the CUP application package for the AT&T Tower proposal when it is submitted.

All agenda attachments can be viewed at:

http://www.co.frederick.va.us/planning/HRAB/pdfs/HRAB_06-27-11_Meeting_Agenda.pdf

Frederick County Historic Resources Advisory Board (HRAB)
April 19, 2011
Board of Supervisors Executive Session Room of the County
Administrative building
107 North Kent Street Winchester, VA

Minutes Adopted May 17, 2011

Members Present: Rhoda Kriz (Chairman), Elizabeth Fravel, Stacey Yost, Mary Turner, Lauren Murphy, Robert Hess, Gary Oates

Members Absent: Claus Bader, Clint Jones, Maral Kalbian

Staff Present: Candice E. Perkins

Applicants Present: Tracy L. Anderson, Donohue & Stearns, PLC, AT&T Representatives

Agenda Items: Review of the AT&T Telecommunications Facility CUP (Indian Hollow Road)

Call to order at 6:30 PM.

Item One: Planner Perkins introduced the first agenda item which was an AT&T telecommunication facility CUP for 2418 Indian Hollow Road. After staff provided an overview of the submittal the applicant was provided the opportunity to speak about the request.

The HRAB expressed numerous concerns over the proposed tower. The concerns and comments were as follows:

- The descriptions of the proposed historic properties contained in the Visual Impact Assessment Report prepared by ACER Associates, LLC were incorrect.
- The HRAB had concerns that the historic properties located on the proposed property and the adjacent properties could be eligible for the state/national register of historic places and that the construction of this tower would impact their eligibility potential. Also, the surveys on record for the three properties are old and therefore the properties could now be considered eligible.
- The viewshed of this area is intact and only small utility/power poles are present. The construction of this tower will significantly impact the cultural and historical viewshed of this area.
- The applicant should consider a shorter pole for the tower with flush mount antenna that could help lessen the impact. The tower should also be moved into the existing tree coverage to provide as much screening as possible.
- This area has potential to be a historic district and the County needs to protect the historic integrity of these areas.
- The Comprehensive Plan states that the views of the rural landscape should be protected. The HRAB stated that this applicant does not conform to the Comprehensive Plan.

- The HRAB stated that “in vehicle coverage” was not an adequate reason to construct a new tower in this vicinity because this area has not been identified as a future growth area for the County.
- The three historic sites are all relatively intact homesteads and farm complexes, these areas should be properly surveyed and preserved.
- Stealth towers should be investigated for this site.
- Evergreen plantings should be provided around the tower enclosure.
- Simulated photographs should be prepared to better understand the impact the proposed tower will have on the historic properties and the viewshed.
- The applicant should further investigate the historic property on site (Old Hoover Place) to determine its significance.

After discussions on the application concluded, the HRAB recommended that the AT&T telecommunication facility CUP for 2418 Indian Hollow Road be denied. The HRAB stated that the impacts created by this tower would significantly impact the historic properties located in the vicinity of the tower as well as disrupt the cultural landscape.

Meeting was adjourned at 7:30p.m.

Item # 3
HRAB Meeting Procedures

Staff would like to take some time at the August HRAB meeting to go over the meeting procedures and guiding principles behind the Historic Resources Advisory Board. Attached for review prior to the meeting are:

- HRAB Bylaws
- Principles Guiding the Frederick County Historic Resources Advisory Board
- Guide to Conduct of Meetings
- Formulating Good Recommendations

The purpose of this overview is to ensure that staff is providing adequate information prior to the meeting, and that the HRAB meetings are conducted in accordance with adopted procedure.

All agenda attachments can be viewed at:

http://www.co.frederick.va.us/planning/HRAB/pdfs/HRAB_06-27-11_Meeting_Agenda.pdf