

**FAUQUIER COUNTY  
ARCHITECTURAL REVIEW BOARD**

**Meeting Minutes**

August 20, 2014  
4:00 p.m.

2nd Floor Conference Room, Warren Green Building, 10 Hotel Street, Warrenton

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**Attendance:**

Bob Lee (Planning Commission Representative)  
Mary Root, Chair (Citizen-at-Large)  
Hilary Gerhardt (Cedar Run District Representative)  
Chris Phillips (Lee District Representative)  
Jack LaMonica (Marshall District Representative)

**Staff:**

Wendy Wheatcraft, Preservation Planner  
Maureen Williamson, Staff

**Guests:**

Frank Stearns, counsel for Verizon Wireless  
Tara Cubie, architectural historian for Verizon Wireless  
Kevin Breeden, member of the public

**Not in attendance:**

Brandie Schaeffer (Center District Representative)  
Julie Broaddus (Scott District Representative)

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1. Ms. Root called the meeting to order at 4:08 p.m.
2. The July 9, 2014 meeting minutes were reviewed. Ms. Root made a motion to approve the minutes. Ms. Gerhardt seconded the motion. The motion carried 5 – 0.
3. New Business  
Ms. Root read a statement to inform members of the public that the ARB meeting is not a public hearing. However, if audience members wish to speak or give comments regarding the first item of business, there will be an opportunity to do so in the future, or they can contact Wendy Wheatcraft who will be the case planner.
  - Review of Casanova Tower Application  
Ms. Root asked Ms. Wheatcraft to introduce the first item of business, a request to install a 158' telecommunications tower with equipment compound at 5272 Casanova Road, Casanova, PIN 7902-43-0856. The applicant is Verizon Wireless. Ms. Wheatcraft referred the ARB to the staff report in which there was a list of cultural resources, identified and surveyed to date, within a 1-mile radius of the proposed project site, as well as maps indicating resource location and maps showing aerial views. Because the proposed tower height is more than 120 feet, the applicant is required to submit project material first to the ARB for their review and recommendation regarding the effect of the project on cultural resources, prior to submitting the Special Exception application.

Ms. Wheatcraft asked the Board to also consider the material in the applicant's submission packet to determine effect, including photographs, photo simulations, statement of justification, engineer's statement, and propagation maps.

The ARB discussed the effect of the proposed tower's planned height of 158' (with 4' lightning rod) and the impact to the heritage resources within the one-mile radius viewshed.

Mr. LaMonica stated that the ARB had made a group site visit. He shared personal photographs taken from viewsheds around the area of the proposed tower. He noted that as you get farther away from the proposed location, the height of the tower significantly impacts historic heritage viewsheds. He noted that from a distance, most trees in the area looked to be approximately 60' to 80' high. He stated that a balloon test would have allowed the ARB to get a better understanding of the impact of the project on the landscape.

The Board made a list of heritage resources that are visually effected by the proposed tower, including the Casanova Historic District (030-5163), Auburn Battlefield (030-0449), Redwood Farm (a Century Farm, 030-5069), and Springhill Farm (030-0441). A historic property is adversely affected when its historic integrity, those characteristics that convey significance, has been diminished. Setting is one aspect of integrity that is essential to understanding the significance of the resources listed above. The changes that the project would introduce to the total landscape were important factors in assessing the relationship between the historic properties to the setting, which included surrounding open spaces and features, like roads and agricultural fields.

The Board discussed minimizing adverse visual effects through modifications to the project's scale, design, and location.

The Board compared and analyzed proposed coverage maps provided by the applicant. The maps depicted cell coverage without the proposed Casanova tower site and at four antenna installation heights, including 150', 120', 100', and 80'. The Board agreed that there is no staggering difference in coverage at the varying heights.

Mr. Frank Stearns, attorney representing Verizon Wireless was introduced, as well as Architectural Historian, Tara Cubie, who also represented Verizon Wireless. Mr. Stearns assured the Board that the applicant is willing to build the shortest tower to meet their coverage objective. He also assured the Board that alternative locations were researched, such as the Vulcan Quarry and the SPCA property; however, Mr. Stearns did not hear back from Vulcan Quarry, and the SPCA site did not fit the applicant's coverage objectives. Mr. Stearns also noted that a concealment design, like the tree pole and silo designs, were considered.

Mr. Phillips suggested that a concealment design would be encouraged, as long as the design and height of a concealment tower is harmonious with the surrounding landscape.

On a motion made by Mr. LaMonica and seconded by Ms. Root the following motion carried 5 – 0.

It is our recommendation that the Casanova Cell Tower, as proposed, will create an adverse indirect effect on multiple historic areas, including the Casanova Historic District (030-5163), Auburn Battlefield (030-0449), Redwood Farm (a Century Farm, 030-5069), and Springhill Farm (030-0441). These effects can be mitigated by a tower that is either shorter in height (80-100 feet recommended), concealed at a shorter height as long as the design and height of a concealment tower is harmonious with the surrounding landscape, or sited at an alternate location that would not cause an adverse effect to significant cultural resources.

- Future Comp Plan and ZO Amendments

Ms. Wheatcraft discussed the revision of the Telecommunications Chapter of the Comprehensive Plan, as well as the revision of Article 11 of the Zoning Ordinance, the section that regulates telecommunications facilities. Ms. Wheatcraft asked the Board about their continued participation in the review of cell towers, as currently required by the Zoning Ordinance. The Board felt their role to be important to the protection of cultural resources and one of last defense for review of cell tower applications in excess of 120'.

It was suggested that Kim Johnson, Chief of Zoning and Development Services, be invited to a future meeting of this Board to discuss the future Comprehensive Plan and Zoning amendments. Ms. Wheatcraft will invite Mrs. Johnson to the September 3, 2014 meeting.

4. Ongoing Business

There was no ongoing business discussed.

5. Announcements

A Preservation Forum will be hosted by DHR on September 10, 2014 at the Manassas Battlefield.

Chris Phillips reluctantly submitted his resignation from the ARB. He will remain on the Board through the end of his term at the end of October 2014.

It is anticipated that a cell tower with an approximate height of 140', located along Route 29 south of Warrenton, will come before this Board at the October 2014 meeting.

6. Next Meeting

**The next meeting will be on Wednesday, September 3, 2014.** The meeting will be held on The 2nd Floor Conference Room, Warren Green Building, 10 Hotel Street, Warrenton and will begin at 4:00 p.m.

7. There being no further business, the meeting was adjourned at 5:30 p.m.